

FOR LEASE

ENERGY PLAZA

1701 SOUTHWEST PARKWAY
COLLEGE STATION, TEXAS 77840

Oldham
Goodwin **OG**



YEAR BUILT
1980/2019



RENTAL RATE
CALL FOR PRICING



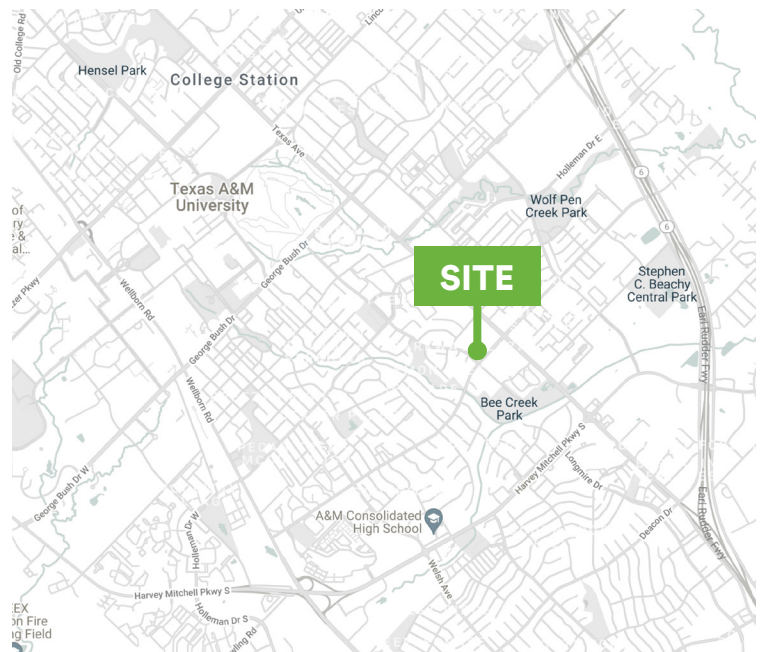
PARKING
4.0/1,000 SF

BUILDING FEATURES

- Recent lobby upgrades, new roof and HVAC
- Centrally located within the Bryan/College Station MSA
- Within ~1.5 miles of Texas A&M University
- Class B office building built in 1980 with renovations completed in 2019
- Immediate occupancy available

AVAILABILITY

- Suite 200 - 666 SF
- Suite 203 - 869 SF
- Suite 205 - 437 SF
- Suite 206 - 739 SF



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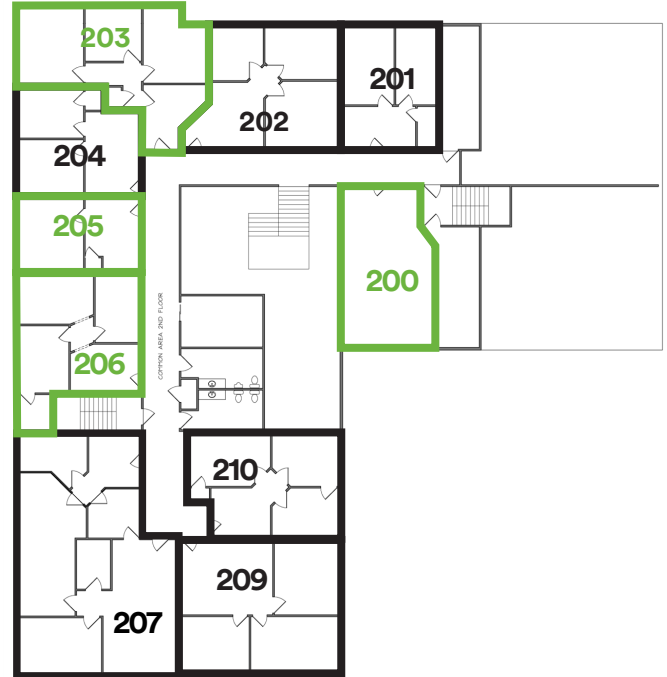
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FLOOR PLAN / FIRST FLOOR



SUITE	AVAILABILITY	RSF
99	Leased	~722
100	Leased	~1,465
101	Leased	~883
102	Leased	~488
103	Leased	~431
104	Leased	~892
105	Leased	~929
106	Leased	~529
107	Leased	~491
108	Leased	~409
109	Leased	~588
110	Leased	~1,872
113	Leased	~787

FLOOR PLAN / SECOND FLOOR



SUITE	AVAILABILITY	RSF
200	Available	~666
201	Leased	~567
202	Leased	~764
203	Available	~869
204	Leased	~578
205	Available	~437
206	Available	~739
207	Leased	~1,586
209	Leased	~989
210	Leased	~717

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David M. Watson
Innovated Minds
Hudson Architecture
Bowman Business and Tax Services
Chiffest
Genesis MMS
Mudler Exploration
Real Estate BCS
Academy for Competent Youth Work
Kenneth Cook
Appler
Apple Movers Company
Christina Folkers
Farmers Insurance Agency
Mr. Appliance
Texas Best Selfie Event Photo Booth
Lauran Melissari Photography
Whelan Event Services
Modern Woodmen Fraternal Financial

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11-03-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Jody Slaughter

Managing Director | Corporate Services

D: 979.977.6097 **C:** 713.927.1157

Jody.Slaughter@OldhamGoodwin.com

Bryan

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