



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

AVAILABLE

CBCWORLDWIDE.COM

WELLS FARGO TOWER

1105 Wooded Acres Drive
Waco, TX 76710



Listing Brokers:

Josh Carter, CCIM
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500 N. Valley Mills Drive, Suite 201, Waco, TX 76710
254.313.0000



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OFFERING SUMMARY

Space Available : 614 RSF to 3,811 RSF

Lease Rate: \$20.40 - 21.00 SF/YR
("Modified Gross")

Year Built: 1987

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PROPERTY OVERVIEW

Professional space available in Waco's premier office complex, the Wells Fargo Tower. Central location on Wooded Acres Dr, located between N Valley Mills Dr and Bosque Blvd. Convenient to many other offices, retail uses, restaurants, etc. This attractive office building offers a quiet professional setting with ample parking, shared common areas, and easy access to individual suites. A variety of office suite sizes are available from small to large. Please contact the listing broker to schedule a tour of the suites available.

Suites 500 & 530 can be combined to create 3,811 RSF.

Floor plans available upon request.

PROPERTY HIGHLIGHTS

- "Full Service" leases include utilities, maintenance and janitorial service
- Convenient location in central Waco
- Well maintained and professionally managed
- Features numerous common area improvements and energy upgrades



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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LEASE

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	614 - 3,811 RSF	Lease Rate:	\$20.40 - \$21.00 SF/YR

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	Available	2,937 SF	Modified Gross	\$21.00 SF/yr	Reception, 2 private offices, conference, and large cubicle area
Suite 402	Available	1,224 SF	Modified Gross	\$20.40 SF/yr	Reception, 3 private offices, and conference room
Suite 406	Available	1,153 SF	Modified Gross	\$20.40 SF/yr	Reception, open area
Suite 430	Available	614 SF	Modified Gross	\$20.40 SF/yr	Reception, 1 private office
Suite 500	Available	1,784 SF	Modified Gross	\$20.40 SF/yr	Reception, 4 to 5 private offices, dedicated breakroom
Suite 530	Available	2,027 SF	Modified Gross	\$20.40 SF/yr	Reception, 6 private offices, large conference room

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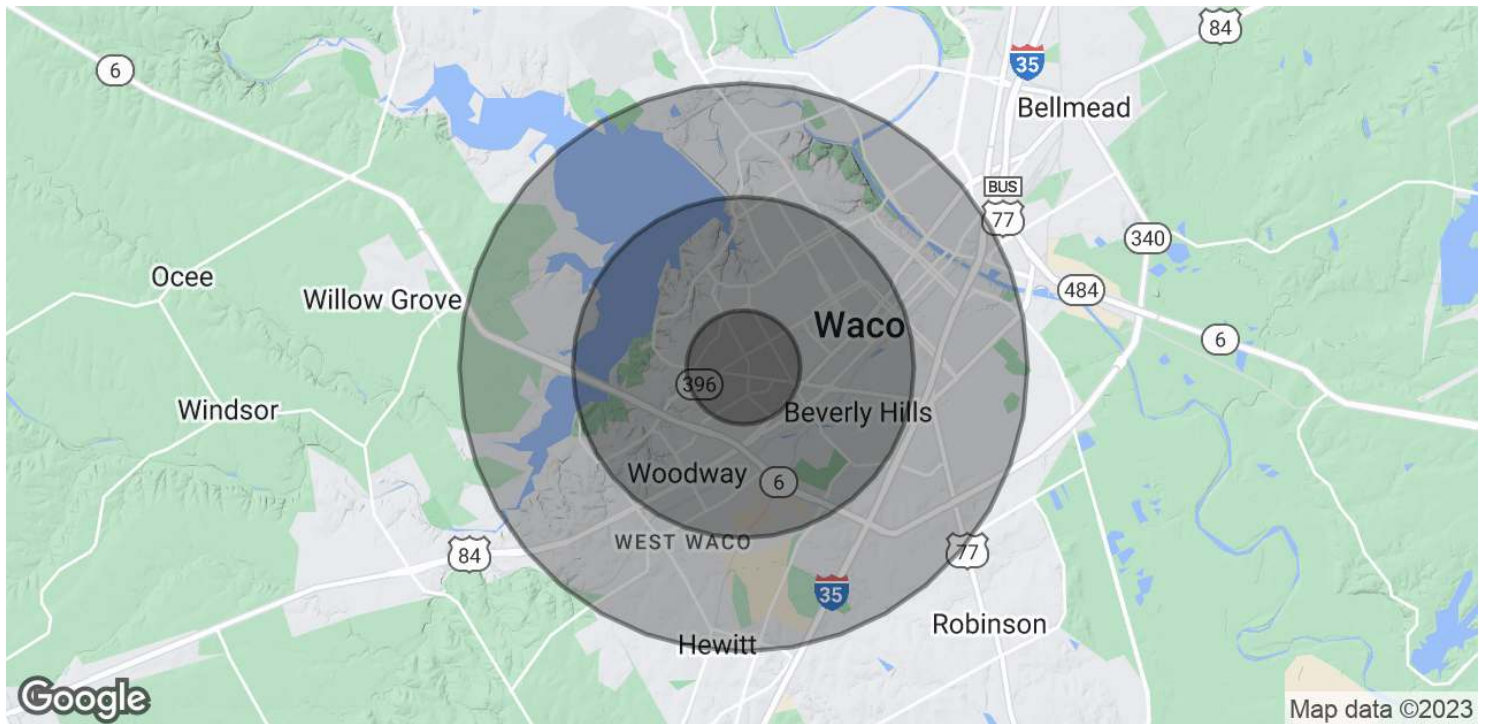
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,179	68,672	126,244
Average age	32.7	35.0	33.3
Average age (Male)	32.1	33.7	32.5
Average age (Female)	33.6	36.7	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,804	25,893	46,260
# of persons per HH	2.4	2.7	2.7
Average HH income	\$46,855	\$51,635	\$48,912
Average house value	\$168,596	\$138,472	\$134,182

* Demographic data derived from 2020 ACS - US Census

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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.

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JOSHUA W. CARTER, CCIM	0476150	JOSHCARTER@CARTERCRE.COM	(254) 313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date