



OFFICE FOR LEASE

Texas Avenue Plaza

2800 S. Texas Avenue, Suite 300,
Bryan, Texas 778801

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TEXAS AVENUE PLAZA

Property Details

This fully built-out office suite offers a turnkey opportunity in one of Bryan’s most iconic buildings. The space features prominent Texas Avenue frontage, sweeping city views, abundant natural light, and access to recently renovated common areas. With four convenient entry points, modern building systems, and a central location in Bryan/College Station, tenants benefit from exceptional accessibility to major roadways, restaurants, and local amenities. Optional furnishings available.

LEASING RATES

\$22.27 SF/YR

FOR 24-36 MOS.,
CURRENT PAYMENT
\$3,028.72

\$22.94 SF/YR

FOR 37-48 MOS.,
CURRENT PAYMENT
\$3,119.84

\$23.63 SF/YR

FOR 49-60 MOS.,
CURRENT PAYMENT
\$3,213.68

KEY STATISTICS

1.6K

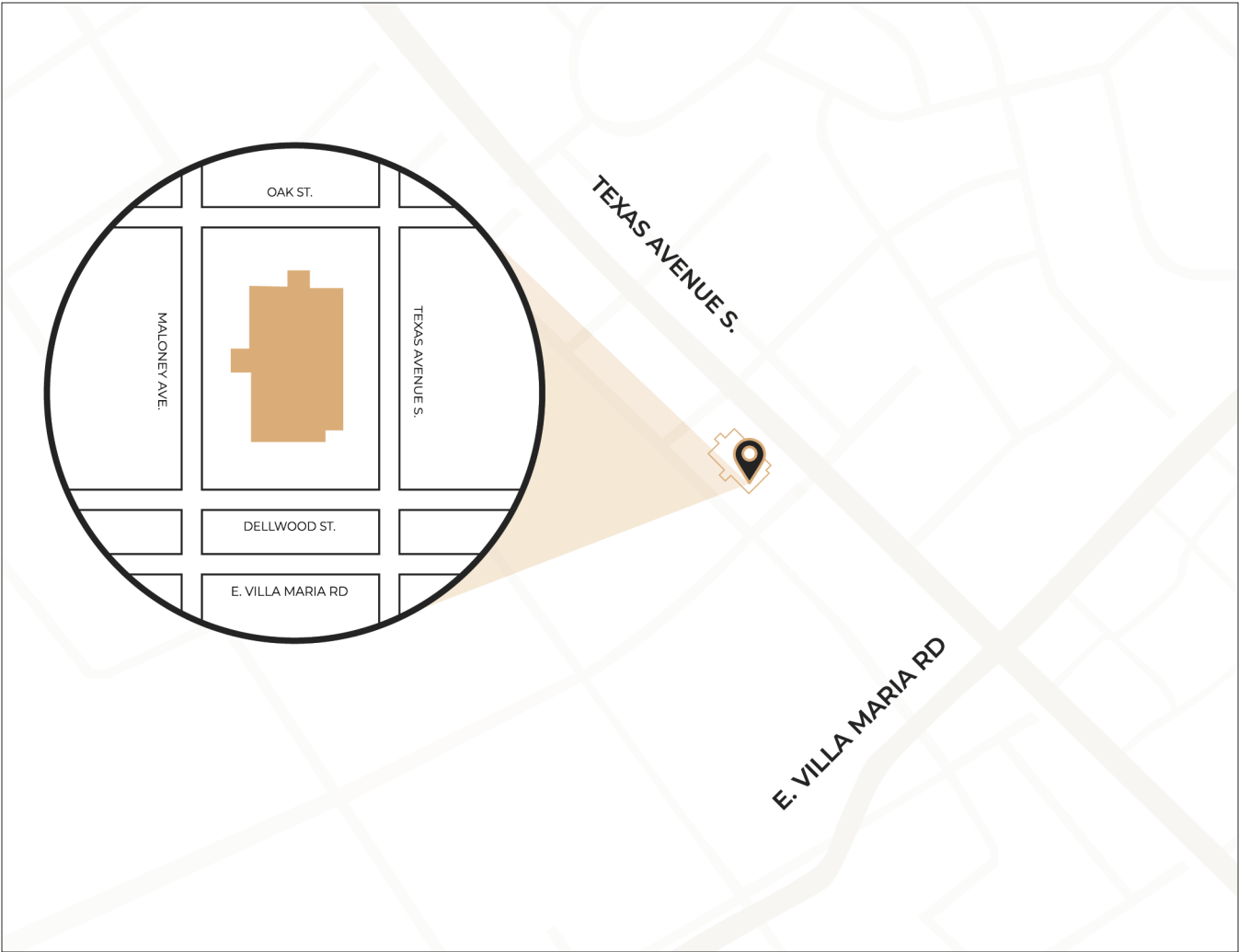
1,632 SF PROFESSIONAL
OFFICE SUITE

62%

OFFICE OCCUPIED
SPACE

10 MIN.

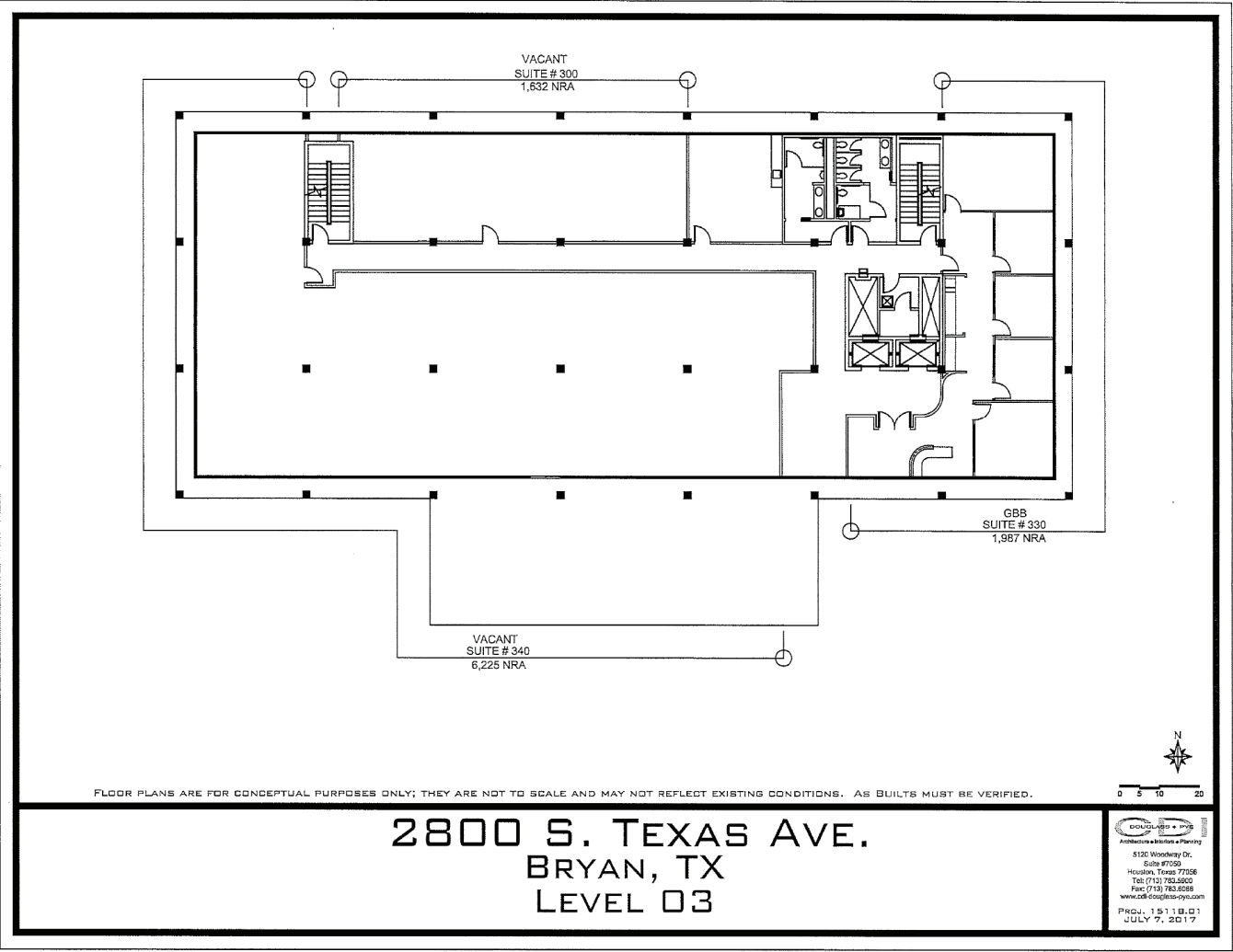
FROM TEXAS A&M
UNIVERSITY



MAP DISCLOSURE

Map on page 04 is not to scale.

