



JOSH CARTER, CCIM

1512 LAKE AIR DR, WACO, TX 76710

OFFICE SPACE

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Professional multi-tenant office building centrally located just one block off the intersection of Lake Air Dr and Bosque Blvd. Convenient to shopping, restaurants, retail and many other offices. This attractive and economical office building offers a quiet setting with ample parking in front and rear, updated shared common areas, and easy access to individual suites. Leases are structured to provide utilities, maintenance, and customary janitorial services to each suite. Current occupants include financial services, real estate, mortgage lending, title insurance, and other professional uses.

Please contact the listing broker to schedule a tour.

PROPERTY SUMMARY

PROPERTY TYPE

Professional Office Building

LEASE RATE

\$2.00 sf/month (\$24.00/sf/yr)

AVAILABLE SUITES

1,297 RSF and 1,319 RSF

LOCATION

1512 Lake Air Dr

MARKET

Waco

ZONING

C-3 General Commercial District





CURRENT AVAILABILITY

Suite 105

Suite 105 offers 1,319 RSF configured with a reception vestibule, large bullpen area, and 2 private offices.

\$2,638.00 per month at a lease rate of \$2.00/sf/mo
(\$24.00/sf/yr)

Suite 117

Suite 117 offers 1,319 RSF featuring a glass entry, reception area, two large private offices, separate conference room and an open bullpen area large enough to accommodate three or four cubicles.

