400 Technology Road

FOR LEASE

TXSRA.COM





For more information please contact:

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SRA Strategic Realty Advisors, LLC

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

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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

Demographics 2017

	1mile	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		

STATE OF THE ART R & D FACILITY OFFICE AND WAREHOUSE

400 Technology Road

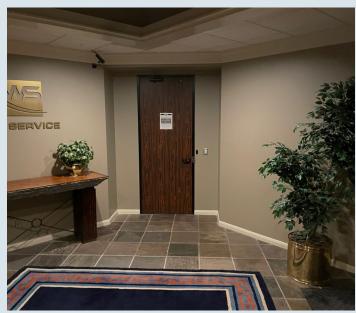
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COLLEGE STATION, TEXAS 77845







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CAMPUS SITE PLAN



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Aerial Retail Map



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