



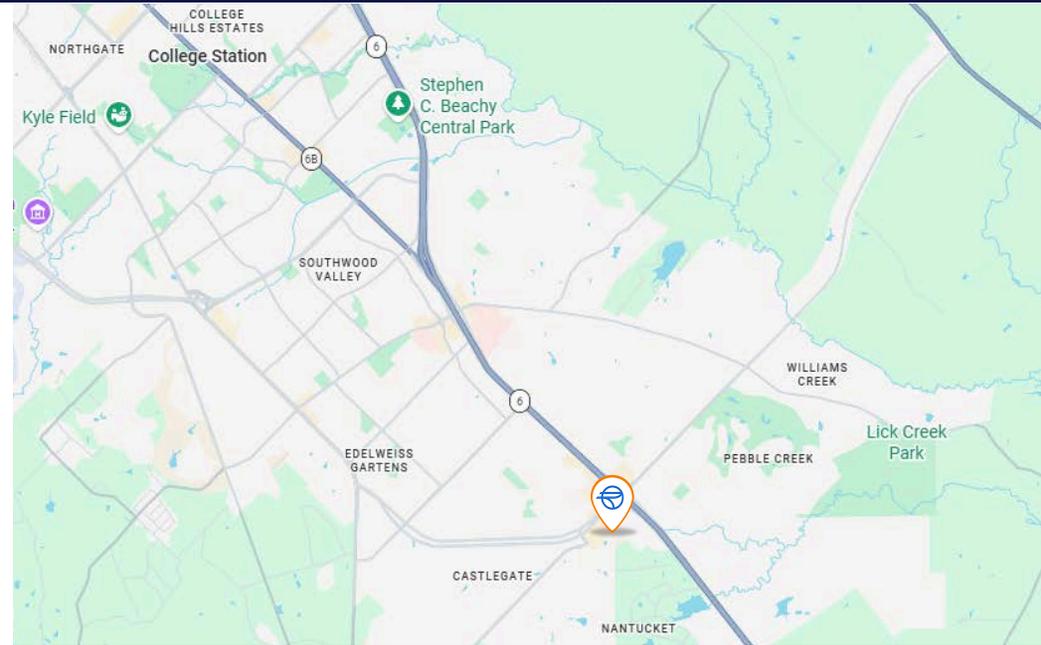
RIVERSTONE
COMMERCIAL REAL ESTATE

±1,500–±2,600 SF OFFICE SPACE AVAILABLE
4508 MILLS PARK CIRCLE
College Station, TX 77845

JIM JONES 979.431.4400

www.riverstonecos.com | 809 University Drive East, College Station, TX 77840

4508 MILLS PARK CIRCLE



PROPERTY HIGHLIGHTS

- Located within the Caprock development, a growing mixed-use commercial area in South College Station
- Surrounded by new development and strong nearby amenities
- Walkable to Blue Baker, Mad Taco, RX Pizza, Tippy Bean, and Casa Do Brasil
- Convenient office location close to home for local businesses
- Business-friendly environment with complementary neighboring tenants
- Two adjacent suites available for lease, can be leased together or separate
- Multiple entrances, breakroom, and restrooms
- Contemporary interior finishes provide a modern workspace suitable for immediate occupancy or light build-out.
- Suite 100 presents a strong opportunity for a doctor's office or specialty practice with reception area

OFFERING SUMMARY

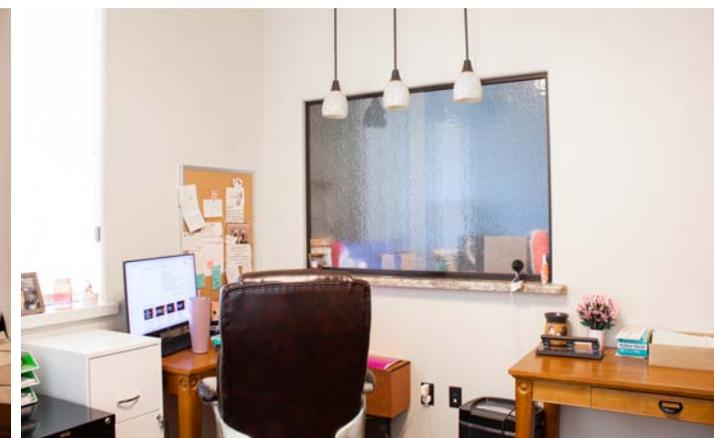
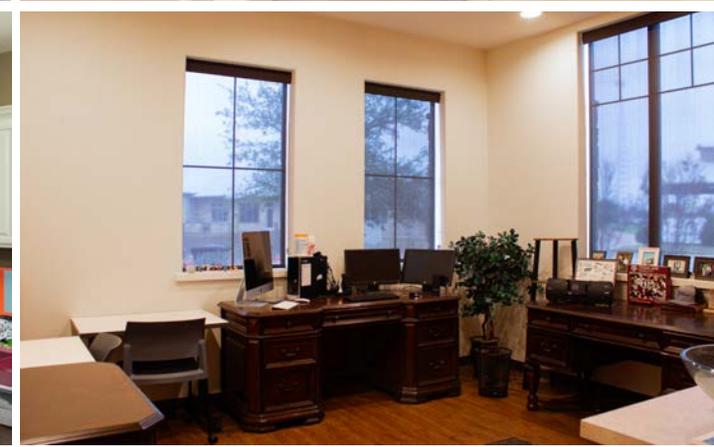
<u>Lease Rate:</u>	\$25/SF/yr
<u>Suite 100 SF:</u>	1,042 SF
<u>Suite 300 SF:</u>	1,500 SF
<u>Total Combined SF:</u>	2,542 SF
<u>Available Date:</u>	May 01, 2026
<u>Parking:</u>	10 Spaces
<u>Arrington Road Traffic Counts:</u>	10,913 VPD



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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. **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.

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 Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

9008522

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(979) 431-4400

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James Jones

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/
Associate

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Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date