



777 Graham Rd. College Station, TX 77845



PROJECT 777
COLLEGE STATION, TX



A MASTER
PLANNED
BUSINESS PARK

CRAFTED
FOR THE
USERS OF TODAY

RHYTHM

BUILT TO THE BEAT OF THE NEW COLLEGE STATION

Designed to engage and activate, Project 777 is a new age multi-phased business park built with today's tenants in mind. Zoned for office and industrial users, Project 777 is primely positioned in the growing city of College Station, surrounded by some of the city's key neighborhoods and growing new developments.



11.558 ac. of heavily traveled
frontage along Graham Rd.



Build-to-suite office
and industrial users



Freestanding buildings with
27,000 SF currently available



A College Station **Business Destination**

TAILORED



Building Two

Building One

Building and park signage available

TO THE TENANTS
OF TOMORROW

9

12' x 10' Bay Doors

21'

Highest Eave Height

31

On-Site Parking Spaces

Building One

- + 9,000 SF
- + Clear span, rear-load building
- + Three (3) 12' x 10' overhead doors
- + Single slope roof design
- + 16' eave height rises to 21' eave height
- + 23' parapet height
- + Store-front entrance

Building Two

- + 18,000 SF
- + Cross-dock building
- + Six (6) 12' x 10' overhead doors
- + Gable roof design
- + 16' eave height rises to 21' peak height

CENTRAL LOCATION BIG TOWN VISIBILITY

Located in South College Station, the 13th largest metro area in Texas, in the heart of the Texas Triangle (one of 11 megaregions in the U.S.) Project 777 offers tenants the convenience of a central location and the opportunity of big town visibility. With signage opportunities, tenants get the recognition they deserve.

