



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

SALE / LEASE

SALE: \$1,245,600.00 | \$80.00/SF
LEASE: \$16.00/SF/FULL-SERVICE

4547 Lake Shore Dr
 Waco, TX 76710

AVAILABLE SPACE:
 15,570 SF

FEATURES:

- Executive Office Suites
- Ample Parking
- Quiet Office Park Setting
- Great Lobby Area with Outdoor Decks & Patios

AREA:

Located at the signalized corner of Lake Shore Dr. and Greenleaf Dr.



Exclusively Offered By:

GREGG GLIME

254.776.0000
 greggglime@greggglimecre.com

H. Bland Cromwell, CCIM, SIOR

254.776.0000
 blandcromwell@coldwellbanker.com

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500 North Valley Mills Drive, Waco, Texas 76710
 254.776.0000

CBCWORLDWIDE.COM



LAKE SHORE DR

4547 Lake Shore Dr, Waco, TX 76710



SALE PRICE **\$1,245,600**

OFFERING SUMMARY

Available SF:	1,000 - 4,831 SF
Lot Size:	1.58 Acres
Year Built:	1986
Building Size:	15,570 SF
Zoning:	PUD
Price / SF:	\$80.00

PROPERTY OVERVIEW

Executive office building offering multiple leased and available office suites . Great opportunity for investor or owner occupant with additional rent income.

PROPERTY HIGHLIGHTS

- Executive Office Suites
- Ample Parking
- Quiet Office Park Setting
- Great Lobby Area with Outdoor Decks & Patios

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
4547 Lake Shore Dr.	\$16.00 SF/yr	1,000 - 4,831 SF

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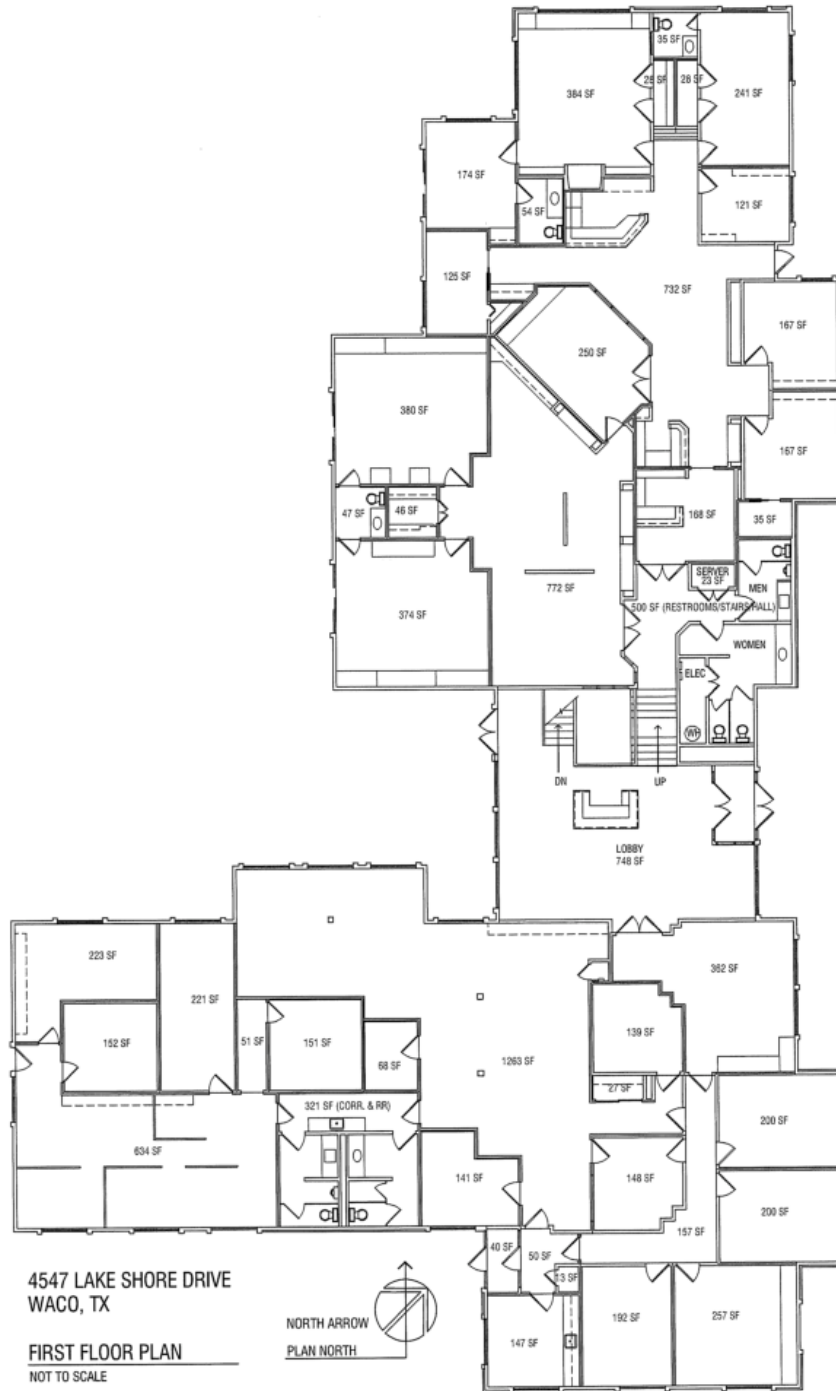
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SALE



