

1522 WASHINGTON AVE.

WACO, TX 76701

LEASING NOW



FOR LEASE

PRICE: \$0.75/SF/NNN

SIZE: 1,225 - 8,229 SF

NNN: \$2.50/YR (ESTIMATED)

* CALL FOR DETAILED PRICING *

GREGG GLIME

(O) 254-776-0000

(C) 254-339-2200

GREGGGLIME@COLDWELLBANKER.COM



**JIM STEWART,
REALTORS®**

500 N Valley Mills Dr., Waco, TX 76710

PROPERTY OVERVIEW:

THE NEWEST PROPERTY TO HIT UPTOWN WACO: 1522 WASHINGTON IS UNDERGOING EXTENSIVE RENOVATIONS TO BECOME HOME TO REFIT® REVOLUTION, A LOCALLY BASED AND NATIONALLY RECOGNIZED FITNESS COMPANY. ADJACENT SPACE IS AVAILABLE FOR LEASE NEXT TO REFIT'S FITNESS STUDIO AND CORPORATE OFFICES. RENTAL RATES ARE HIGHLY COMPETITIVE AND WILL POSITION YOUR BUSINESS IN THE DIRECT PATH OF WACO'S GROWTH AND REVITALIZATION.

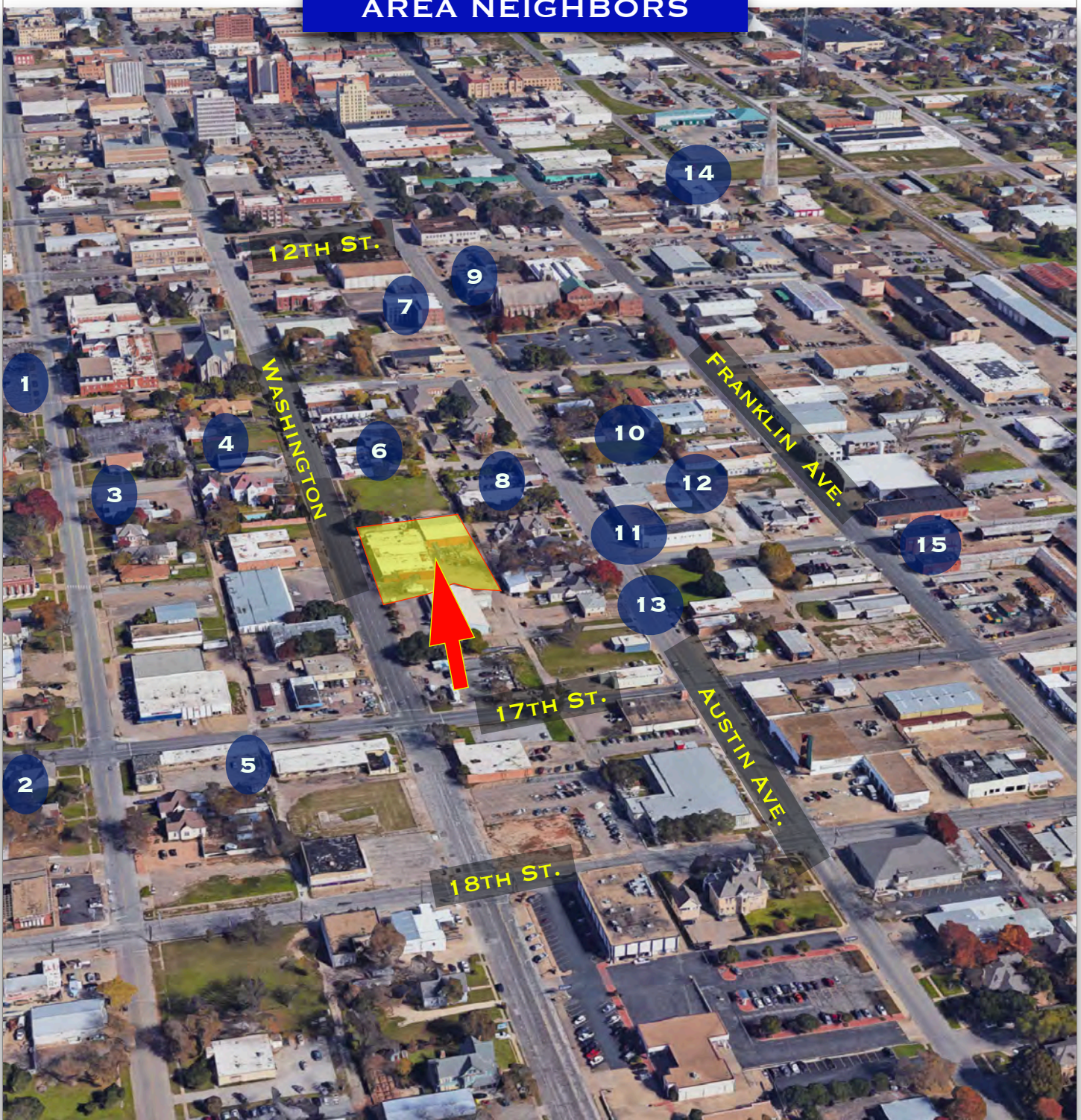
THE BUILDING HAS MULTIPLE LEASE SIZES AND OPTIONS AVAILABLE. CONSTRUCTION IS UNDERWAY AND IS EXPECTED TO BE COMPLETED BY THE END OF 2017.

