

**NEW
to Market**

25,200 SF
OFFICE SUBLEASE

1204 COPPERFIELD PARKWAY



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property video 

PROPERTY OVERVIEW

1204 Copperfield Parkway is a ±25,000-square-foot single-story building located in the Copperfield Business Park in College Station, Texas. The property offers a flexible floor plan with high-quality existing finishes. It is easily accessible to College Station, Bryan, and Texas A&M University via University Drive and is in close proximity to both major north-south corridors. The building has an oversized parking lot.

BUILDING FEATURES

- ✦ Built in 2021
- ✦ Entire building is available - 25,200 SF
- ✦ Sits on 4.73 acres
- ✦ Available through 10/24/2039
- ✦ Available immediately
- ✦ Furniture, fixtures, and equipment are negotiable
- ✦ 3.5 miles to Texas A&M University



AREA OVERVIEW



College Station is a city located in Brazos County, Texas. Situated in the east-central part of the state (90 miles northwest of Houston and 87 miles northeast of Austin), College Station is the commercial and cultural hub of the seven-county Brazos Valley region. This area is also framed by the Texas Triangle—the emerging urban mega-region including Houston, Dallas-Fort Worth, Austin, and San Antonio. The Texas Triangle features over 19 million residents, \$1.3 trillion of GDP (2018 estimate), and over 50 Fortune 500 headquarters. The 2020 census recorded 120,511 residents in College Station.

It and the city of Bryan constitute the Bryan-College Station MSA, the fifteenth-largest metropolitan area in Texas.

College Station is home to the main campus of Texas A&M University, the flagship institution of the Texas A&M University System. The city owes its name and incorporation to the University's location along the Union Pacific railroad. Texas A&M is a public, R1 (tier-one) research institution and one of only 17 land-, sea-, and space-grant universities in the United States. It is currently the largest university in the country (by enrollment). Texas A&M brings a broad scope of research endeavors to the region with ongoing projects funded through agencies including NASA, the National Institutes for Health, the National Science Foundation, and the US Department of Energy.



“College Station is an energetic and innovative community filled with almost endless possibilities. Its authentic, friendly people and unique experiences make you feel genuinely welcome. Those who study, research, and teach and Texas A&M use their skills on campus and beyond to foster a productive climate of innovation and creativity. Our many fine restaurants, stores, and hotels reflect that environment. Our industries are cutting edge, and our leaders are entrepreneurial - just like the University. “

-Texas A&M University

QUICK FACTS

COLORS - Maroon and white

STUDENT BODY - Aggies

PRIMARY LOCATION - College Station, Texas

BRANCH CAMPUSES - Galveston, Texas, and Doha, Qatar

CAMPUS SIZE - 5,200 acres (College Station campus)

