




CENTURY SQUARE
BY MIDWAY

SHANNON O'HARA PHOTOGRAPHY

CENTURY SQUARE | 170 CENTURY COURT COLLEGE STATION, TX 77845

PREPARED BY:

Barry Moore, CCIM, SIOR
979.260.5000
bmoore@sagocre.com



CENTURY SQUARE
OFFICE BUILDING FOR LEASE
+/- 3,687 - 4,408 SF

PROPERTY DETAILS & HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE: \$26.00 SF/YR

AVAILABLE SF: +/- 3,687 -
4,408 SF

PROPERTY HIGHLIGHTS

- Situated in a dynamic mixed-use environment with immediate access to restaurants, retail, and entertainment. Including Sephora, Wells Fargo, Hopdoddy Burger Bar, Blaze Pizza, Orangetheory Fitness, and Piada Italian Street Food.
- Contemporary, flexible space design
- Energy-efficient and environmentally friendly design
- Adaptable spaces for biomedical, technology, and professional services
- Robust infrastructure for data handling and communications.
- On-site boutique hotels, The George and Cavalry Court, offering premium lodging and versatile event and meeting space.



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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LEASE SPACES



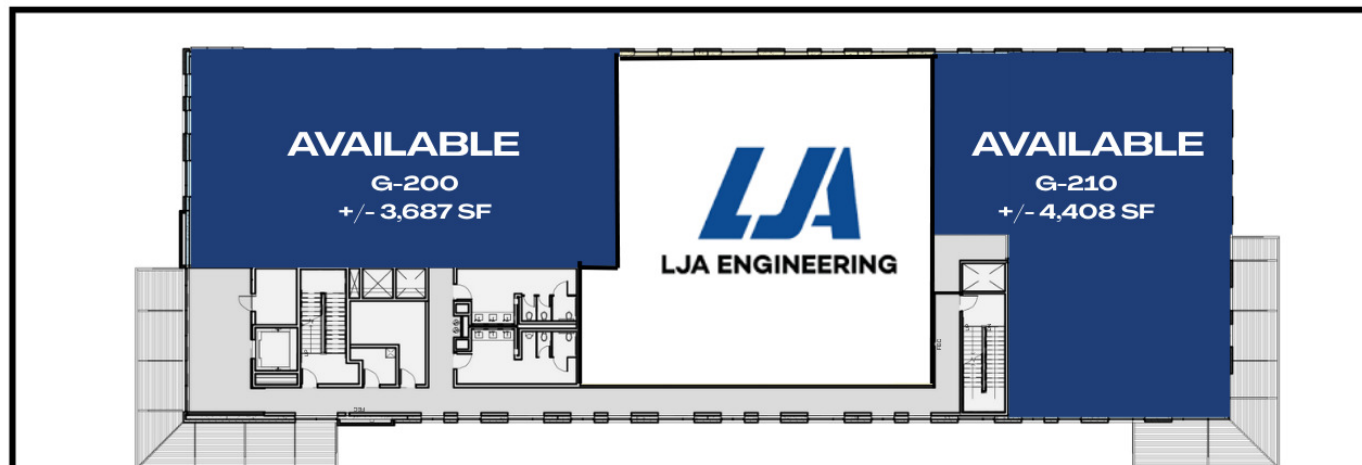
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	+/- 3,687 - 4,408 SF	LEASE RATE:	\$26.00 SF/YR

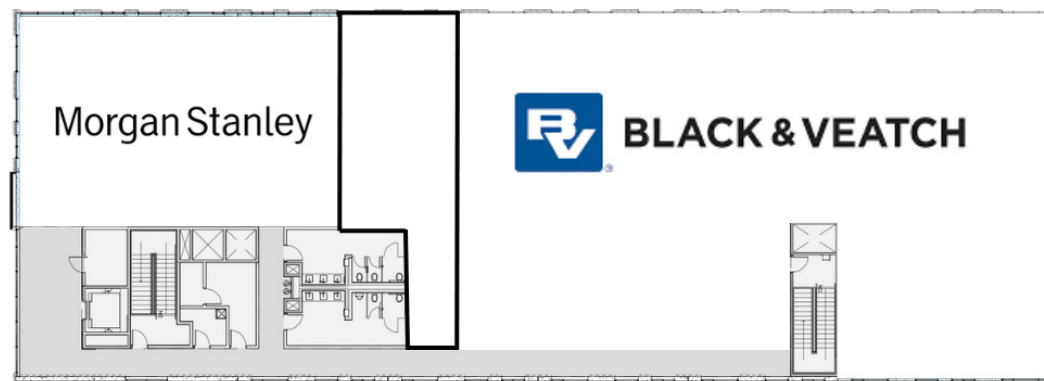
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
170 Century Square Dr, Suite G-210	Available	4,408 SF	NNN	\$26.00 SF/yr
170 Century Square Dr, Suite G-200	Available	3,687 SF	NNN	\$26.00 SF/yr

