



**COLDWELL  
BANKER  
COMMERCIAL**

JIM STEWART, REALTORS®

PRESENTED BY:

**CLAY FULLER**

## **THE PHOENIX**

### **ADDRESS**

401 S. 3rd Street, Waco, TX 76701

### **AVAILABLE SPACE**

Lease Space 1: 5,480 sq ft

Lease Space 2: 2,491 - 4,262 sq ft

Lease Space 2nd Floor: 1,500 - 16,067 sq ft

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

# TABLE OF CONTENTS

3 | Property Overview

4 | Property Highlights

5 | Photo Gallery

7 | Floor Plans

10 | Points of Interest

13 | Contact

---

## PRESENTED BY

Clay Fuller  
254 313 0000  
clay@clayfullercr.com

Gregg Gilme, SIOR, CCIM  
254 313 0000  
gregggilme@gregggilme.com

Will Phipps  
254 313 0000  
will@willphippscr.com



## PROPERTY OVERVIEW

The historic downtown Phoenix Building is now For Lease. Centered between Waco's most visited attraction, Magnolia Silos, and the most anticipated riverfront development in decades, the Phoenix is well positioned for an anchor restaurant, boutique shopping square and a plethora of office uses. Finished in unmatched quality, the building boasts 14 ft chandelier ceilings along with original 1907 structural beams and floors. In addition, don't forget about the 2nd floor live/work units, perfect for any kind of business or luxury loft living.

## PROPERTY HIGHLIGHTS

- 1st Floor: 16,067 SF - Will subdivide
- 2nd Floor: 16,067 SF - Smaller Suites Available
- Approximately 100 exclusive parking spaces available
- Tenant Improvement allowance: Negotiable
- Additional Inventory storage available in 9,500 SF Basement

# PROPERTY SUMMARY

### PROPERTY

The Phoenix

### LOCATION

401 S. 3rd Street, Waco, TX 76701

### ZONING

C-4

### LEASE RATE

Call for pricing

### LOT SIZE

1.406 Acres

### YEAR BUILT

1907

### BUILDING SIZE

32,135 SF

### RENOVATED

2007



# PROPERTY HIGHLIGHTS

Since 1907, the Phoenix building has endured a purposeful life with deep history. Its bones served our country in both World Wars by manufacturing canvas goods for our military and later transitioned into Ozark Leather Company where it produced saddles. Most recently and since 2008, the building served Waco as a leading event venue. With a nod to the building's prior owner, the current owner will honor and pay homage to The Phoenix by keeping its namesake. It will continue to identify as The Phoenix with hopes to serve Waco and add to its storied career for years to come.