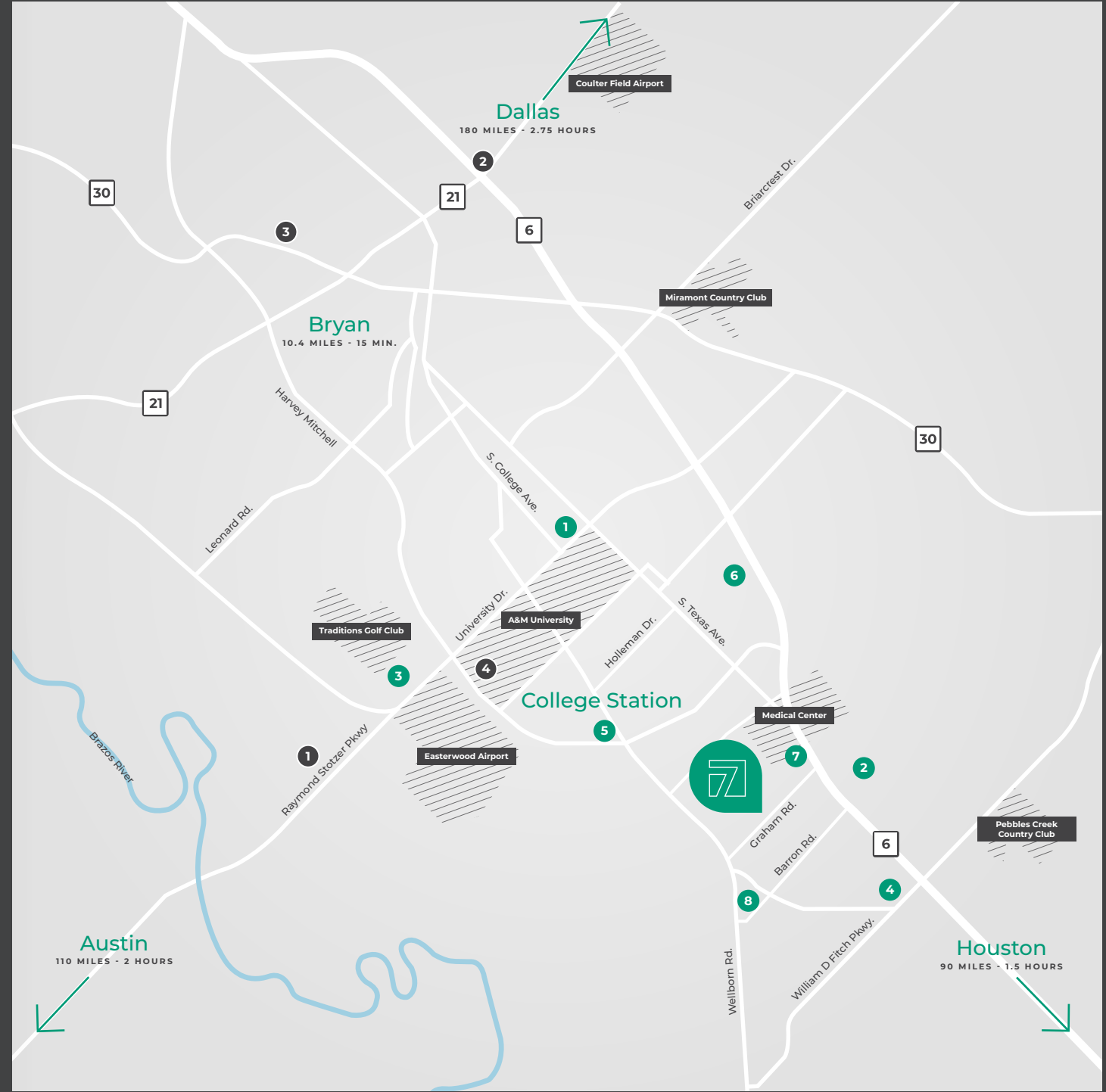
Retail Centers

1. Century Square
2. Midtown City Center
3. Lake Walk Town Center
4. Tower Point
5. Jones Crossing
6. Caprock Crossing
7. Rock Prairie Crossing
8. Cityview Southwest