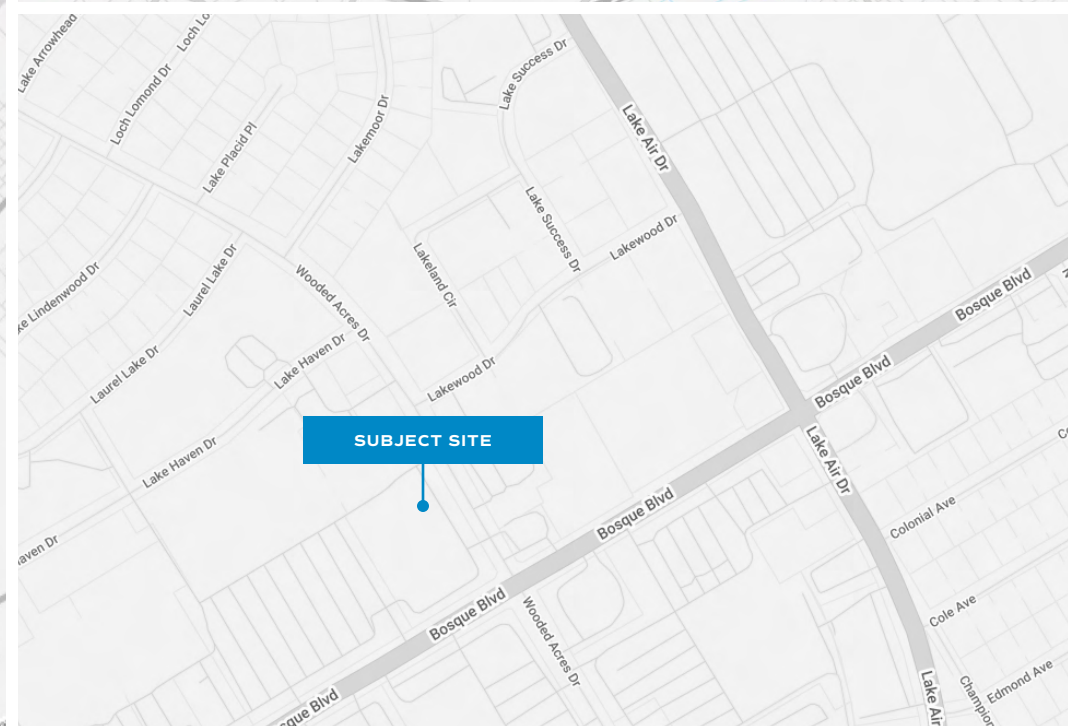
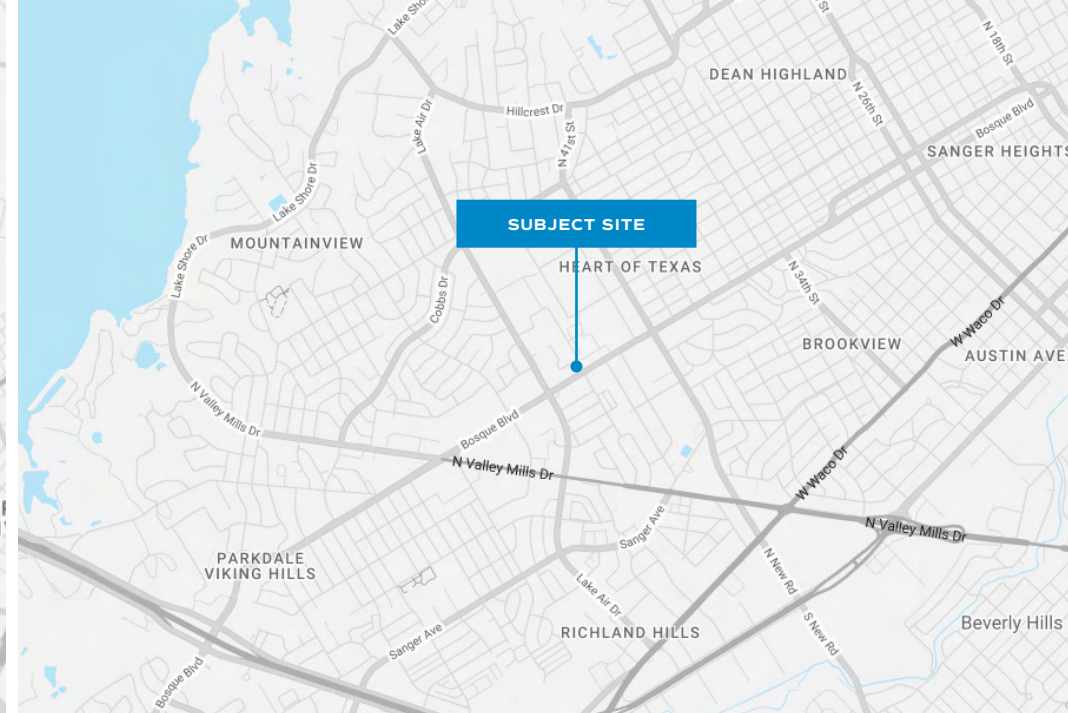
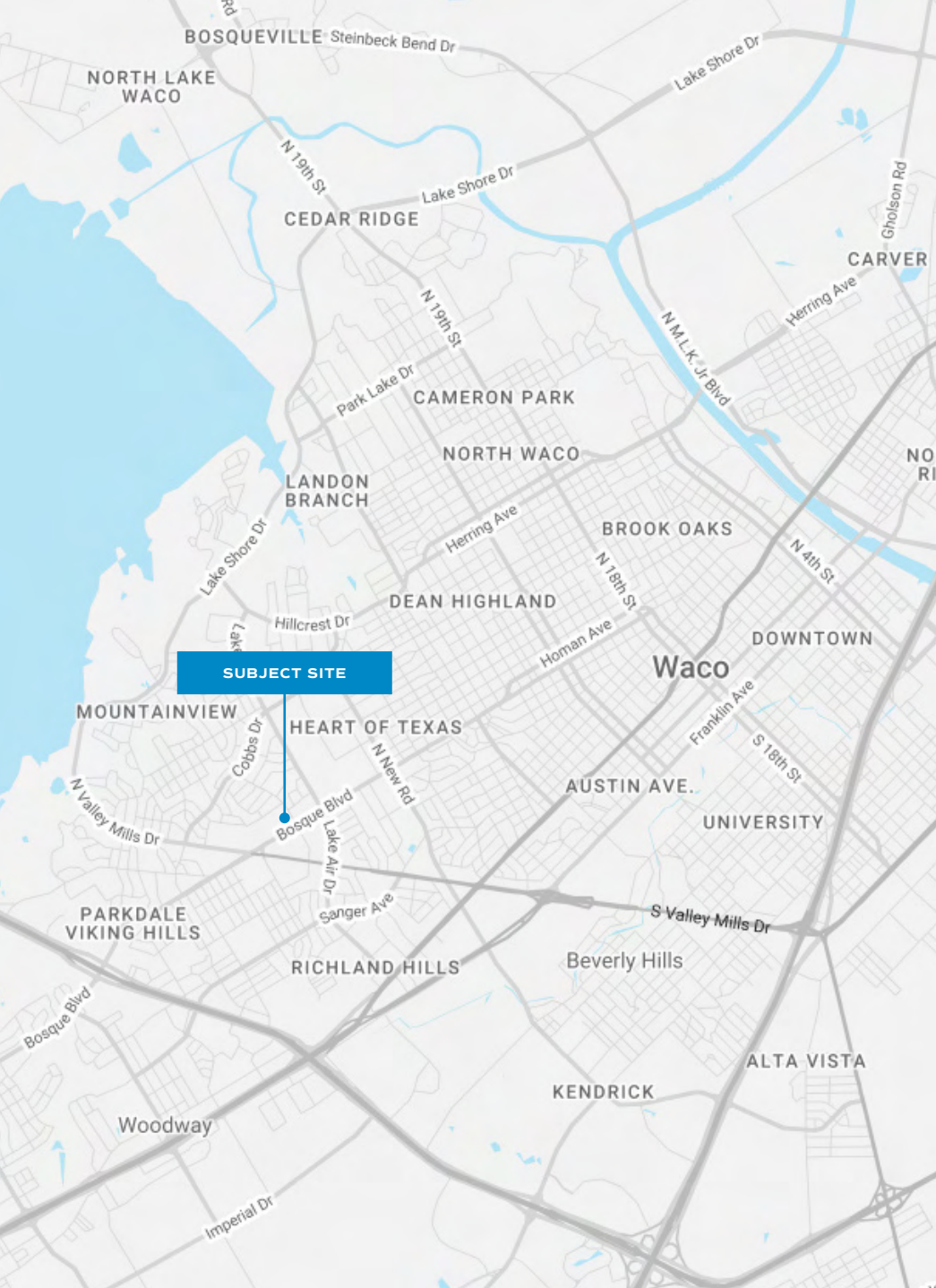
\$2,594.00 per month at a lease rate of \$2.00/sf/mo
(\$24.00/sf/yr)



PHOTO GALLERY







CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



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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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Carter, CCIM	476150	josh@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date