



**St. Joseph Health
College Station Hospital**

**Med Plaza East
Medical Office Building**

**Med Plaza West
Medical Office Building**

Normand Dr

Rock Prairie Rd

19,614 VPD (21)

COLLEGE STATION HOSPITAL



1602 Rock Prairie Rd, College Station, TX 77845

CONVENIENT LOCATION

Located at 1602 Rock Prairie Road in College Station, Texas on the St. Joseph College Station Hospital Campus, just west of the hospital.

BUILDING AMENITIES & DESIGN

These medical office buildings are connected to the CHI St. Joseph Healthcare College Station Hospital.

Med Plaza East is a 4-story, 80,000 square foot building which connects on 3 floors directly with the hospital.

Med Plaza West is a 4-story, 50,000 square foot building which connects to Med Plaza East and the hospital on the first floor.

Both buildings have a large amount of easily-accessible surface parking with covered front-door patient drop-offs, high-end lobby and common area finishes, energy-efficient HVAC systems, public restrooms in each building, and quality-constructed tenant spaces available for immediate lease.

LEASE RATES

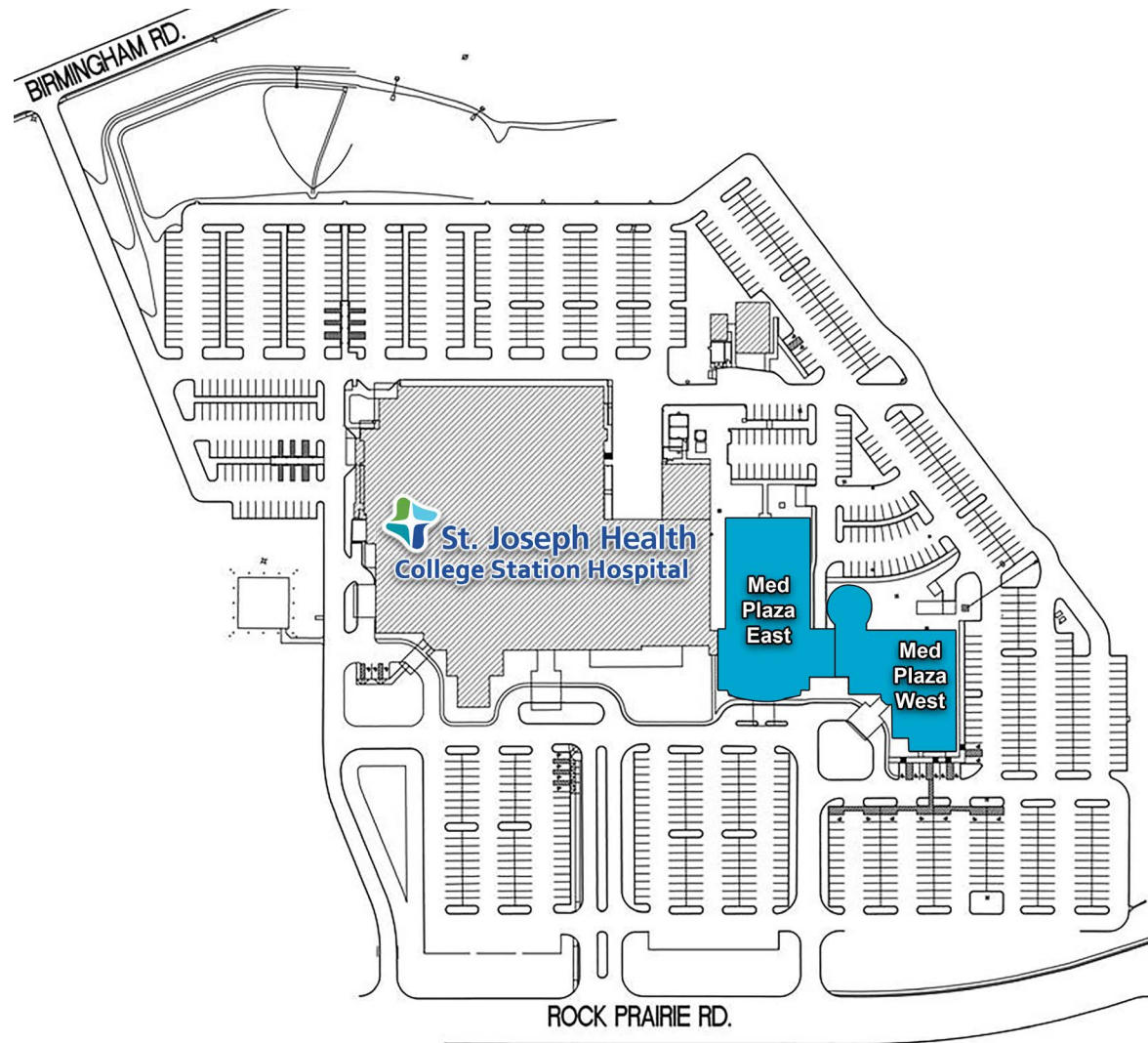