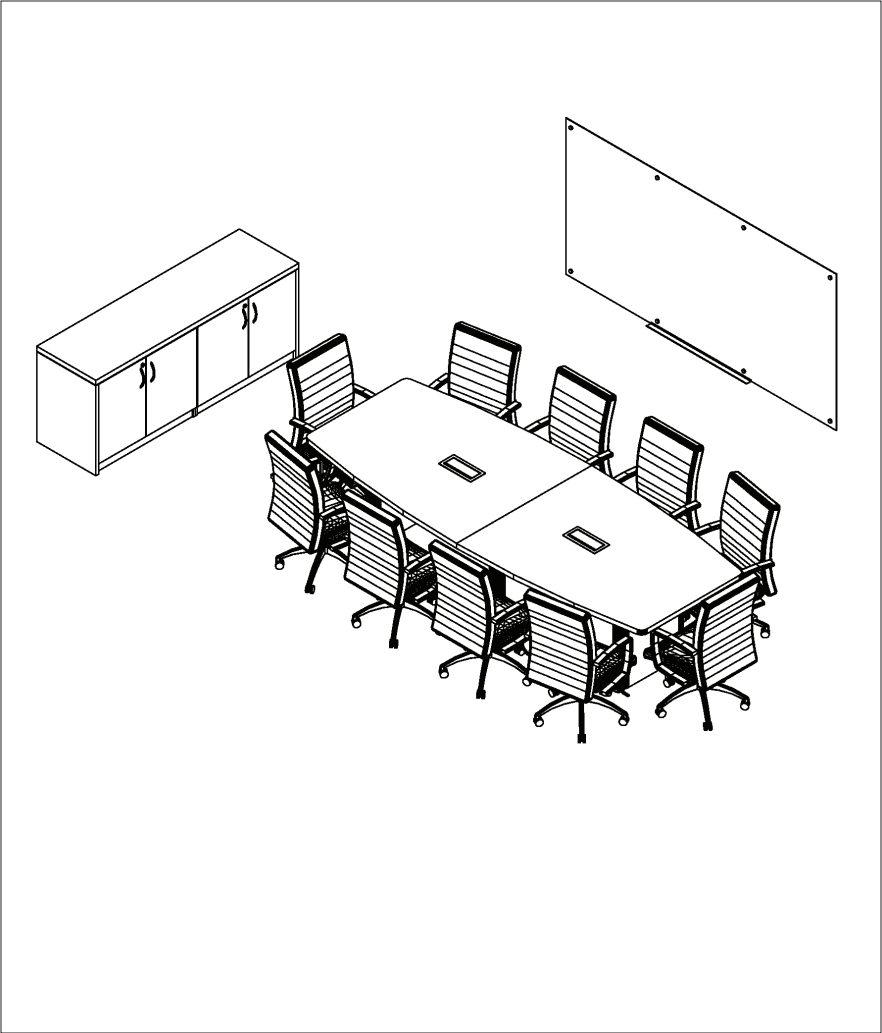
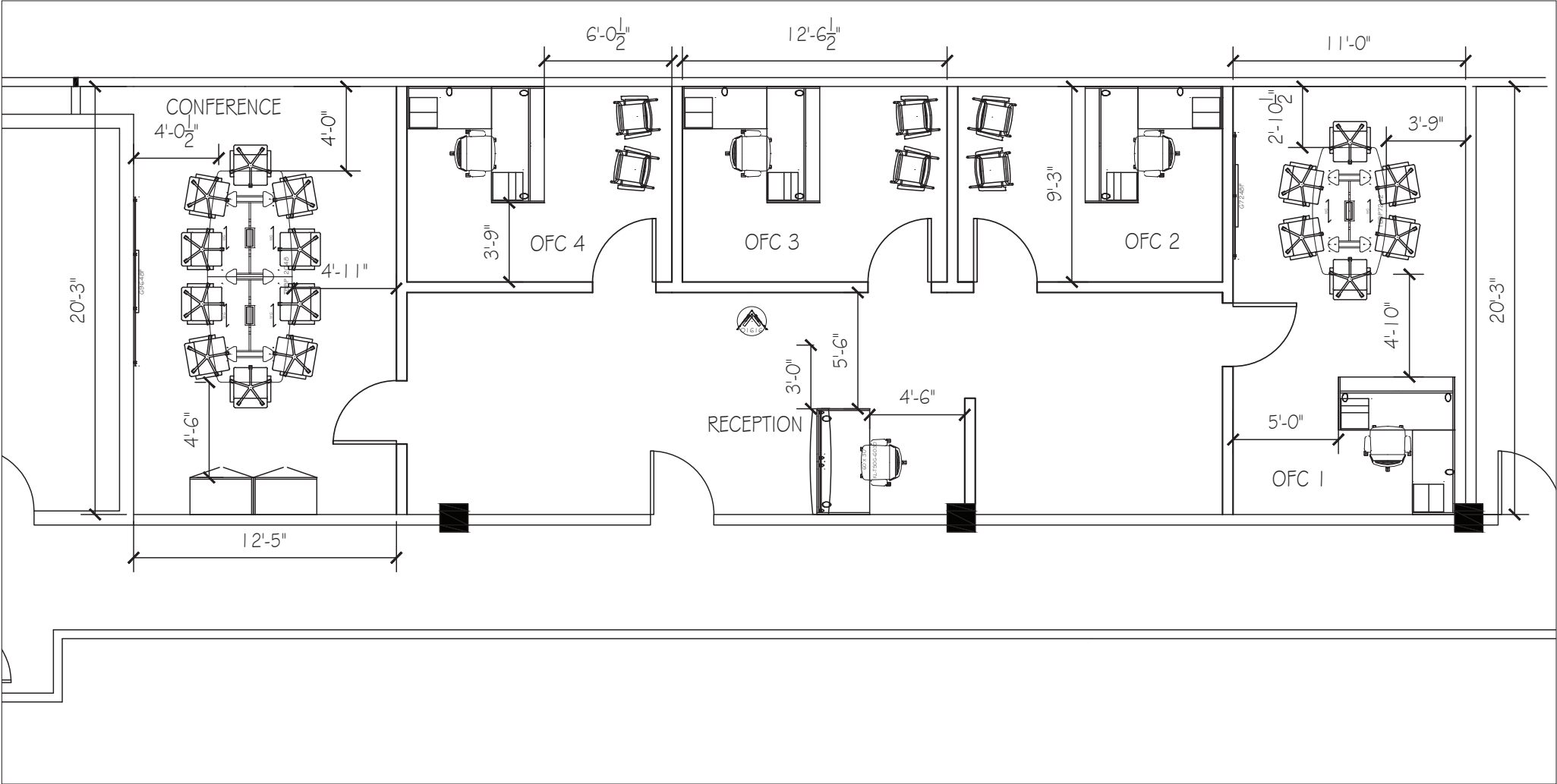
Street locations and features are accurately represented, but spatial proportions may not reflect actual measurements.



