

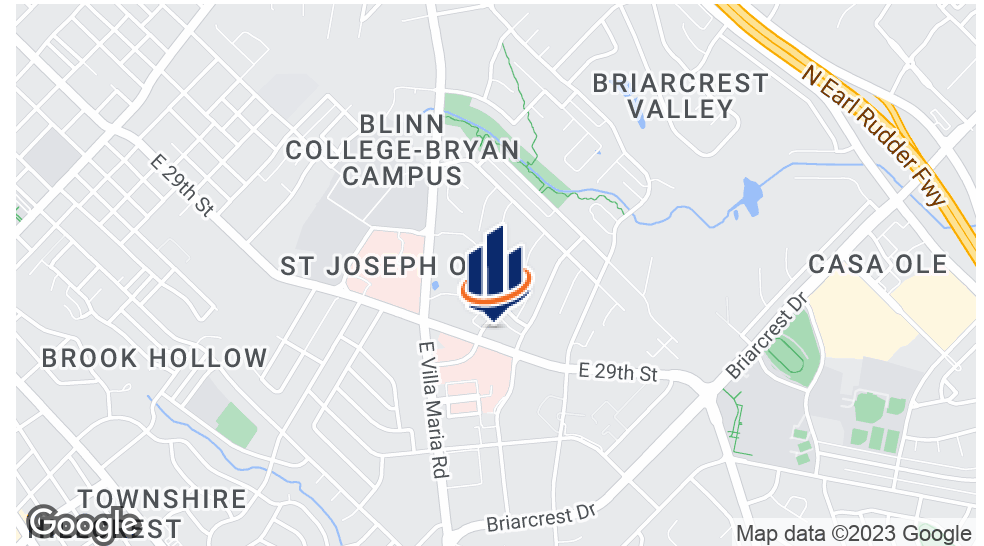


FOR LEASE MEMORIAL VILLAGE

2304 DE LEE STREET
BRYAN, TX 77802

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$14.00 - 22.00 SF/yr (NNN)
Front Building Size:	8,000 SF
Available SF:	2,080 - 5,781 SF
Back Building Size:	7,980 SF
Available SF:	4,000 SF
Lot Size:	1.715 Acres
Year Built:	2003
Zoning:	C-2

PROPERTY OVERVIEW

An opportunity to lease office/retail space in the heart of Bryan's medical district. Situated directly across 29th Street from St. Joseph's Regional Hospital, Memorial Village Center is stationed amongst many medical/dental specialists which makes it a supreme location for any like-minded healthcare professional. This complex is located just a block away from one of the fixed routes offered by Brazos Transit and provides easy access to State Highway 6. Don't miss your chance at this exceptional opportunity to establish your office at this ideal location.

PROPERTY HIGHLIGHTS

- Prime location across from St. Joseph's Level II Trauma Hospital
- Close proximity to area Medical/Dental Specialist
- Easy access to Hwy 6 and Brazos Transit public transportation
- Abundant Parking
- Excellent visibility at the hard corner of De Lee and 29th Street

Retailer Map





AVAILABLE SPACES

SUITE	SIZE	LEASE TYPE	LEASE RATE
Suite 2302	2,080 SF	NNN	\$14/SF
Suite 2300	3,701 SF	NNN	\$16/SF
Suite 300	4,000 SF	NNN	\$22/SF