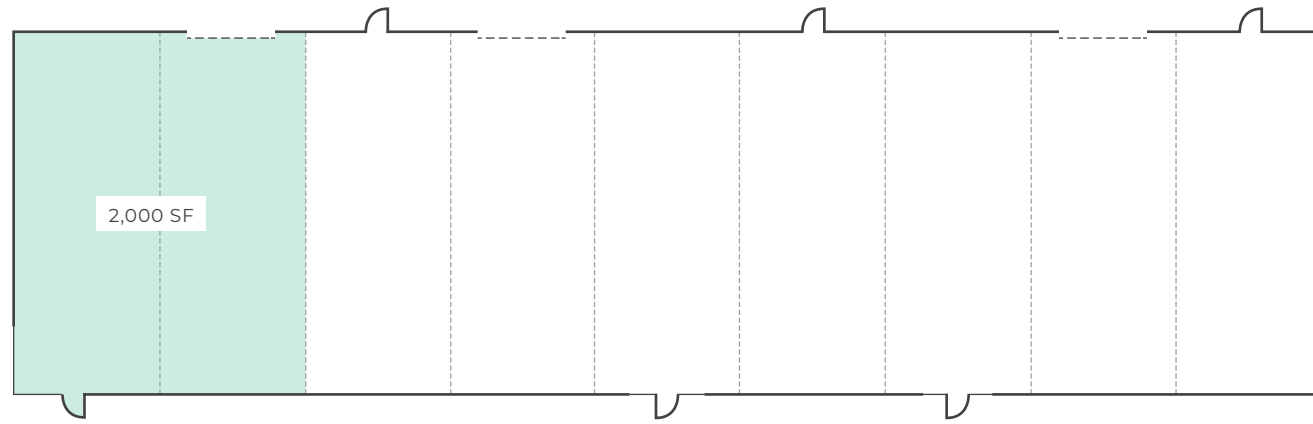
Business Parks

1. Aggieland Business Park
2. Carraba Industrial Park
3. Bryan Industrial Park
4. Texas A&M University Research Park

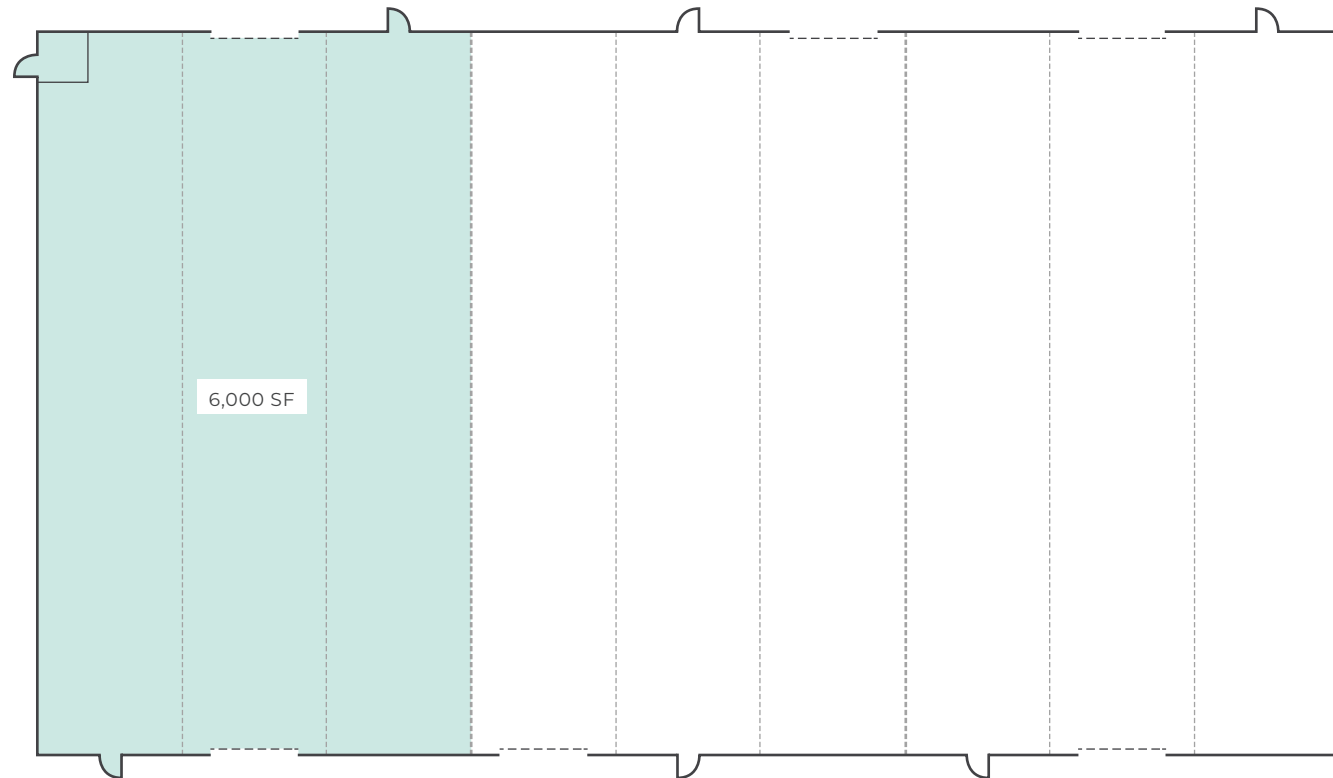
→ The property is strategically located with excellent visibility on Graham Road approximately 1 mile west of Texas Highway 6 and 0.5 miles east of FM 2154. Texas Highway 6 is the major north south arterial connecting the site to Houston to the South and Dallas to the North.



