



FOR SALE

This striking two-story office space features a modern industrial design that blends clean lines with a professional, open aesthetic. The layout includes 12 private offices, providing ample space for teams, executives, or client-facing operations. A dedicated conference room offers an ideal setting for meetings, with two walls of windows that occupy the room with natural light. The main floor includes a large, bull-pen work area, two bathrooms, a working kitchen, and two walk-in storage closets. High ceilings and an efficient layout create a productive, upscale work environment. This space is well-suited for growing companies seeking a polished and flexible office setting.

COMMERCIAL OFFICE SPACE

Price
\$1,995,000

Square Feet
5,362

Address
1645 Greens Prairie Rd. #404
College Station, TX 77845

WALSH & MANGAN

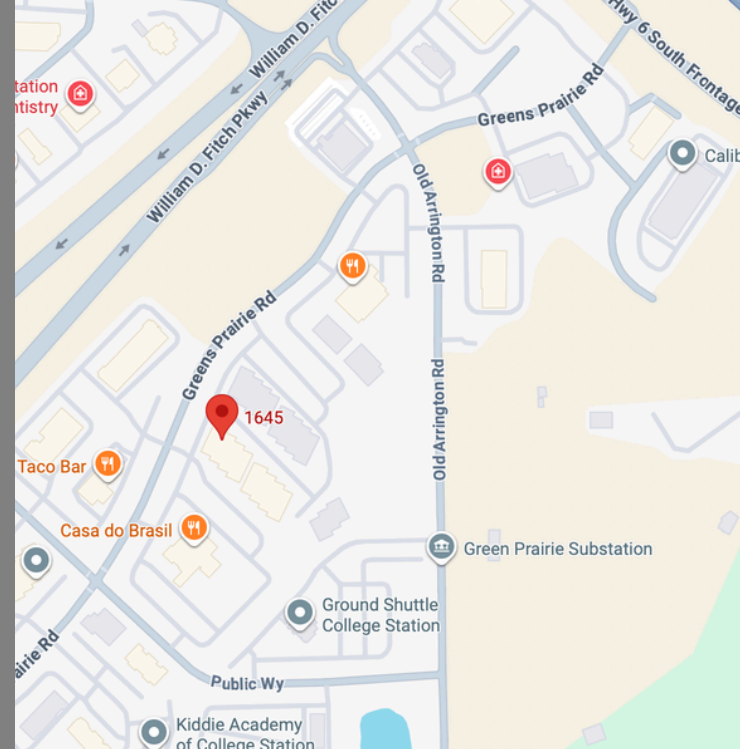
Premier Real
Estate Group

979.690.9977



PROPERTY FEATURES

- 12 Executive offices
- Large Conference Room
- 2 Bathrooms
- Two front-facing lobbies, one rear exit
- Front and Back Parking
- 500 yards from Highway 6



CLOSE PROXIMITY TO:

- HEB Towerpoint
- Casa Do Brasil
- Lowes
- Chickfila
- Blue Baker
- La Bodega
- Chase Bank
- University Title Company
- Highway 6 & William D. Fitch Parkway

*Frontage on Greens Prairie Road

**FOR ADDITIONAL
INFORMATION PLEASE
CONTACT OUR OFFICE:**

979.690.9977

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