Contact Broker for Pricing

Leasing By:



HEALTHCARE
FACILITIES
DEVELOPMENT

98 San Jacinto Blvd., Suite 1810, Austin, TX 78701



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

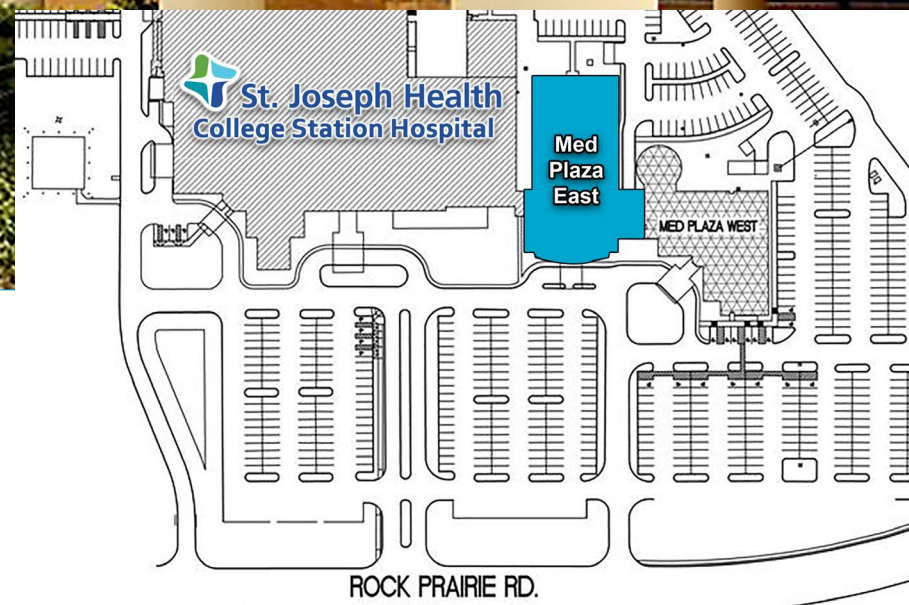
Mike Cunningham

512-493-5425

Mike_Cunningham@hcfd.com

COLLEGE STATION HOSPITAL MEDICAL OFFICE BUILDINGS

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HIGHLIGHTS

Easily-accessible surface parking, covered front-door patient drop-off, high-end lobby and common area finishes, energy-efficient HVAC systems, public restrooms, and quality-constructed tenant spaces.

BUILDING SIZE

80,000 SF | 4-Stories

AVAILABLE

1,500 SF - 4,000 SF



MED PLAZA EAST MEDICAL OFFICE BUILDING

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MED PLAZA EAST MEDICAL OFFICE BUILDING

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HIGHLIGHTS

Easily-accessible surface parking, covered front-door patient drop-off, high-end lobby and common area finishes, energy-efficient HVAC systems, public restrooms, and quality-constructed tenant spaces available for immediate lease.