CLAY FULLER  
clay@clayfullercr.com

GREGG GLIME, SIOR, CCIM  
greggglime@greggglimecr.com

WILL PHIPPS  
will@willphippscr.com

# PHOTO GALLERY - FIRST LEVEL



BAR AREA



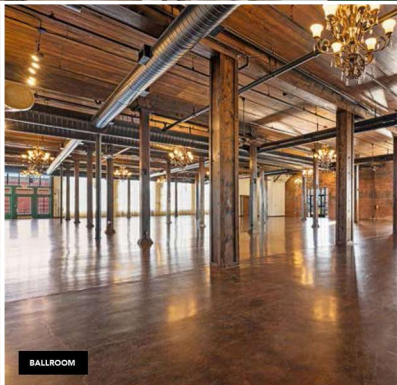
KITCHEN & PREP



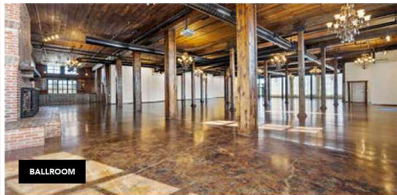
KITCHEN & PREP



FIREPLACE



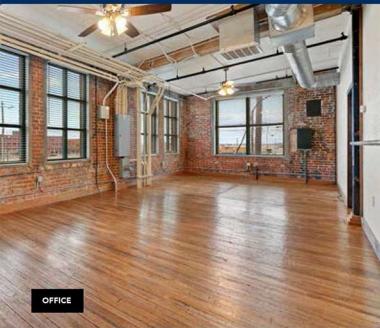
BALLROOM



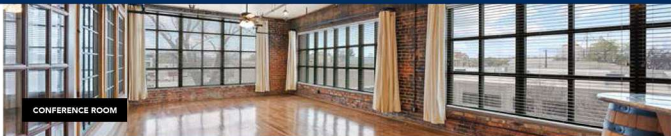
BALLROOM



# PHOTO GALLERY - SECOND LEVEL



OFFICE



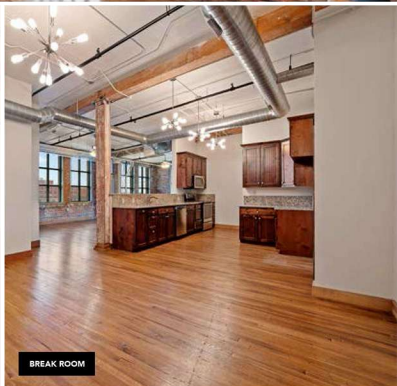
CONFERENCE ROOM



OPEN OFFICE



ENTRY



BREAK ROOM



RESTROOM



CLAY FULLER  
clay@clayfullerco.com

GREGG GLIME, SIOR, CCIM  
greggglime@greggglimecre.com

WILL PHIPPS  
will@willphippscree.com

# FIRST LEVEL FLOOR PLAN

- Lease space 1 - 5,480 sq ft
- Lease space 2 - Leased
- Lease space 3 - 2,491 - 4,262 sq ft
- Original structural beams and hardwood floors
- Existing prep kitchen and bar area
- Spacious Men and Woman bathrooms
- Use ideas: Restaurant, Boutique Shopping Square, Retail, Office headquarters or relocation



# SECOND LEVEL FLOOR PLAN

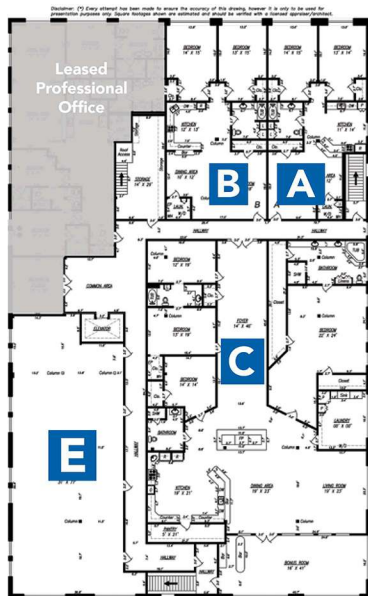
Availability:

Lease Space A – 1,593 sq  
Professional studio office

Lease Space B – 1,737 sq  
Professional studio office

Lease Space C – 5,830 sq  
Office headquarters

Lease Space E – 2,467 sq  
Shell office space



**401 SOUTH 3RD STREET**  
Waco, Texas  
Second Floor

A = (\*) 1,593.66 Sq. Ft.  
B = (\*) 1,737.58 Sq. Ft.  
C = (\*) 5,830.87 Sq. Ft.  
D = (\*) 2,181.21 Sq. Ft.  
E = (\*) 2,467.77 Sq. Ft.  
CA = (\*) 2,256.18 Sq. Ft.

Disclaimer: (\*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for preliminary estimates and should be verified with a licensed appraiser/contractor.

CA = Common Area

Totals = (\*) 16,067.27 Sq. Ft.



CLAY FULLER  
clay@clayfullerco.com

GREGG GLIME, SIOR, CCIM  
greggglime@greggglimecra.com

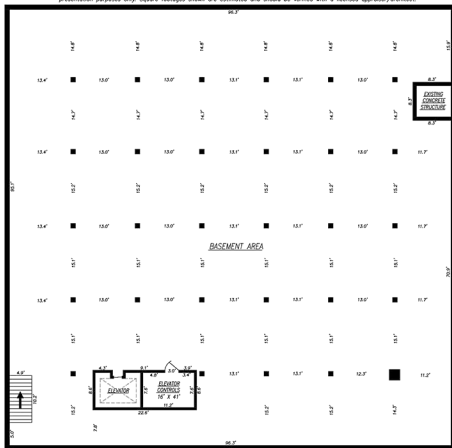
WILL PHIPPS  
will@willphippscra.com



# BASEMENT LEVEL FLOOR PLAN

Unique space available for inventory  
or document storage.