Additional Photos



Site Demographic Summary



Ring of 3 miles

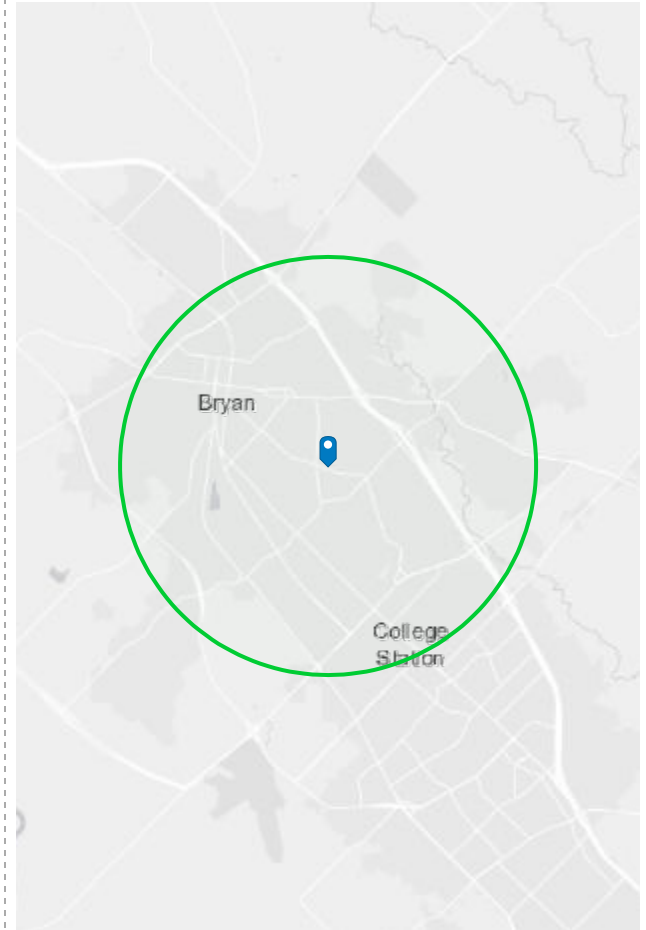
INCOME

\$71,226
Average Household Income

\$26,360
Per Capita Income

\$372,847
Average Net Worth

\$240,680
Average Home Value



KEY FACTS

82,521
Population

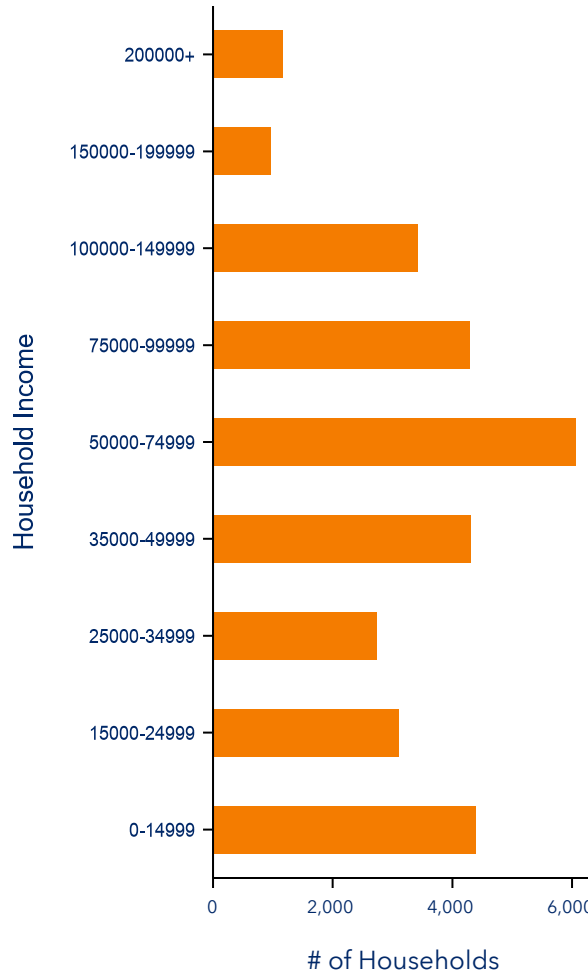
26.2

Median Age



30,376
Households

\$44,312
Median Disposable Income



EDUCATION

15%

No High School Diploma



23%
High School Graduate



26%
Some College



36%
College Graduate

EMPLOYMENT

59%

White Collar



Blue Collar



Services

25%

16%

5.2%

Unemployment Rate

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.

Riverstone CRE Co.

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

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Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date