

Executive Summary

SQUARE ONE BUILDING | 211 WEST WILLIAM JOEL BRYAN PARKWAY, BRYAN, TX 77803



OFFERING SUMMARY

Available SF: 1,664 SF

Lease Rate: \$17.00 SF/yr (NNN)

Lot Size: 0.19 Acres

Building Size: 1,664

Zoning: DT-S

PROPERTY OVERVIEW

One of a kind Downtown Bryan loft office available for lease. Private storefront entrance off of Wm. J. Bryan. Irreplaceable 100+ year old exposed brick, hardwood floors and hardware throughout. Furnishings negotiable. Four large offices plus a landing area and reception area, plus kitchen. 2 full bathrooms. Outstanding natural light, character and charm that only a historical building can provide.

PROPERTY HIGHLIGHTS

- Downtown Bryan Loft Office
- Private Storefront Entrance
- 4 Large office + reception area + Kitchen
- 2 Full Bathrooms
- Historical Building

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

Additional Photos

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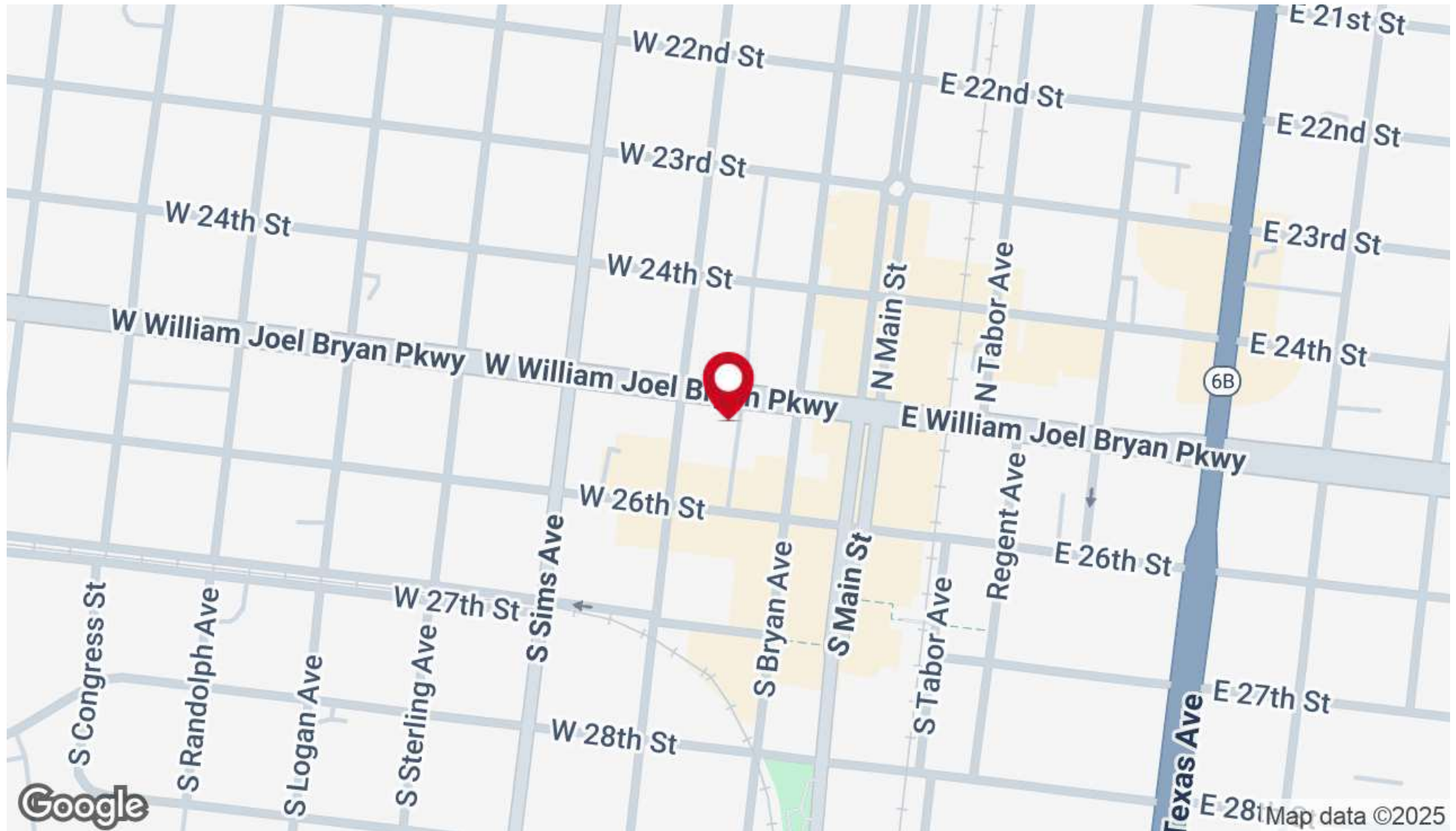
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Location Map

