



**COLDWELL  
BANKER  
COMMERCIAL**

JIM STEWART, REALTORS®

217 S 4TH STREET  
#WACOTOWN BUILDING

FOR LEASE

CBCWORLDWIDE.COM



Exclusively offered by:

Gregg Glime, CCIM  
254.776.0000  
greggglime@greggglimecre.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Jim Stewart, Realtors®. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

COLDWELL BANKER COMMERCIAL  
JIM STEWART, REALTORS®  
500 North Valley Mills Drive, Waco, Texas 76710  
555.555.5555



# #WACOTOWN BUILDING - 2ND FLOOR OFFICE SUITES

217 S 4th Street, Waco, TX 76701

LEASE



## OFFERING SUMMARY

Available SF:	642 - 7,500 SF
Lease Rate:	\$30.00 SF/YR (Full Service)
Lot Size:	0.29 Acres
Year Built:	1920
Building Size:	15,000 SF
Renovated:	2019
Zoning:	C-4

## PROPERTY OVERVIEW

This historically preserved and completely renovated building offers multiple finished office suites available for lease. In what is commonly referenced as the "#WacoTown" building, this buildings offers a distinct presence in the Heart of Downtown Waco. With the much-anticipated opening of Fabled Bookshop and Cafe (ground floor tenant), this property offers an excellent opportunity to strategically locate in Downtown Waco. Various sizes and floor plans to choose from - there is even an opportunity to custom design your floor plan.

The interior finish-out offers large windows overlooking the Brazos River and the downtown entertainment district. With tall exposed ceilings, historic mill-work, exposed brick wall coverings, new elevator and lobby - this property needs to make the list for any prospective business wanting to enter and/or relocate within the downtown market area.

## PROPERTY HIGHLIGHTS

- Directly between River Square District & The Silo District
- Second story views overlooking downtown and the river
- Near The Containery & other anticipated developments
- Dedicated parking for Tenants
- Recently Renovated - Historically Designated Building

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
 254.776.0000  
 greggglime@greggglimecre.com



JIM STEWART, REALTORS®



## WACOTOWN BUILDING - 2ND FLOOR

217 S 4th Street, Waco, TX 76701

LEASE



[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Gregg Glime, CCIM  
254.776.0000  
[greggglime@greggglimecre.com](mailto:greggglime@greggglimecre.com)



