

FORMER NRG CALL CENTER ~35,942 SF

3125 S Texas Ave

TXSRA.COM

BRYAN, TEXAS

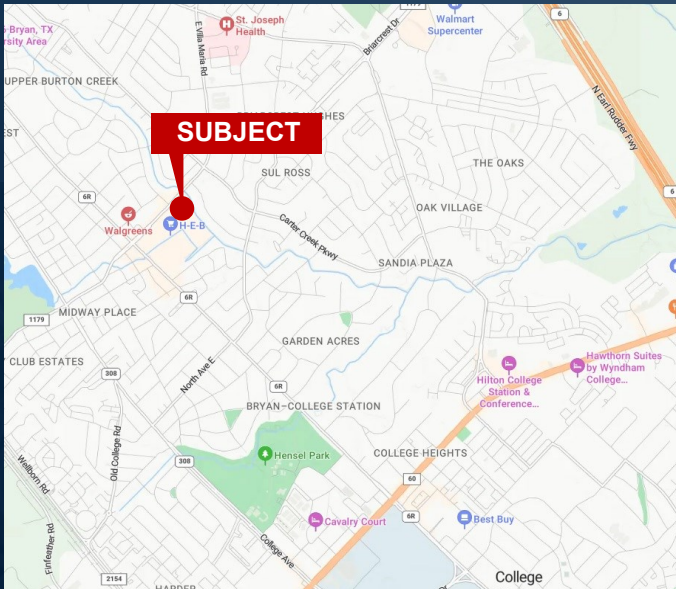


AVAILABLE FOR LEASE

±35,942 SF

JUNIOR ANCHOR SPACE

- Rental Rate: \$5.00 SF/YR
- Min. Divisible: ±35,942 SF
- Max. Contiguous: ±35,942 SF
- Property Type: JUNIOR ANCHOR
- Property Sub-type: RETAIL
- Gross Leasable Area: ±35,942 SF



For more information or to schedule a tour, please contact:

ROBERT YOUNG

979.324.1717 Cell

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SRA Strategic Realty Advisors, LLC

Demographics

	1mile	3 miles	5 miles
Population	11,334	92,898	162,359
Households	1,805	19,320	60,066
Average HH Income	\$69,836	\$61,537	\$58,388
Traffic Count Avg	61,220 VPD per TXDOT combined		

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive, College Station, TX 77840

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SPACE DETAILS

Reception Area

Large Open Area with Workstations

Multiple Conference Rooms

Numerous Training Rooms

Several Huddle Rooms

Break Room

Lounge Area

Game Room

Study Lounge

Work Room

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INTERIOR PHOTOS



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AREA MAP



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