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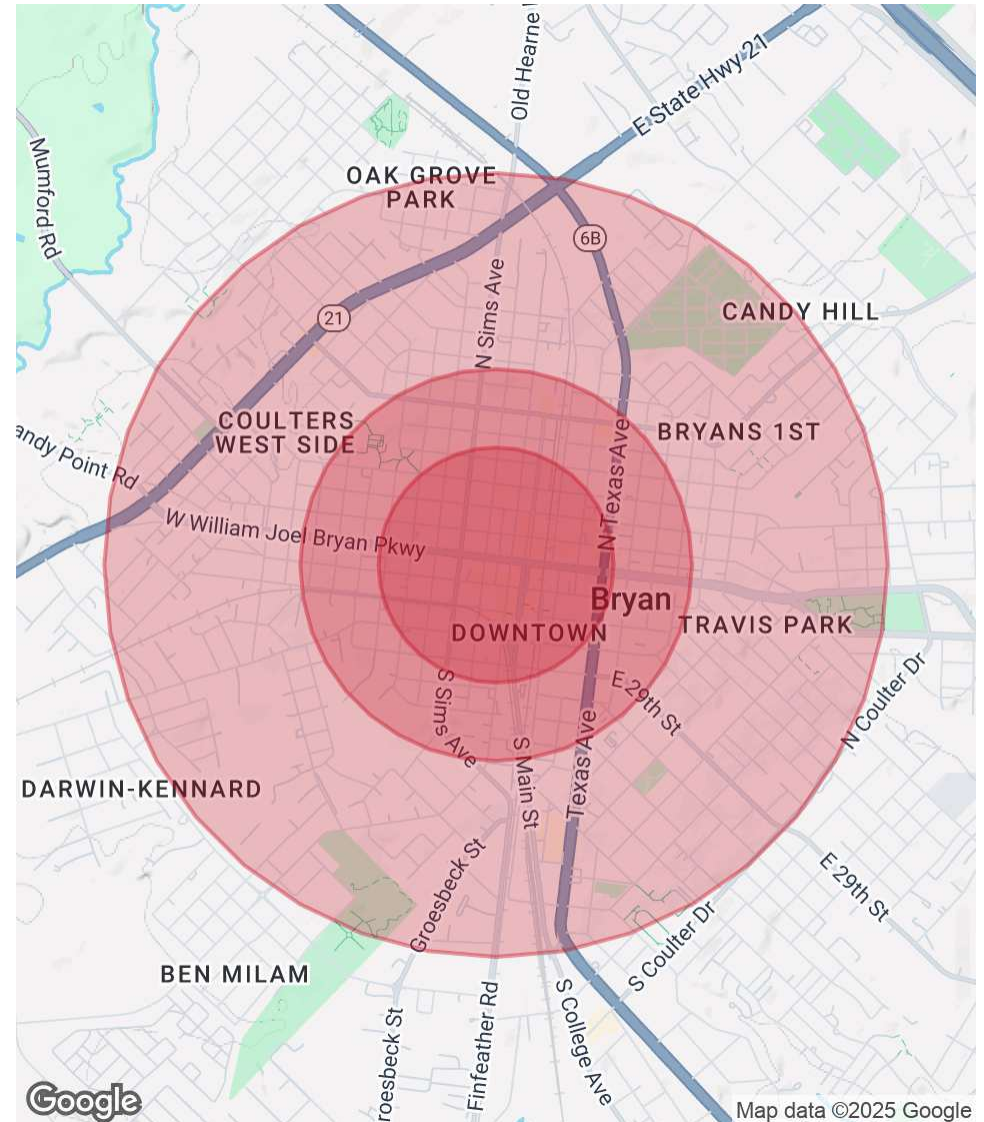
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	807	2,450	11,229
Average Age	39	37	36
Average Age (Male)	37	36	36
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	797	3,455
# of Persons per HH	3.2	3.1	3.3
Average HH Income	\$59,639	\$56,419	\$59,312
Average House Value	\$153,538	\$161,365	\$205,897

Demographics data derived from AlphaMap



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