



**COLDWELL  
BANKER  
COMMERCIAL**

JIM STEWART, REALTORS®

# FOR LEASE

## 618-620 COLUMBUS AVE

WACO, TX 76701

### AVAILABLE SPACE

187 - 845 SF

### LEASE RATE

\$1,000 per month (Full Service)

CBCWORLDWIDE.COM

Exclusively Offered By:

Gregg Glime, CCIM  
Comm Sales Associate  
254 313 0000  
greggglime@greggglimecre.com

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL  
JIM STEWART, REALTORS®  
500 North Valley Mills Drive, Waco, TX 76710  
254.776.0000



# 618-620 COLUMBUS AVE

WACO, TX 76701

LEASE



## OFFERING SUMMARY

Available SF:	187 - 658 SF
Lease Rate:	\$1,000 per month (Full Service)
Lot Size:	0.57 Acres
Year Built:	1945
Building Size:	6,000 SF
Zoning:	C-4
Market:	Waco
Submarket:	Downtown Waco

## PROPERTY OVERVIEW

This property offers a unique opportunity for office suites in the heart of Downtown Waco with over 1/2 acre of on-site parking. Tall historic ceilings, open windows and fantastic 2nd story views of Downtown Waco. This property is neighbored by many new and trendy retailers, bars and coffee shops and is just blocks from all of the downtown amenities.

## PROPERTY HIGHLIGHTS

- Immediate Neighbors include: Magnolia Hotel, Waco Work, Skinny's, One Day Columbus & Z's @ the Curry
- Historically Renovated Office Space
- Full-Service Leases (Utilities included)
- Adjacent to Waco Work with amenity options

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
Comm Sales Associate  
254 313 0000  
gregglime@gregglimecre.com