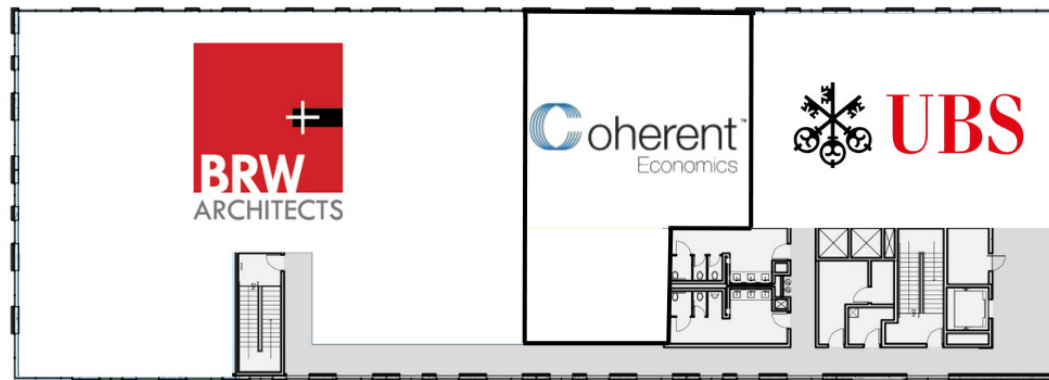
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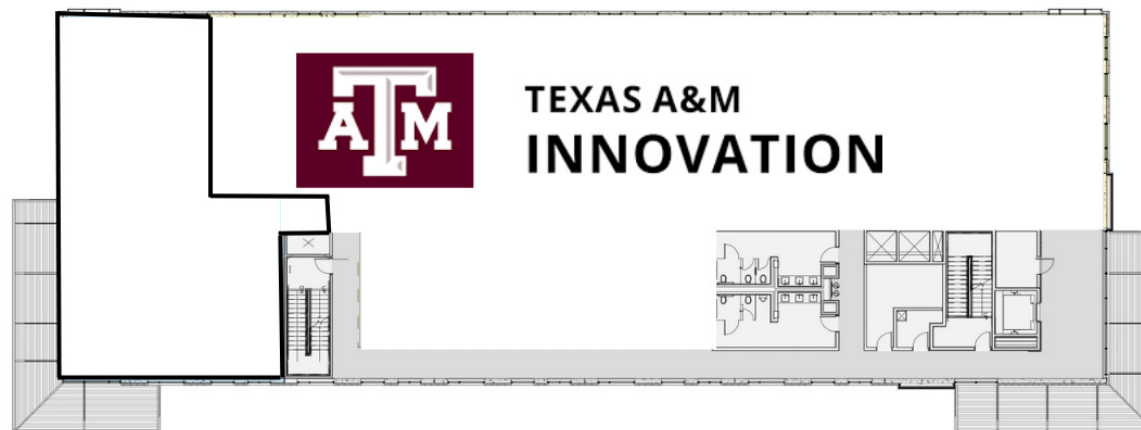
LEVEL2 - BLDG G
NOT TO SCALE



