

# Baylor Scott & White Medical Office Building

748 N. EARL RUDDER FREEWAY | BRYAN, TX 77802



Cushman & Wakefield has been retained to market and sell the Baylor Scott & White medical office building (“the Property”) in Bryan, Texas. Located at 748 North Earl Rudder Freeway at its intersection with Austin Colony Parkway, this 11,338 square foot facility was completed in 2013 on a 1.726 acre site along the area’s most heavily traveled thoroughfare. The Property is within convenient driving distance of Texas A&M University, Blinn College Bryan, two medical centers and a large number of this prolific region’s most popular retail and restaurant destinations.

Interested parties should sign and return the linked confidentiality letter agreement and call David Chuoke with any questions about this opportunity:

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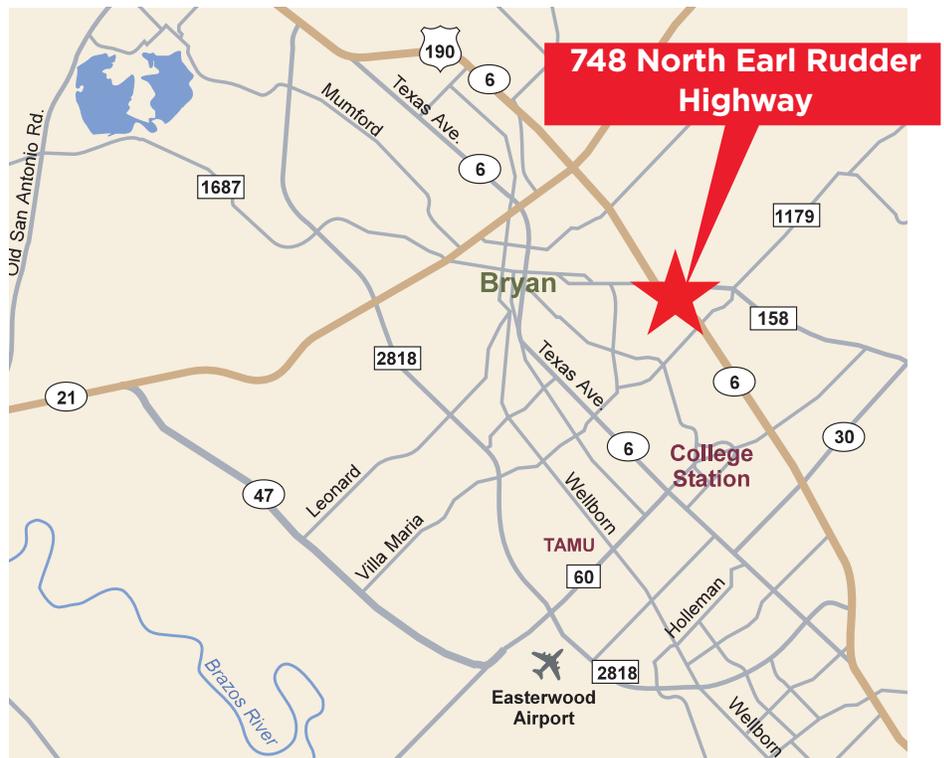
# Baylor Scott & White Medical Office Building

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## Description

The Property consists of a single-level medical office building containing 11,338 rentable square feet on a 1.726 acre site. The facility was completed during 2013 with contemporary design and construction. The building's exterior finish combines the use of native stone, masonry and tinted glass windows glazed in metal frames. The landscaped site is improved with concrete parking spaces with concrete curbing, storm drains and pole lighting. The primary parking lot entrance is oriented to the north, along Austin Colony Parkway, which intersects Highway 6's northbound service road at the northwest corner of the site.



## David L. Chuoke

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