**COLDWELL  
BANKER  
COMMERCIAL**

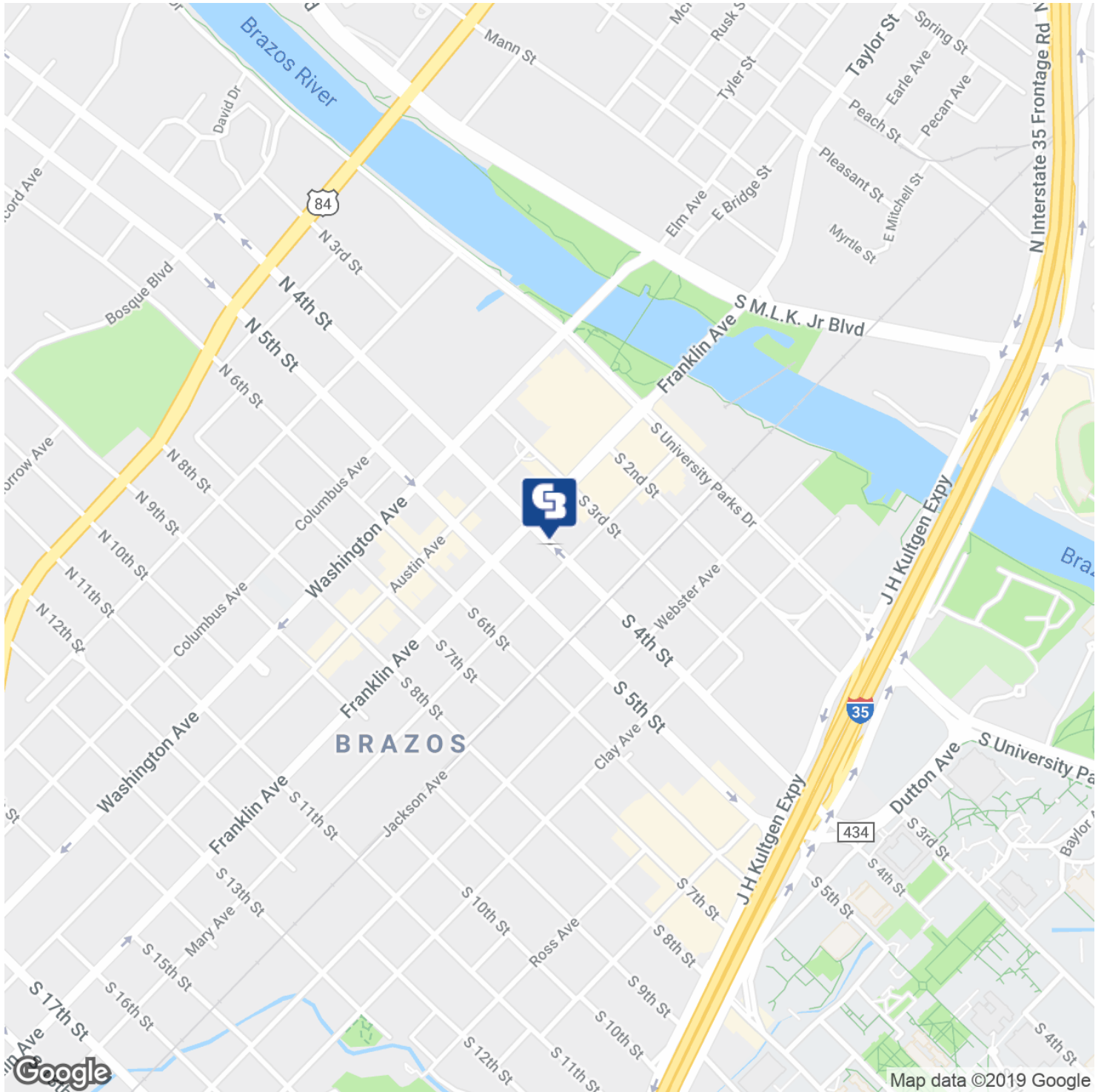
**JIM STEWART, REALTORS®**



## WACOTOWN BUILDING - 2ND FLOOR

217 S 4th Street, Waco, TX 76701

LEASE



CBCWORLDWIDE.COM

Gregg Glime, CCIM  
254.776.0000  
greggglime@greggglimecre.com



**COLDWELL  
BANKER  
COMMERCIAL**

**JIM STEWART, REALTORS®**



# WACOTOWN BUILDING - 2ND FLOOR

217 S 4th Street, Waco, TX 76701

LEASE



CBCWORLDWIDE.COM

Gregg Glime, CCIM  
 254.776.0000  
 greggglime@greggglimecre.com



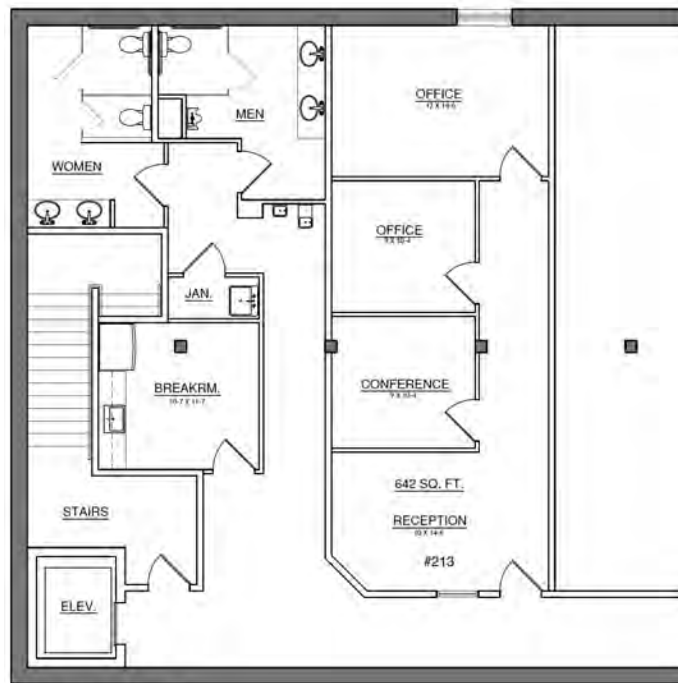
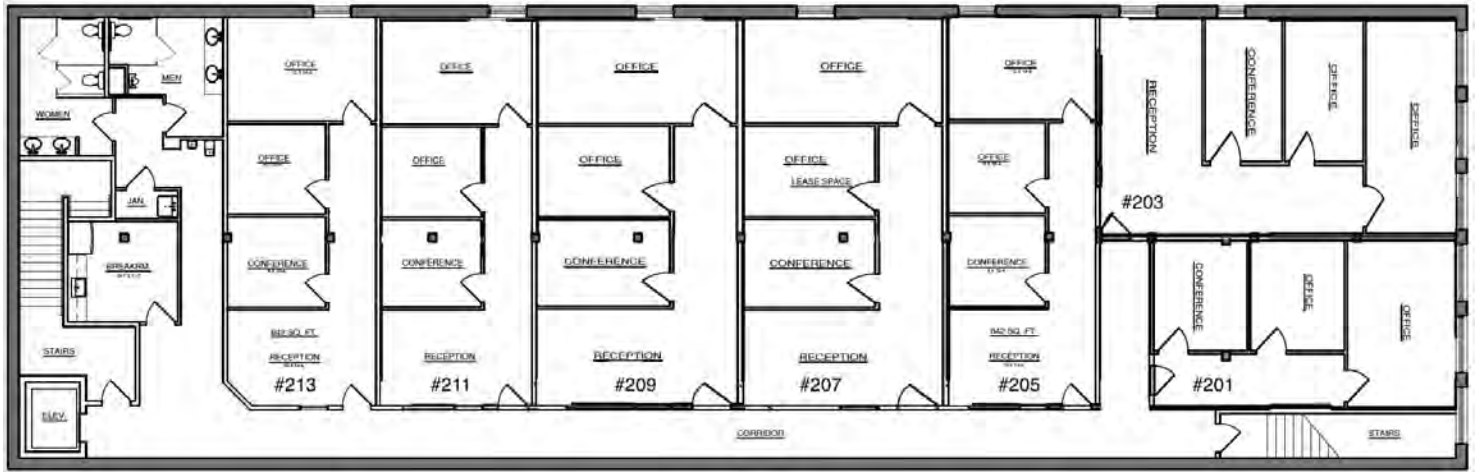
JIM STEWART, REALTORS®



# WACOTOWN BUILDING - 2ND FLOOR

217 S 4th Street, Waco, TX 76701

LEASE



2 ENLARGED FLOOR PLAN  
1/4" = 1'-0"

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
254.776.0000  
greggglime@greggglimecre.com



**COLDWELL  
BANKER  
COMMERCIAL**

JIM STEWART, REALTORS®



# WACOTOWN BUILDING - 2ND FLOOR

217 S 4th Street, Waco, TX 76701

LEASE TYPE | Full Service

TOTAL SPACE | 642 - 7,500 SF

LEASE TERM | Negotiable

LEASE RATE | \$30.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
217 S 4th St. #200-213	Available	642 - 7,500 SF	Full Service	\$30.00 SF/yr	Floor plan CAN be modified during construction.
217 S 4th St. #213	Available	642 SF	Full Service	\$1,605 per month	Spec. office space under construction.

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
254.776.0000  
greggglime@greggglimecre.com



JIM STEWART, REALTORS®



# 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	KATHY@CBAPEX.COM	(254)776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
GREGG GLIME, CCIM	0620081	GREGGGLIME@GREGGGLIMECRE.COM	(254)776-0000
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date