LEVEL3 - BLDG G
NOT TO SCALE



LEVEL3-BLDG B
NOT TO SCALE



LEVEL2-BLDG B
NOT TO SCALE

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LOCATION MAP



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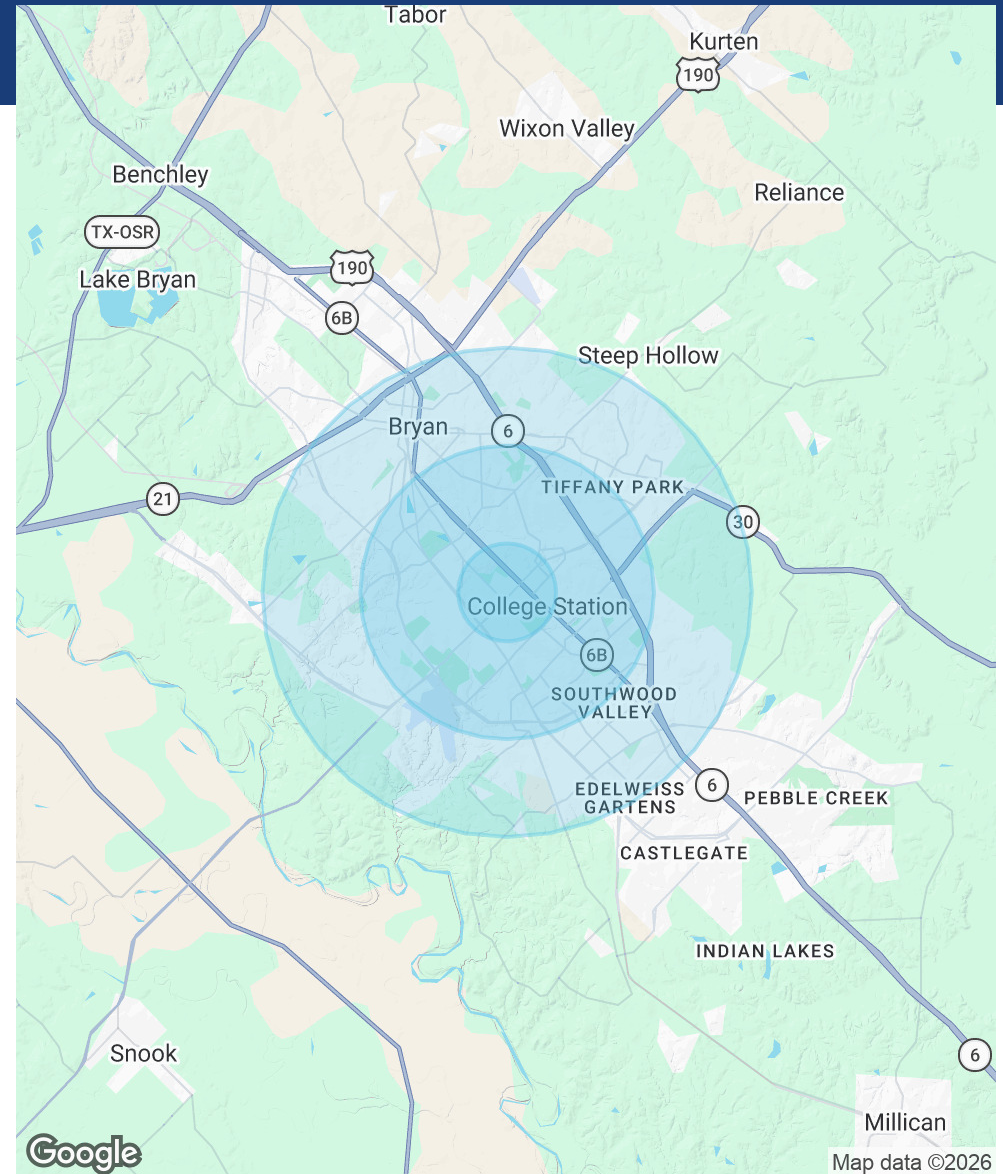
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MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,462	91,178	147,659
AVERAGE AGE	22.3	25.1	25.8
AVERAGE AGE (MALE)	22.8	25.1	25.2
AVERAGE AGE (FEMALE)	22.0	25.4	26.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,735	34,297	53,292
# OF PERSONS PER HH	4.1	2.7	2.8
AVERAGE HH INCOME	\$32,108	\$39,717	\$45,758
AVERAGE HOUSE VALUE	\$139,285	\$148,366	\$170,589

2020 American Community Survey (ACS)



Map data ©2026
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CENTURY SQUARE
OFFICE BUILDING FOR LEASE
4,307 - 4,400 SF

BROKERAGES SERVICES

SAGO BROKERAGE SERVICES

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.



SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!



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DISCLAIMER

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CONTACT

Whether you're buying, selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help – and would be honored to earn your business.

**4501 Mills Park Circle
Suite 200
College Station, TX 77845**

979.260.5000

info@sagocre.com

sagocre.com