Disclaimer: (\*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.



**401 SOUTH 3RD STREET**  
Waco, Texas  
Basement Floor

Disclaimer: (\*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

First Floor = (\*) 11,805.03 Sq. Ft.  
Garage = (\*) 4,262.24 Sq. Ft.  
FF Totals = (\*) 16,067.27 Sq. Ft.

First Floor = (\*) 16,067.27 Sq. Ft.  
Second Floor = (\*) 16,027.27 Sq. Ft.  
Basement = (\*) 9,544.91 Sq. Ft.  
Overall Total = (\*) 41,679.45 Sq. Ft.



BAYLOR UNIVERSITY

I-35

MAGNOLIA SILOS

THE CONTAINERY

SUBJECT SITE

## POINTS OF INTEREST

Strategically located between the convention center, Magnolia Market and the new Riverfront Development, the Phoenix is well positioned to capitalize on Waco's most visited attractions.

Located on the Silo District Trolley.





**MCLANE STADIUM**

**BAYLOR UNIVERSITY**

**FUTURE \$185 MILLION  
BASKETBALL/CONCERT VENUE**

**RIVERFRONT DEVELOPMENT**

**HOTEL INDIGO**

**SUBJECT SITE**

**FUTURE EMBASSY SUITES**

**FUTURE HYATT HOTEL**



**CLAY FULLER**  
clay@clayfullercr.com

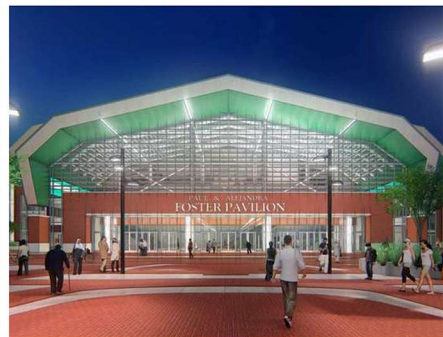
**GREGG GLIME, SIOR, CCIM**  
greggglime@greggglimecr.com

**WILL PHIPPS**  
will@willphippscr.com

# BASKETBALL/CONCERT VENUE COMING SOON



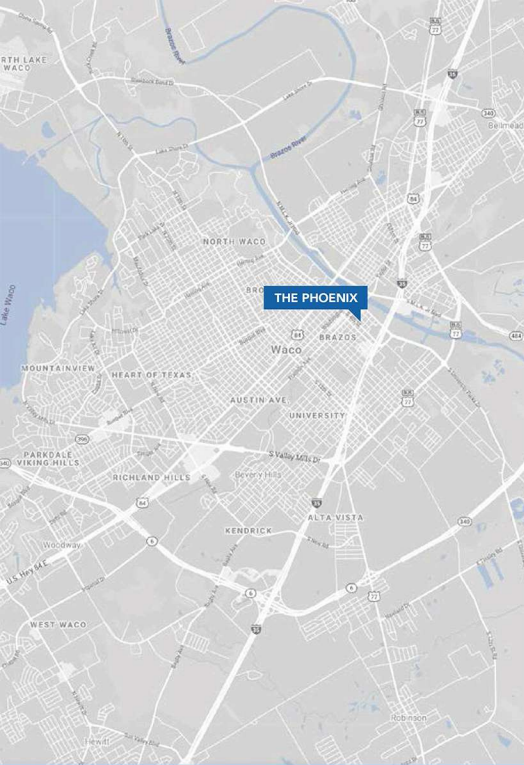
\$185M BASKETBALL/CONCERT VENUE



Clay Fuller  
clay@clayfullercre.com

Gregg Glime, SIOR, CCIM  
greggglime@greggglimecre.com

Will Phipps  
will@willphippscree.com





# COLDWELL BANKER COMMERCIAL

JIM STEWART, REALTORS®

## PRESENTED BY:



**CLAY FULLER**  
254 313 0000  
clay@clayfullercre.com



**GREGG GLIME, SIOR, CCIM**  
254 313 0000  
greggglime@greggglimecre.com



**WILL PHIPPS**  
254 313 0000  
will@willphippscree.com