



**2800 SOUTH TEXAS AVENUE**  
OFFICE BUILDING FOR LEASE  
+/- 2,036 - 11,031 SF AVAILABLE

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

**LEASE RATE:** \$22.00 SF/YR  
(NNN)

**AVAILABLE SF:** +/- 2,036 -  
11,031 SF

### PROPERTY HIGHLIGHTS

- Prime central location
- Recently updated with high-end finishes
- Tenant improvement allowance available
- Tenants have access to secure facilities 24 hours a day, 7 days a week
- A backup power system is available on-site



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

**2800 SOUTH TEXAS AVENUE**  
OFFICE BUILDING FOR LEASE  
+/- 2,036 - 11,031 SF AVAILABLE

## INTERIOR PHOTOS



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

**2800 SOUTH TEXAS AVENUE**  
 OFFICE BUILDING FOR LEASE  
 +/- 2,036 - 11,031 SF AVAILABLE

**LEASE SPACES**



**LEASE INFORMATION**

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	+/- 2,036 - 11,031 SF	<b>LEASE RATE:</b>	\$22.00 SF/YR

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE
Suite 100	Available	2,036 SF	NNN	\$22.00 SF/yr
Suite 201	Available	3,192 SF	NNN	\$22.00 SF/yr
Suite 401	Available	11,031 SF	NNN	\$22.00 SF/yr

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

**2800 SOUTH TEXAS AVENUE**  
OFFICE BUILDING FOR LEASE  
+/- 2,036 - 11,031 SF AVAILABLE

## LOCATION MAP



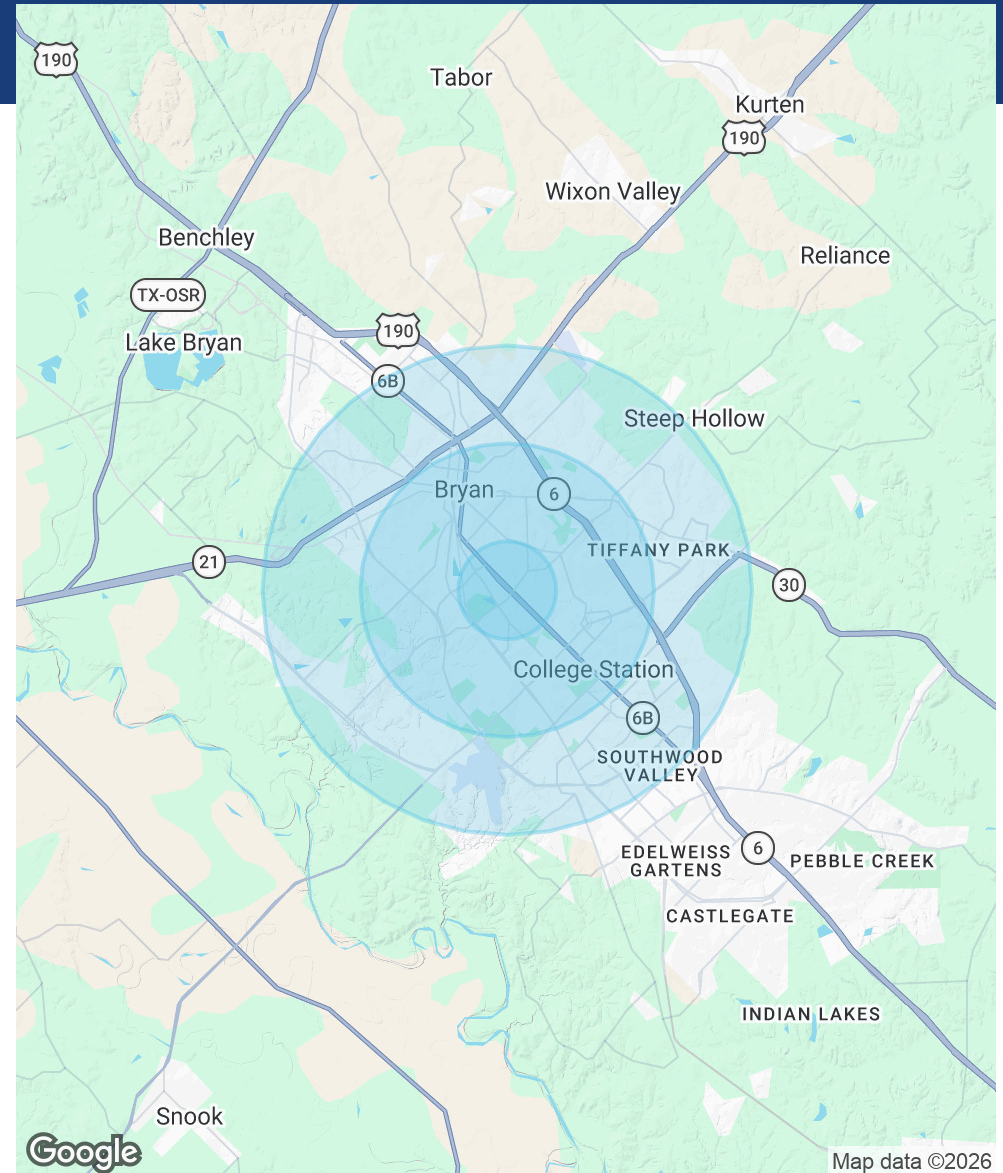
Barry Moore, CCIM, SIOR  
bmoore@sagocre.com  
979.260.5000

**2800 SOUTH TEXAS AVENUE**  
 OFFICE BUILDING FOR LEASE  
 +/- 2,036 - 11,031 SF AVAILABLE

## MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,765	91,193	169,826
AVERAGE AGE	34	31	31
AVERAGE AGE (MALE)	33	31	31
AVERAGE AGE (FEMALE)	36	32	32
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,278	31,242	63,624
# OF PERSONS PER HH	2.5	2.9	2.7
AVERAGE HH INCOME	\$65,590	\$60,851	\$63,383
AVERAGE HOUSE VALUE	\$287,991	\$278,511	\$312,603

2020 American Community Survey (ACS)



Map data ©2026

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

**2800 SOUTH TEXAS AVENUE**  
OFFICE BUILDING FOR LEASE  
+/- 2,036 - 11,031 SF AVAILABLE



## **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!*



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



## DISCLAIMER

This information has been derived from sources deemed reliable. However, it is subject to errors, omissions, price changes, and/or withdrawals, and no warranty is made for accuracy. Further, no warranties or representation shall be made by Sago Commercial Real Estate and/or its agents, representatives, or affiliates regarding oral statements made in the discussion of the above property. This presentation, prepared by Sago Commercial Real Estate, was sent to the recipient under the assumption that s/he is a buying/leasing principal. Any potential reviewer is advised that s/he should either have the abstract covering the real estate, which is the subject of the contract examined by an attorney or be furnished with a policy of title insurance.

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

# 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](mailto:info@sagocre.com)**

**[sagocre.com](http://sagocre.com)**

