

\$3,500 - 3201 University Drive E, Bryan

MLS® #25008774

\$3,500

Bedroom, Bathroom,
Commercial Lease

N/A, Bryan, TX

A premier four-story medical office building totaling approximately 46,000 square feet, The Physicians Centre offers state-of-the-art facilities directly attached to a 16-bed hospital. Constructed in 1999, the property features spacious floor plates, elevator service, abundant natural light, and about 450 parking spaces shared with hospital visitors and tenants.

While The Physicians Centre is home to a strong mix of medical and wellness providers, the building is also well-suited for a variety of professional office users. With flexible floor plans, ample parking, and a high-traffic location near major highways and Texas A&M University, it's an ideal setting for businesses such as financial, consulting, or educational providers seeking a professional environment with strong visibility and accessibility.

We're offering a unique opportunity for medical, wellness, or professional office users to secure turnkey space in a well-located, professionally managed medical office building. With a strong mix of existing tenants including primary care, specialists, and wellness providers, incoming tenants benefit from built-in foot traffic and complementary services that support business growth. Turnkey build-outs can be delivered to meet your needs, saving you time and upfront cost, with acceptable lease terms. Let us handle the



details so you can focus on what matters most,
serving your clients.

Built in 1999

Essential Information

MLS® #	25008774
Price	\$3,500
Year Built	1999
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	3201 University Drive E
Area	B04
Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77802

School Information

District	Bryan
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Additional Information

Days on Market	64
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Listing Details

Listing Agent	Samuel Solcher
Listing Office	Clark Isenhour RealEstate Svcs

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