OPENED - 1876

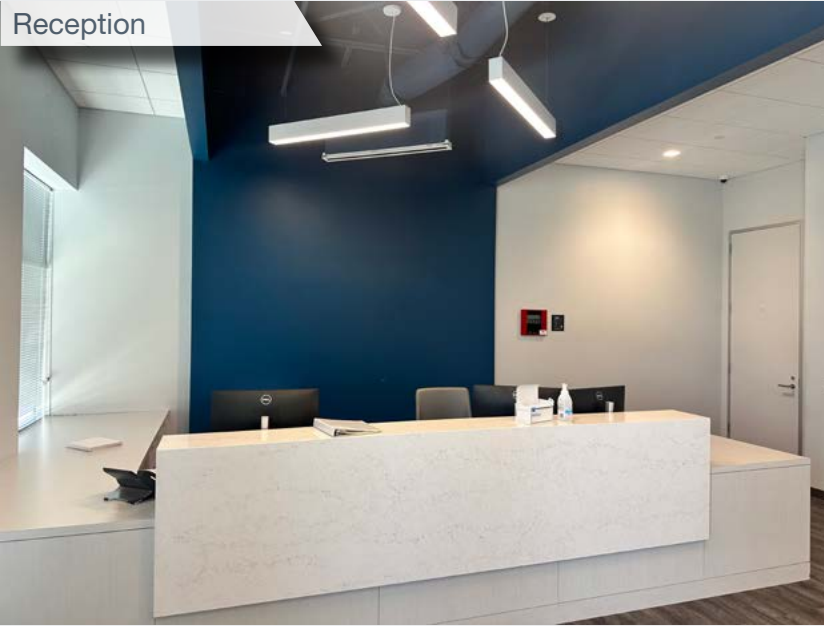


PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR

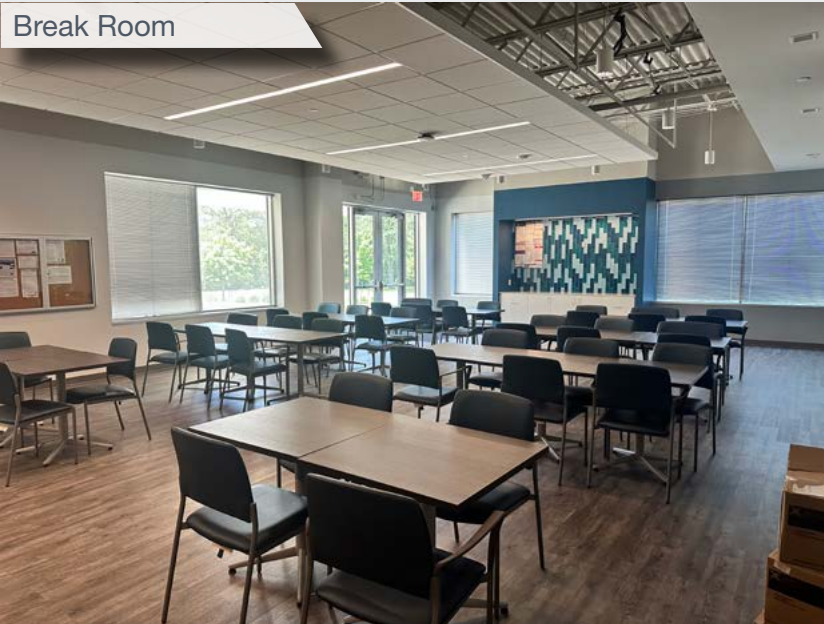