PROPERTY HIGHLIGHTS:

- * AMPLE PARKING: 60+ SPACES + STREET PARKING
- * C-3 ZONING
- * NEW DEVELOPMENTS SURROUNDING PROPERTY
- * WASHINGTON AVE. - PROPOSED 2-WAY STREET

RETAIL | OFFICE | RESTAURANT

AREA NEIGHBORS



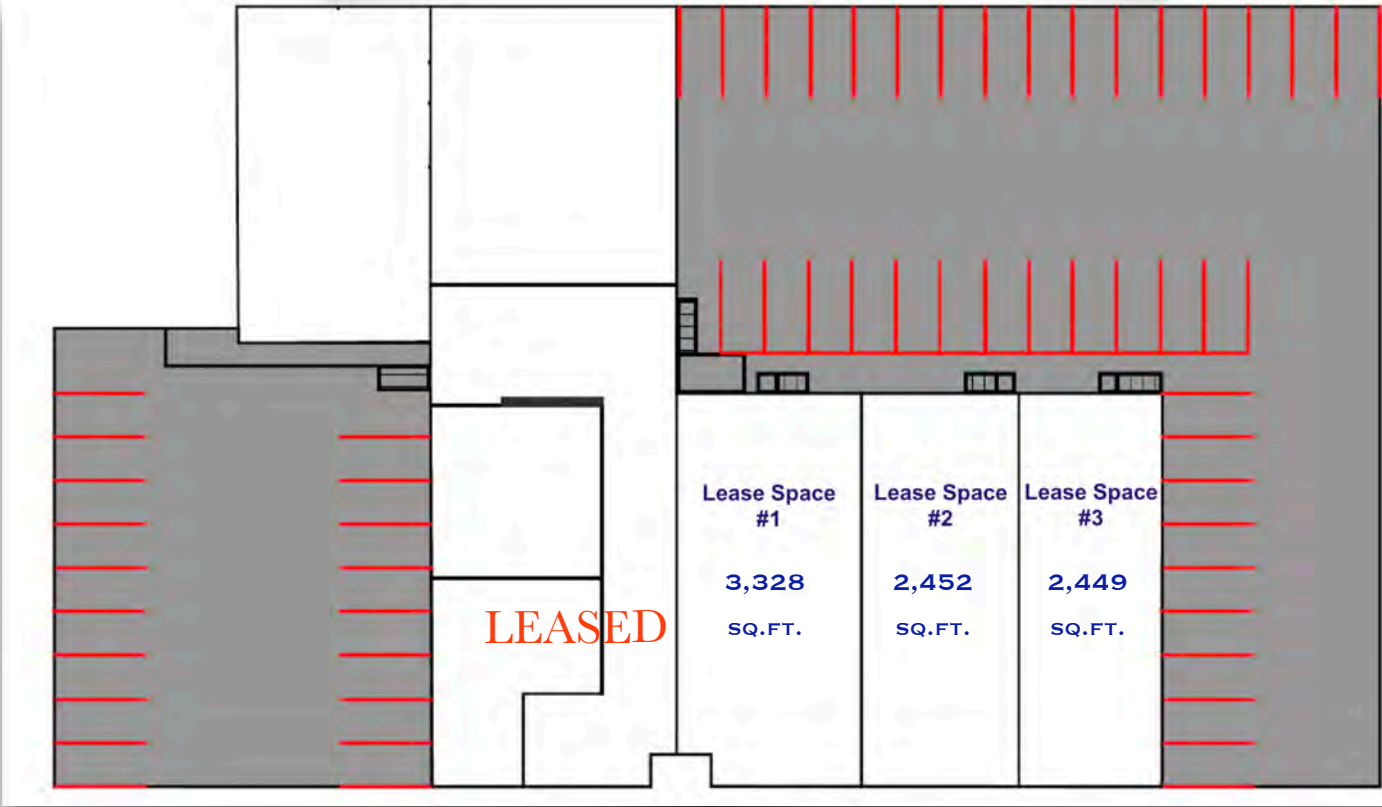
1. SUL ROSS PARK
2. SHIPLEY'S DONUTS
3. JESUS SAID LOVE
4. GULF HISTORIC GAS STATION
5. PROPOSED HOTEL DEVELOPMENT
6. 1424 BISTRO