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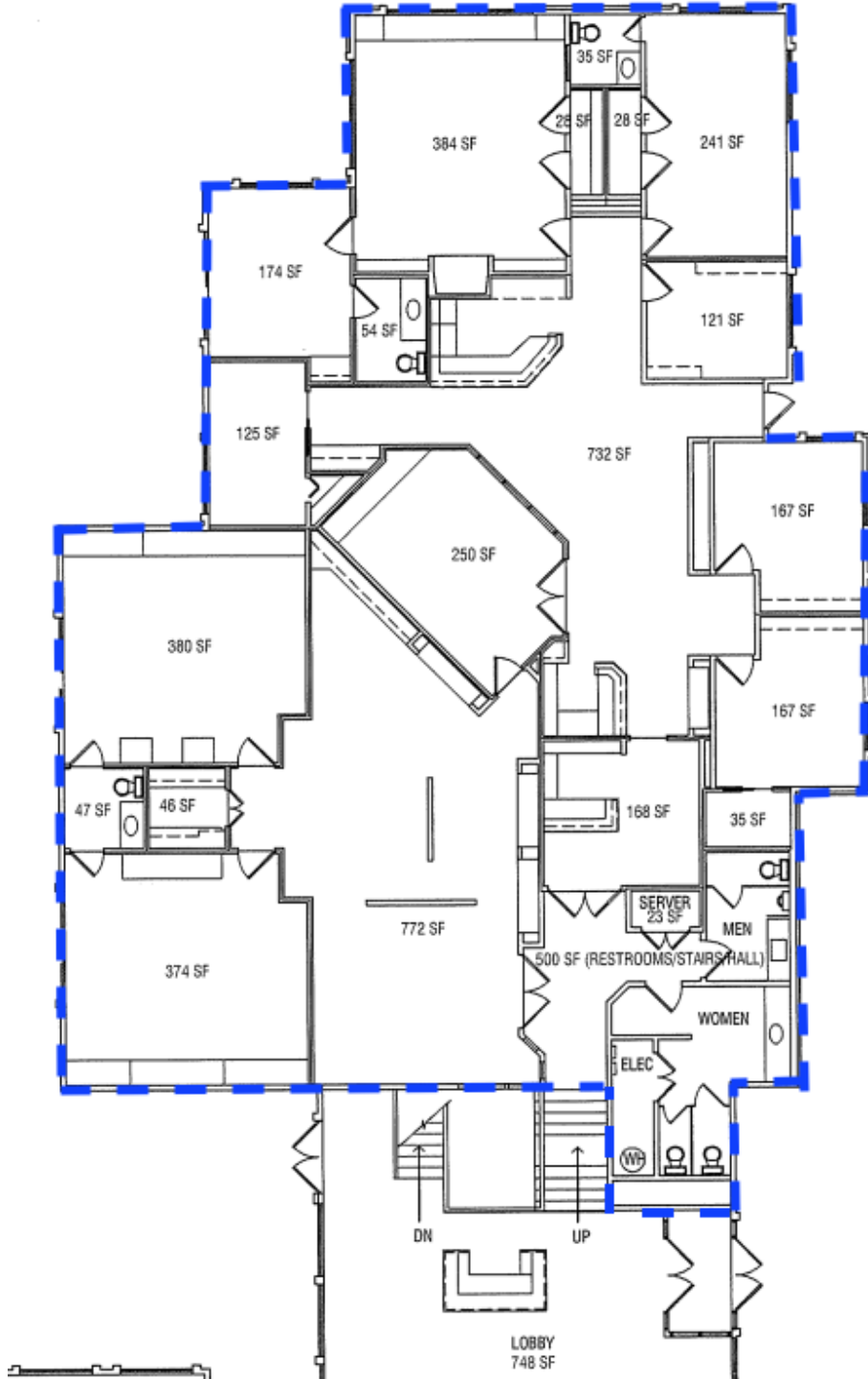
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F O R L E A S E



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

COLWELL BANKER COMM JIM STEWART, REALTORS	0590914	COMMERCIAL@JSRWACO.COM	(254)776-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB APEX REALTORS, LLC	0590914	Enter Text Here	Enter Text Here
Designated Broker of Firm	License No.	Email	Phone
KATHRYN ANNE SCHROEDER	269763	REALTORS@JSRWACO.COM	(254)776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
GREGG GLIME	0620081	GREGGGLIME@GREGGGLIMECRE.COM	(254)776-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date