Reception



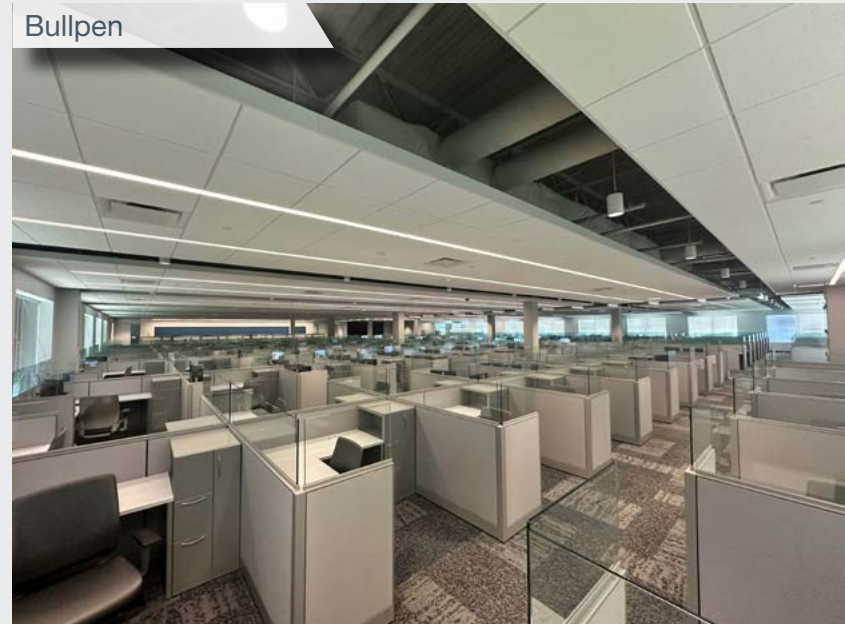
Conference Room



Break Room

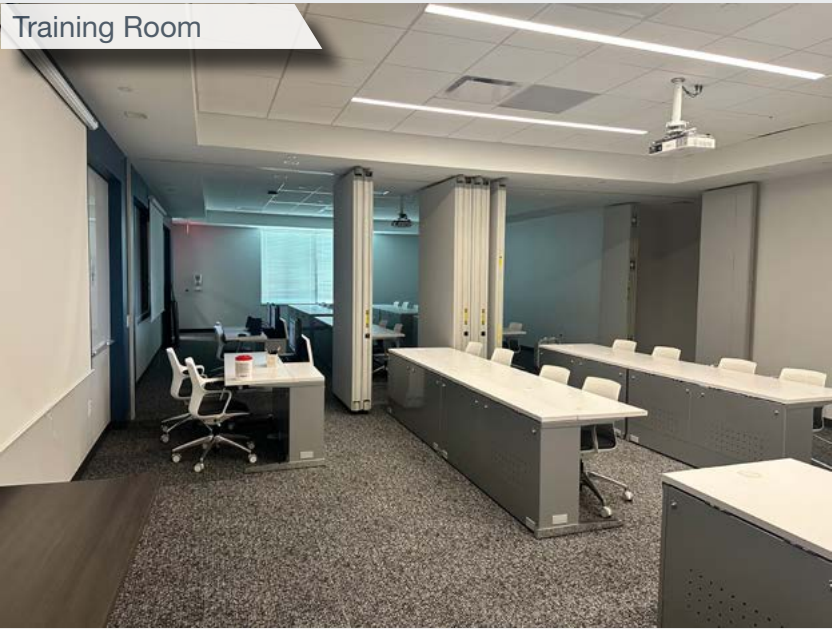