7. AUSTIN ARMS
8. SIRONIA
9. OFFICE DEVELOPMENT
10. VISITING ANGELS
11. JUNQUE QUEENS
12. WACO CENTRAL LIBRARY

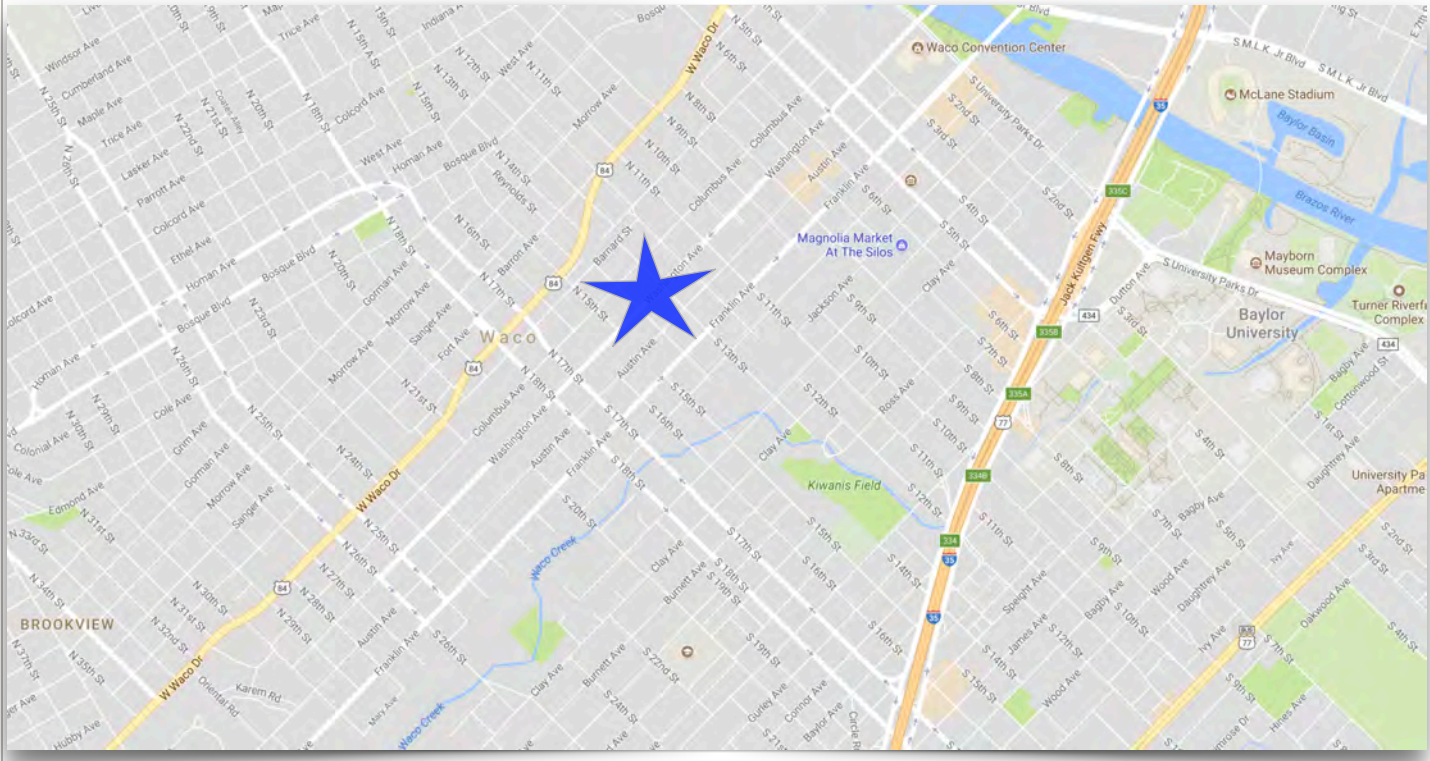
13. COMMUNITY BANK
14. BALCONES DISTILLING
15. WINE SHOPPE

MANY OTHER NEW AND/OR PROPOSED MULTI-FAMILY DEVELOPMENTS IN GREATER AREA OF **UPTOWN WACO**

SPACE PLAN | LOCATION MAP



WASHINGTON AVENUE





Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

| | | | |
|---|----------------|-------------------------------|----------------------|
| <u>COLDWELL BANKER CMM JIM STEWART, REALTORS</u> | <u>0281894</u> | <u>commercial@jsrwaco.com</u> | <u>(254)776-0000</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>EARL B. PATRICK</u> | <u>0146312</u> | <u>epatrick@jsr-waco.com</u> | <u>(254)776-0000</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>GREGG GLIME</u> | <u>0620081</u> | <u>greggglime@jsrwaco.com</u> | <u>(254)339-2200</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date