



OFFICE / FLEX SPACE BUILDINGS ±32,100 SF

OFFICE, FLEX SPACE, WAREHOUSE

| | | |
|----------------------|-----------|-----------------------------|
| Rental Rate: | OFFICE | \$14.00 SF BASE |
| | WAREHOUSE | \$ 6.00 SF BASE |
| NNN Rate: | | \$2.74 SF NNN |
| Tenant Allowance: | | NEGOTIABLE |
| Min. Divisible: | | ± 8,300 SF |
| Max. Divisible: | | ±14,400 SF |
| Property Type: | | Commercial |
| Property Sub-Type: | | Office/Flex Space/Warehouse |
| Gross Leasable Area: | | ±32,100 SF |
| Zoning: | | Commercial |

For more information please contact:

ROBERT YOUNG

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SRA Strategic Realty Advisors, LLC

Demographics 2017

| | 1 mile | 3 miles | 5 miles |
|-------------------|---------------------------------|----------|----------|
| Population | 5,724 | 60,056 | 110,124 |
| Households | 2,270 | 24,093 | 41,898 |
| Average HH Income | \$90,995 | \$64,207 | \$61,031 |
| Traffic Counts | ~63,000 VPD per TxDOT HWY 6/RPR | | |

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STATE OF THE ART R & D FACILITY OFFICE AND WAREHOUSE

400 Technology Road

FOR LEASE

TXSRA.COM

COLLEGE STATION, TEXAS 77845



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CAMPUS SITE PLAN



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Aerial Retail Map



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