Bullpen

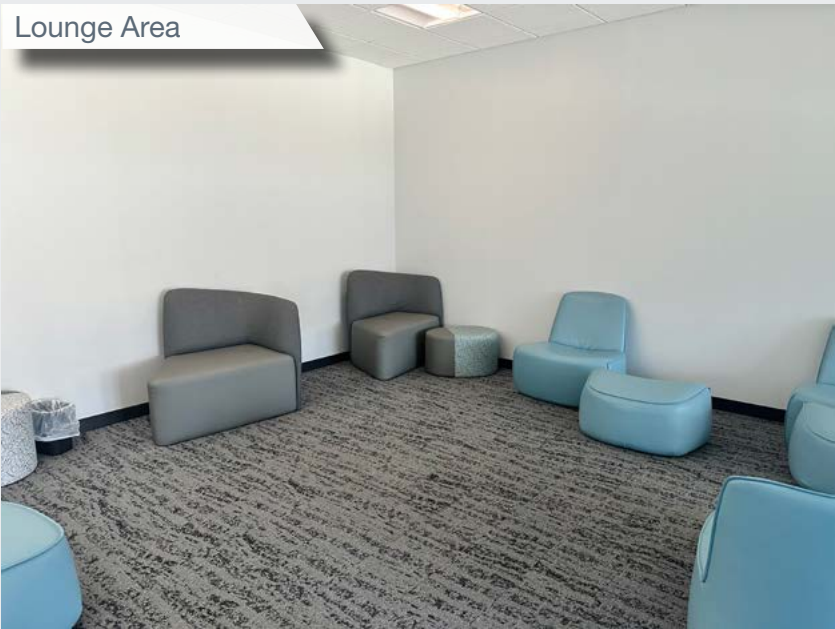


PROPERTY PHOTOS - INTERIOR

Training Room



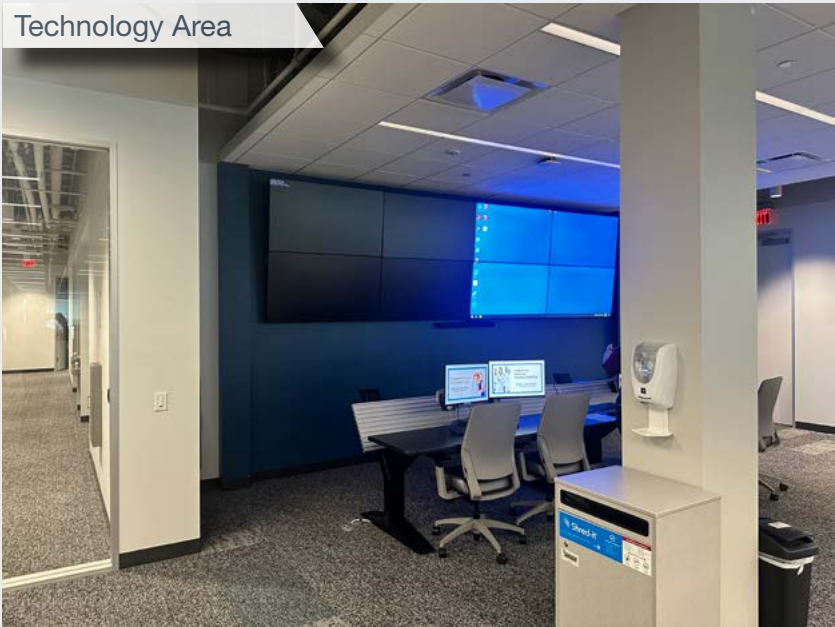
