



**COLDWELL BANKER
COMMERCIAL**

**JIM STEWART,
REALTORS®**

EXCLUSIVELY OFFERED BY:

GREGG GLIME
SIOR, CCIM

CAMARILLA OFFICE CENTER

345 OWEN LANE
WACO, TX 76710

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PROPERTY OVERVIEW

The Camarilla Office Center is conveniently located near the intersection of Highway 84 and Highway 6 and is shadowed by the Richland Mall. This office is in close proximity to shopping, restaurants, and hospitals. The interior and exterior of the building have been completely updated.

With spacious common areas, ample parking, large windows, an updated office space(s), this provides an excellent option for office users searching for competitive rental rates in an upscale office environment.

PROPERTY HIGHLIGHTS

- Conveniently located near the intersection of Highway 84 and Highway 6
- Spacious/Renovated Common Areas
- Shared Breakroom with vending, sink, microwave and refrigerator
- Large Monument Signage
- Ample Parking

PROPERTY SUMMARY

PROPERTY TYPE

Office Park

LOCATION

Waco

ZONING

C-3

LEASE RATE

Starting at \$500.00/month

LOT SIZE

2.233 Acres

YEAR BUILT

Updated in 2020



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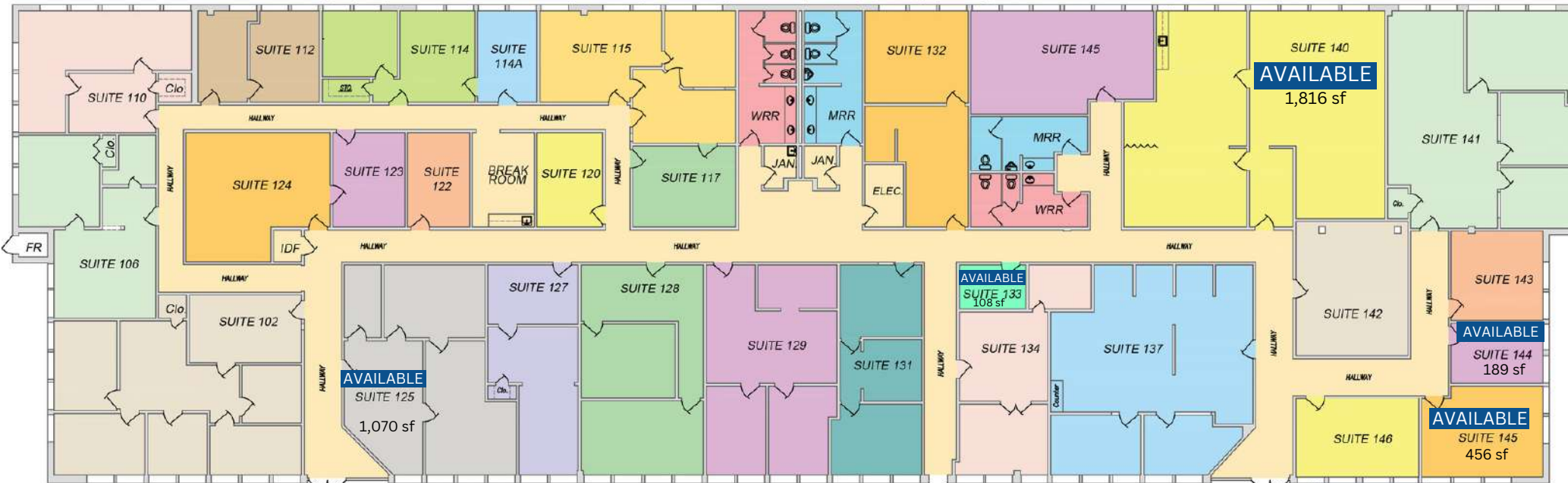


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FLOORPLAN

Camarilla Office Center
345 Owen Lane
Waco, Texas

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

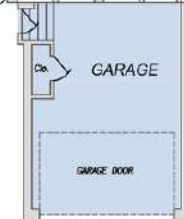


Camarilla Office Park Rent Roll

Suite	Rentable SF	Availability	Monthly Lease Rate
102	1,500	Leased	-
106	777	Leased	-
110	738	Leased	-
112	411	Leased	-
114A	203	Leased	-
114	506	Leased	-
115	789	Leased	-
117	293	Leased	-
120	220	Leased	-
122	208	Leased	-
123	240	Leased	-
124	537	Leased	-
125	1,070	AVAILABLE	\$2,000.00
127	601	Leased	-
128	907	Leased	-

Camarilla Office Park Rent Roll

Suite	Rentable SF	Availability	Monthly Lease Rate
129	949	Leased	-
131	630	Leased	-
132	692	Leased	-
133	108	AVAILABLE	\$315.00
134	624	Leased	-
137	1,370	Leased	-
140	1,816	AVAILABLE	\$2,031.75
141	1,438	Leased	-
142	518	Leased	-
143	284	Leased	-
144	646	AVAILABLE	\$504.00
145	643	AVAILABLE	\$1,100.00
146	328	Leased	-
Garage	707	Leased	-



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PHOTO GALLERY INTERIOR



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SUBJECT PROPERTY



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POINTS OF INTEREST



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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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Buyer/Tenant/Seller/Landlord Initials

Date