

1553 Greens Prairie Rd.

The Yard

COLLEGE STATION, TEXAS

OFFICE SPACE



A LEASING OPPORTUNITY PROVIDED BY:

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OFFICE SPACE FOR LEASE

1553 Greens Prairie Rd.

The Opportunity



Property Highlights

- + Trophy development situated inside Caprock Crossing
- + Access from Hwy. 6 frontage as well as multiple access points from William D. Fitch
- + Surrounded by multiple retail amenities for tenants to enjoy
- + ± 30,000 SF master development
- + Communal programming on-site
- + Surrounded by strong residential: The Ranch at Arrington, Caprock Crossing Apartments, Castlegate, Pebble Creek, Indian Lakes & Nantucket

Suite 102 Highlights



Totaling ±2,222 SF with plenty of windows



Shared community amenities



Convenient first floor access



Two separate main points of entry



Competitive rate with a generous TI of \$20/SF



High visibility from Highway 40

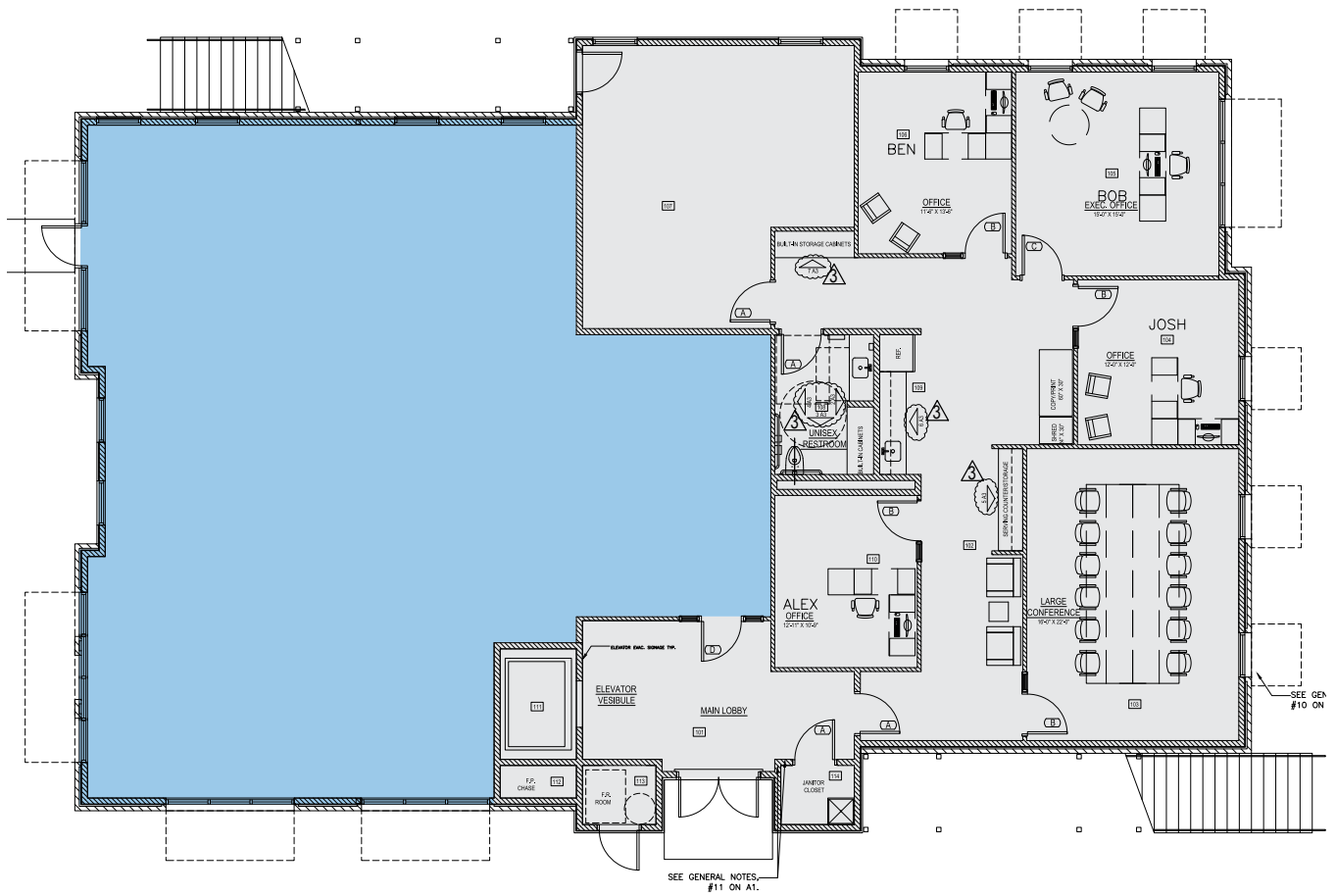


High proximity to a skilled labor force



Available at a 10 year term

SUITE 102 ±2,222 SF



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TO LEARN MORE ABOUT THIS LISTING:

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