BUILDING SIZE

50,000 SF
4-Stories

AVAILABLE

1,500 SF -
8,000 SF



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MED PLAZA WEST MEDICAL OFFICE BUILDING

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MED PLAZA EAST MEDICAL OFFICE BUILDING

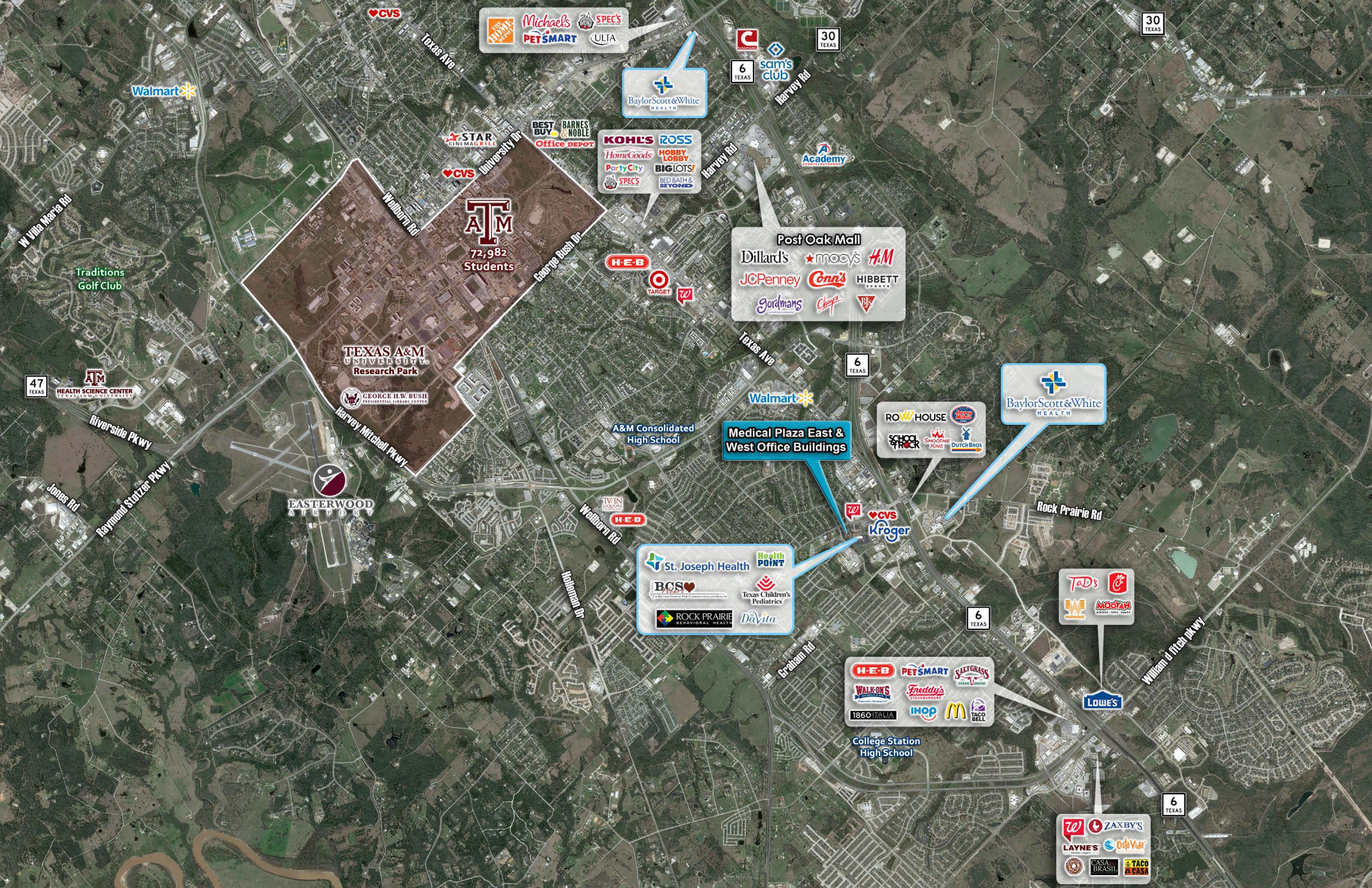
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COLLEGE STATION HOSPITAL MEDICAL OFFICE BUILDINGS

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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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

HCFD Development

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Mike Cunningham

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

431897

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417200

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Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0