Building One 9,000 SF

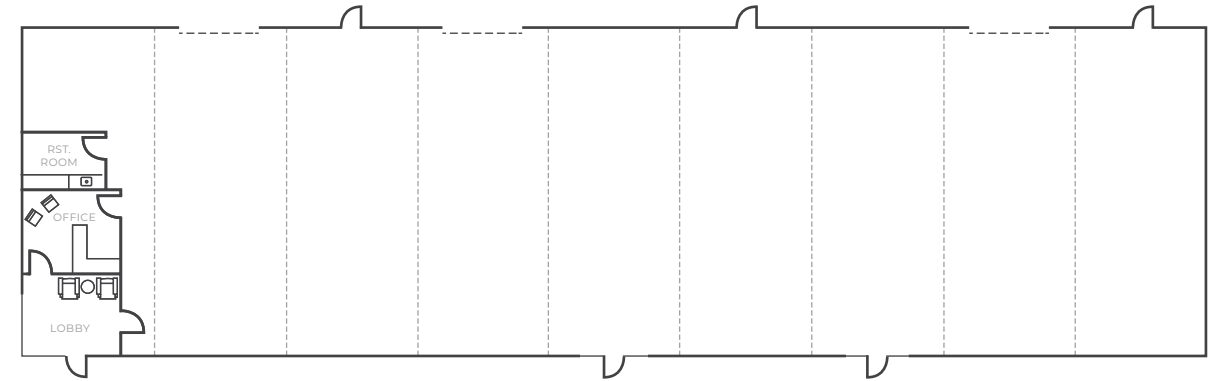


Building Two 18,000 SF



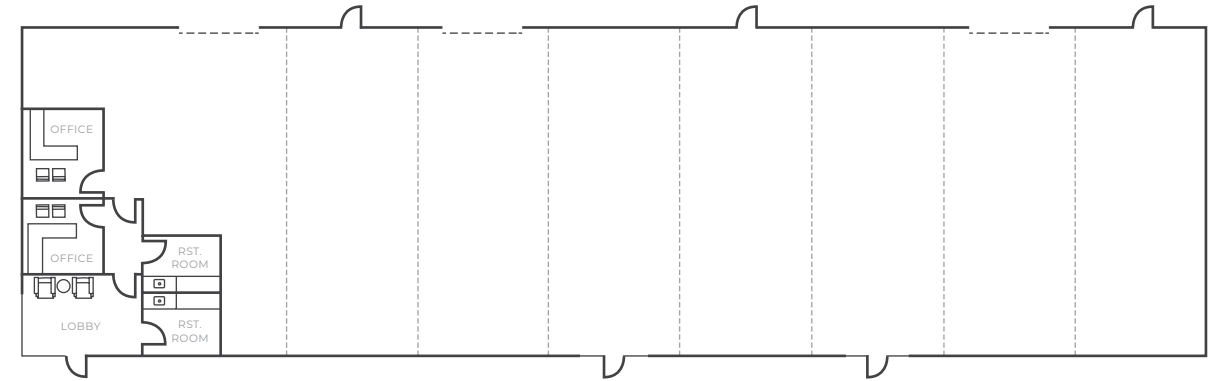
Building One Buildout A

382 SF Conditioned | 2,161 SF Warehouse



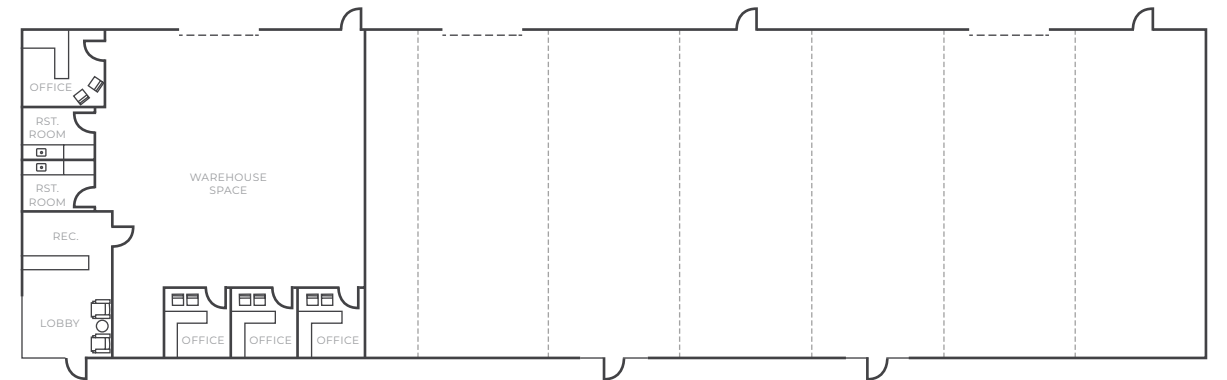
Building One Buildout B

645 SF Conditioned | 2,243 SF Warehouse



Building One Buildout C

916 SF Conditioned | 1,692 SF Warehouse





PROPERTY SPECIFICATIONS

Site

- + Concrete drives and parking
- + Freestanding signage at entry
- + Secure storage yard space available
- + High-lumen LED parking lot lighting

Building

- + Concrete drives and parking
- + Covered entryways
- + Bay widths from 20'
- + Bay depths from 50'
- + 16' eave height
- + 12' wide x 10' tall overhead coiling doors
- + 26-gauge PBR metal panel siding
- + Drainage, water and conduits for power and data stubbed to each suite
- + Conventionally reinforced concrete slab (no post-tension)

Partners





PROJECT 777

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