FLOOR PLANS

General Plan & Location Overview

Originally built in 1959, the building reflects the mid-century commercial growth that shaped Bryan’s business district. It has housed a range of professional services over the decades and continues to serve as a local business hub, recently enhanced by a thoughtful exterior restoration that preserves its historic character.



FLOOR PLANS

Furnished Layout Preview

The furnished floor plan showcases a balanced layout with dedicated offices, collaborative zones, and conference space. Designed for efficiency and comfort, the suite is ready for immediate occupancy. Optional furnishings create a professional environment without the hassle of build-out or setup.

3/16" = 1'-0"

Plan View Scale

REFERENCE

Furnished floor plan provided by Commerican Office Resource Environments.



TEXAS AVENUE PLAZA

Interior Photography

Take a closer look at the suite in its current configuration, fully furnished and ready for use. Natural light, tasteful finishes, and a clean, modern aesthetic make this a welcoming environment for teams and clients alike.



OFFICE 01
OFFICE 02



OFFICE ENTRANCE
CONFERENCE ROOM

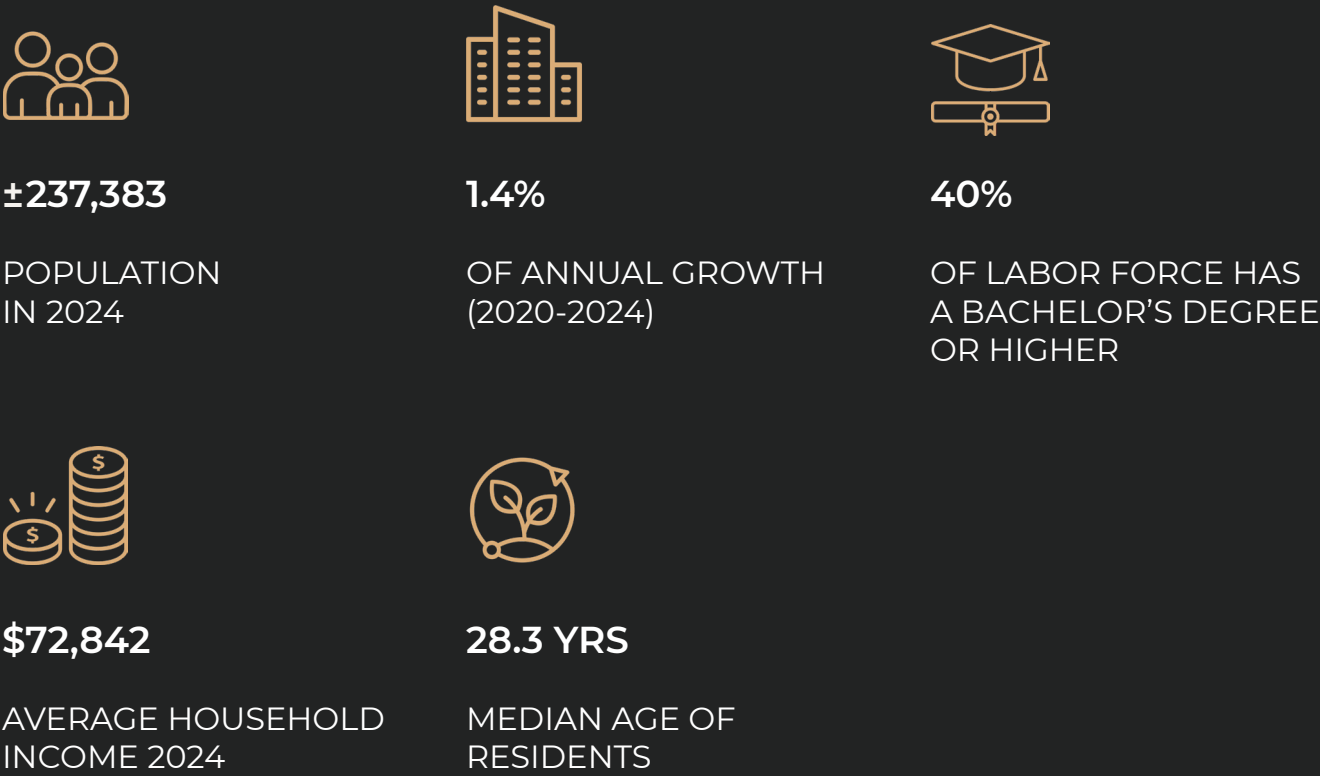
AMENITIES

- Large Kitchen
- Private Meeting Room
- Four Individual Offices
- Front Reception Area

Bryan, Texas Demographics

Strategically located in one of Texas’s fastest-growing regions, Bryan offers a strong talent pipeline, a thriving business community, and a high quality of life. With a dynamic population and close proximity to Texas A&M University, the area continues to attract investment, innovation, and workforce growth.

KEY STATISTICS



Source: CoStar