Lounge Area



Meeting Room



Technology Area



PROPERTY PHOTOS - INTERIOR

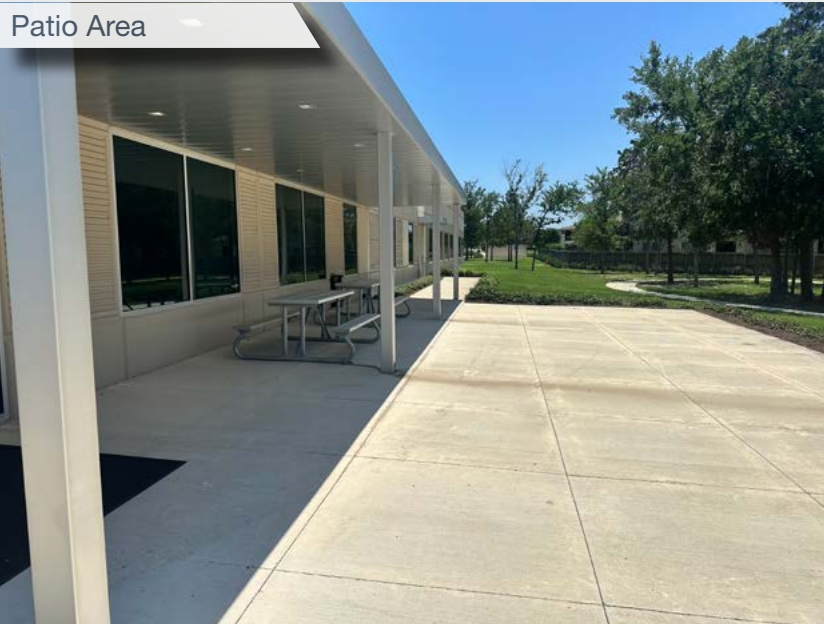
Kitchen



Kitchen