**COLDWELL  
BANKER  
COMMERCIAL**

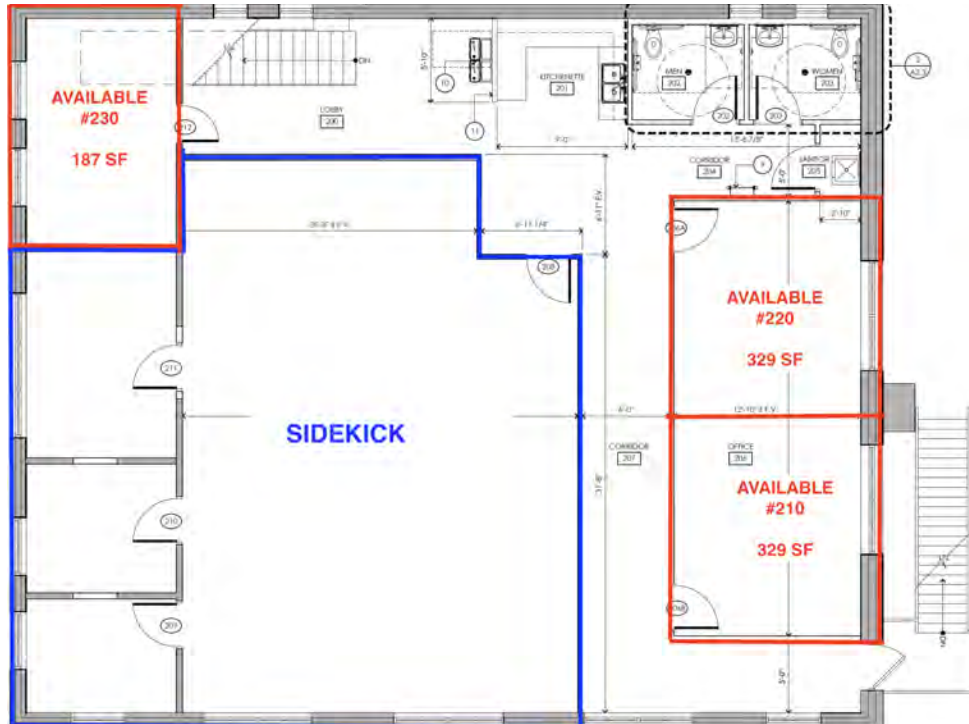
**JIM STEWART, REALTORS®**



# 618-620 COLUMBUS AVE

WACO, TX 76701

LEASE



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	187 - 658 SF	Lease Rate:	\$1,000 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
One Day Columbus	-	500 - 3,000 SF	NNN	\$24.00 SF/yr	Promises to be one of Waco's most Popular Coffee Shops & Full Service Bars
Skinny's Repair Shop	-	1,020 SF	NNN	Negotiable	Waco's Most Popular Tech & Tech Repair Companies
620 Columbus Ave	Sidekick	2,067 SF	Full Service	Negotiable	Waco's Best Full Service Marketing Agency
210	Available	329 - 658 SF	Full Service	\$1,000 per month	Overlooking coffee shop patio, Alico Building and Magnolia's New Hotel
220	Available	329 - 658 SF	Full Service	\$1,000 per month	Overlooking coffee shop patio, Alico Building and Magnolia's New Hotel
230	Available	187 SF	Full Service	\$1,000 per month	Front facing, large windows overlooking Downtown Waco

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
 Comm Sales Associate  
 254 313 0000  
 gregglime@gregglimecre.com



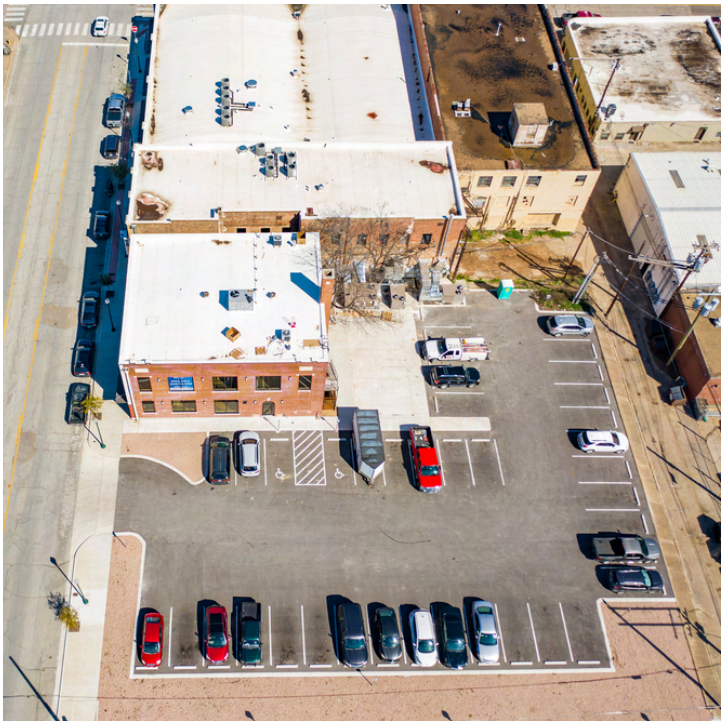
**COLDWELL BANKER COMMERCIAL**

**JIM STEWART, REALTORS®**



**618-620 COLUMBUS AVE**  
WACO, TX 76701

**LEASE**



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

Gregg Glime, CCIM  
Comm Sales Associate  
254 313 0000  
[greggglime@greggglimecre.com](mailto:greggglime@greggglimecre.com)



**COLDWELL  
BANKER  
COMMERCIAL**

**JIM STEWART, REALTORS®**



**618-620 COLUMBUS AVE**  
WACO, TX 76701

**LEASE**



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

**Gregg Glime, CCIM**  
Comm Sales Associate  
254 313 0000  
[gregglime@gregglimecre.com](mailto:gregglime@gregglimecre.com)



**JIM STEWART, REALTORS®**



# 618-620 COLUMBUS AVE

WACO, TX 76701

LEASE



Map data ©2020 Google Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
 Comm Sales Associate  
 254 313 0000  
 gregglime@gregglimecre.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)313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB APEX REALTORS, LLC	0590914		
Designated Broker of Firm	License No.	Email	Phone
KATHRYN ANNE SCHROEDER	0269763	REALTORS@JSRWACO.COM	(254)776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
GREGG GLIME, CCIM	0620081	GREGGGLIME@GREGGGLIMECRE.COM	(254)313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date