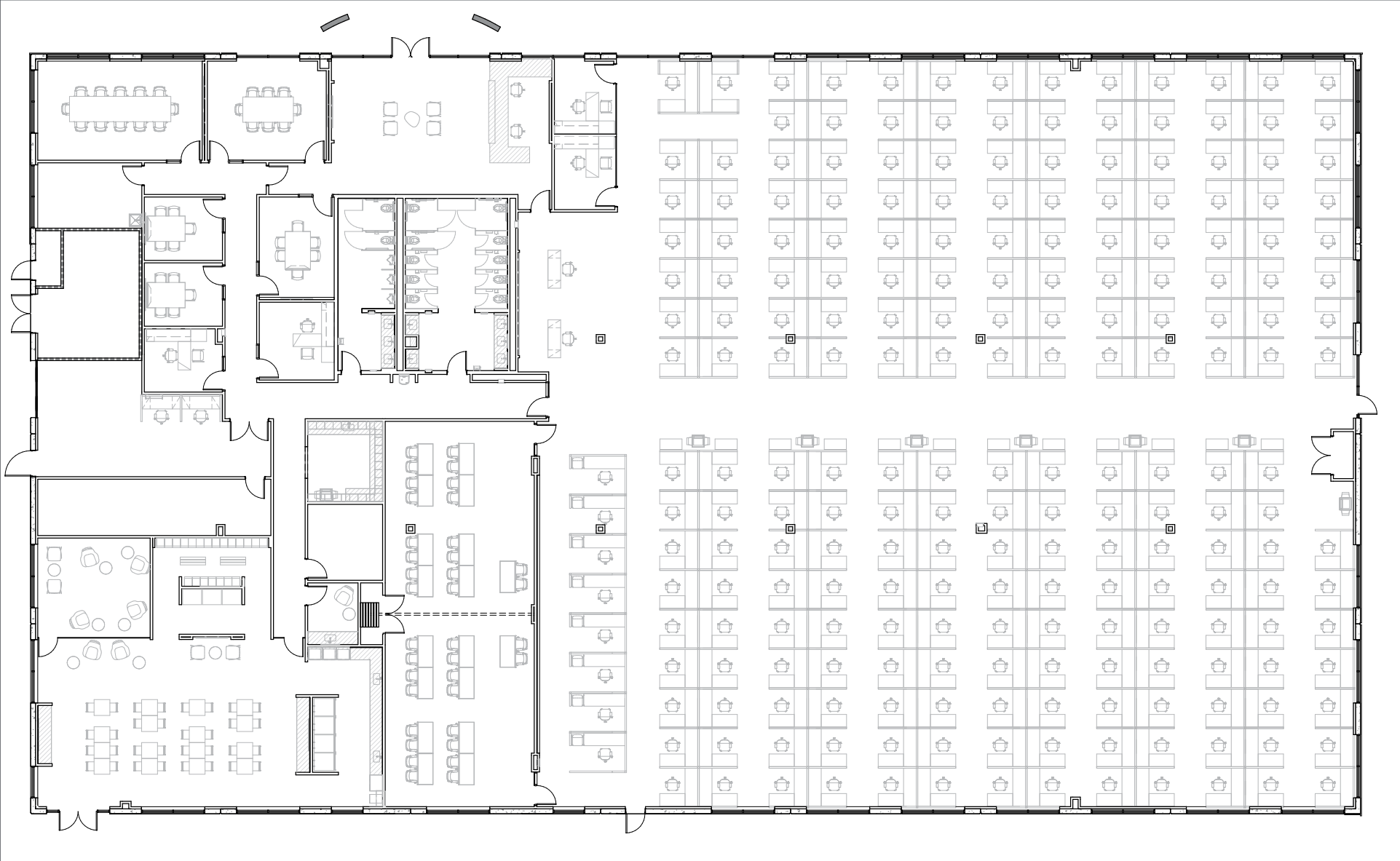
Patio Area



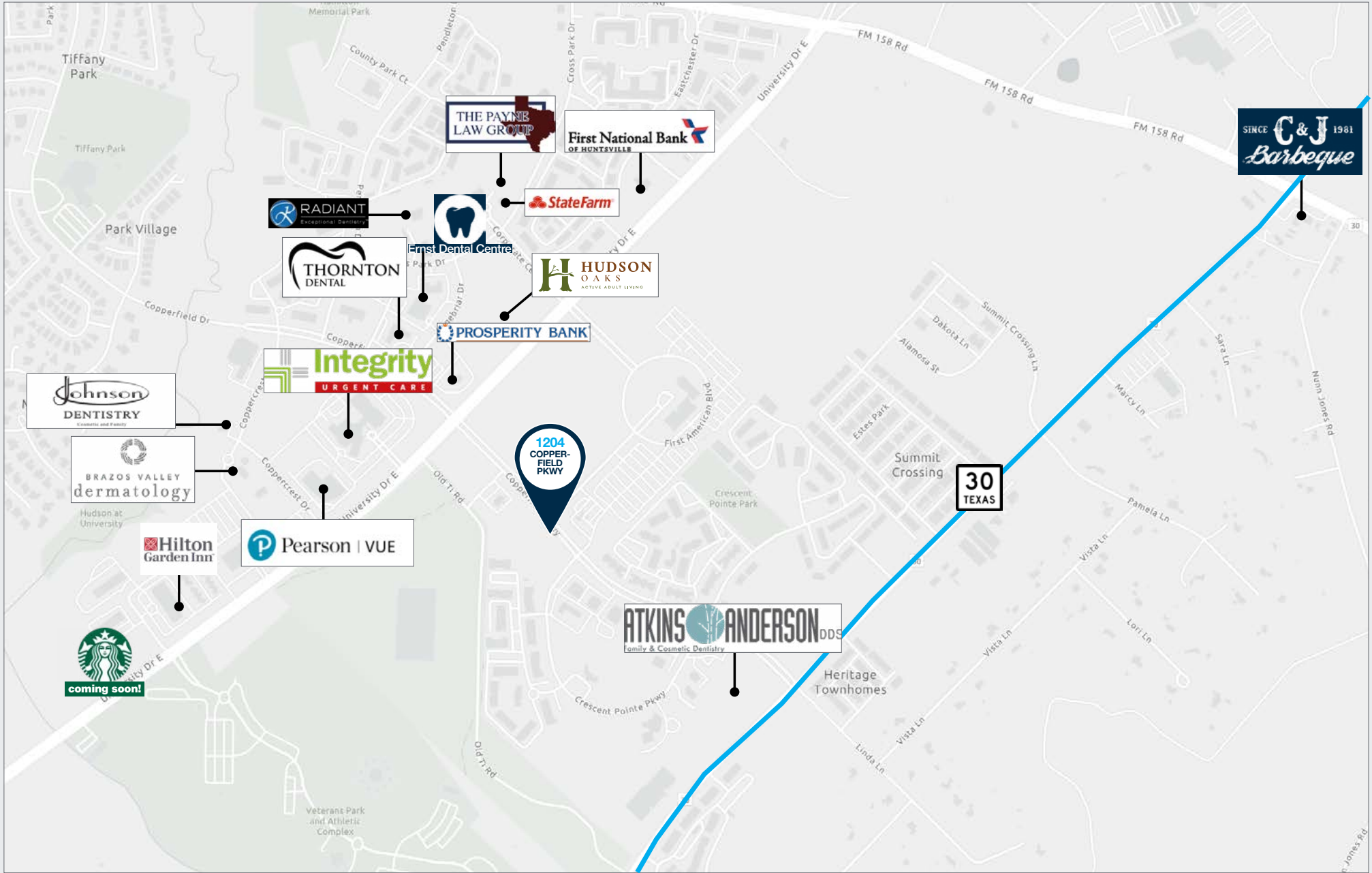
Restroom



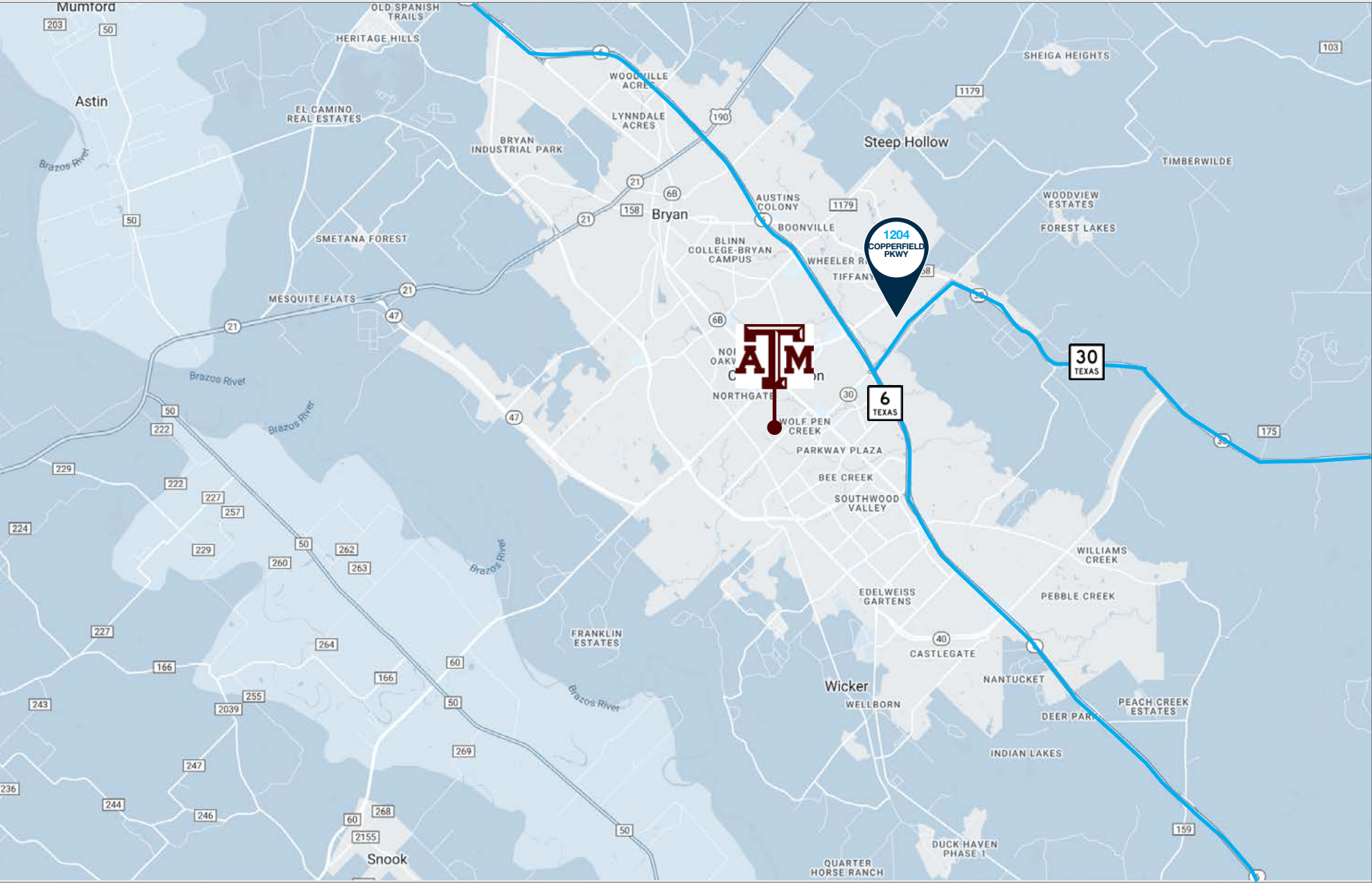
FLOOR PLAN



LOCAL MAP



LOCATION



1204 COPPERFIELD PARKWAY

 FOR MORE INFOR-

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