



GREGG GLIME SIOR, CCIM

LUKE HOLLER

STEFAN LEROW

345 OWEN LANE, WACO, TX 76710

Camarilla Office Center

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



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, and updated office space(s), this provides an excellent option for office users searching for competitive rental rates in an upscale office environment.

- Conveniently located near the intersection of Hwy 84 & Hwy 6
- Spacious/renovated common areas
- Shared breakroom with vending, sink, microwave and refrigerator
- Large monument signage
- Ample parking

PROPERTY HIGHLIGHTS

PROPERTY

Camarilla Office Park

LOCATION

345 Owen Lane, Waco, TX 76710

PROPERTY TYPE

Office Park

MARKET

Waco

ZONING

C-3

RENOVATED

2020

LOT SIZE

2.233 +/- Acres

LEASE RATE

Starting at \$450.00/month



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EXTERIOR PHOTO GALLERY



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FLOOR PLAN

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	Montly Lease Rate
102	1,500	Leased	-
106	772	Leased	-
110	738	Leased	-
112	411	Leased	-
114A	203	Leased	-
114	506	Leased	-
115	789	Leased	-
117	293	AVAILABLE	\$700.00
120	220	Leased	-
122	208	Leased	-

Camarilla Office Park Rent Roll			
Suite	Rentable SF	Availability	Montly Lease Rate
123	240	Leased	-
124	537	Leased	-
125	1,070	AVAILABLE	\$1,950.00
127	601	Leased	-
128	907	Leased	-
129	948	AVAILABLE	\$1,900.00
130	630	Leased	-
131	630	AVAILABLE	\$1,125.00
132	691	Leased	-
133	108	Leased	-

Camarilla Office Park Rent Roll			
Suite	Rentable SF	Availability	Montly Lease Rate
134	623	Leased	-
137	1,368	Leased	-
140	816	Leased	-
141	1,435	Leased	-
142	518	Leased	-
143	301	Leased	-
144A	205	Leased	-
144B	405	AVAILABLE	\$900.00
146	344	Leased	-
GARAGE	707	Leased	-



INTERIOR PHOTO GALLERY

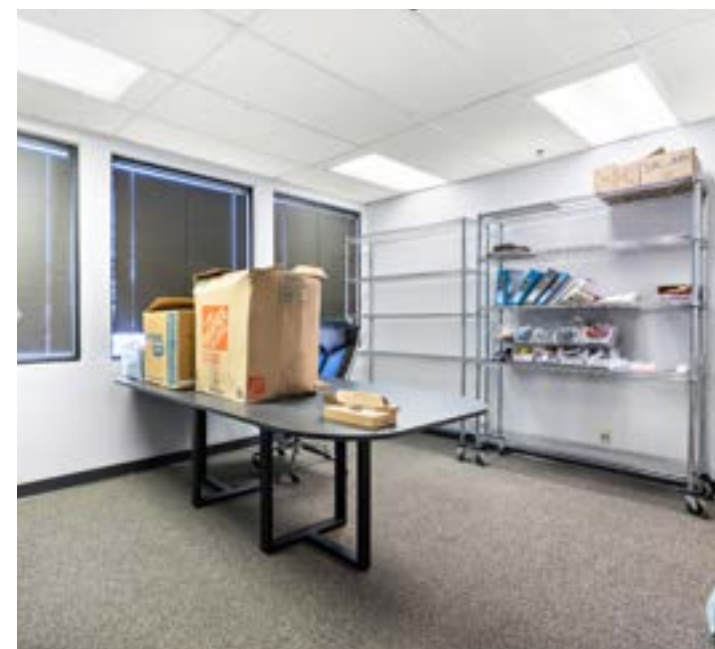


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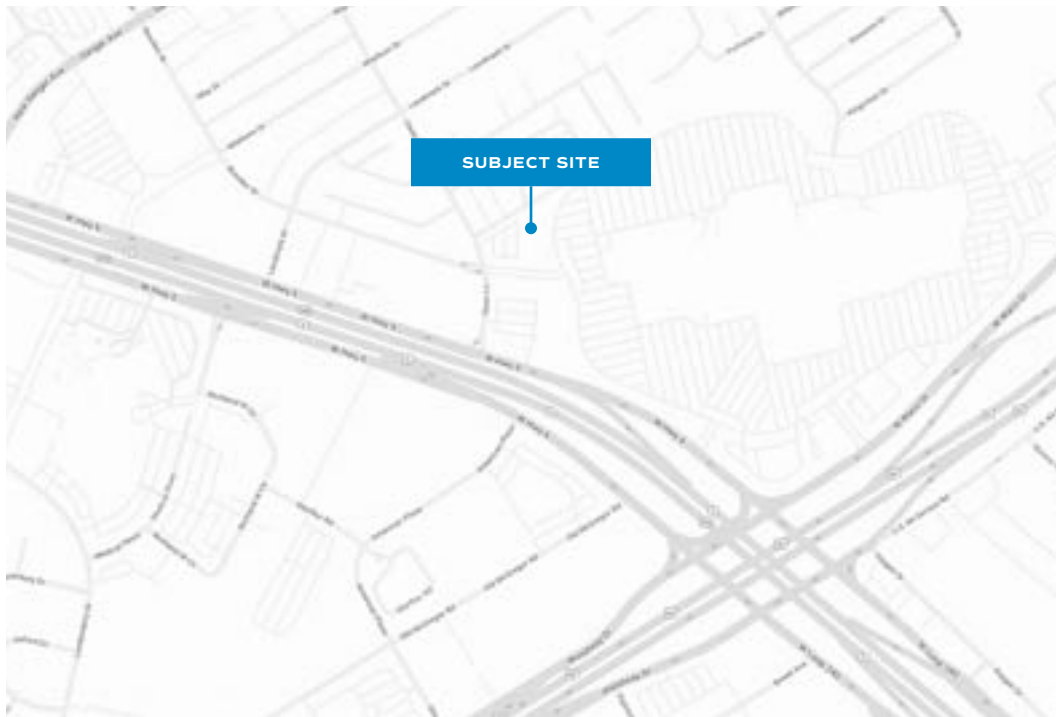
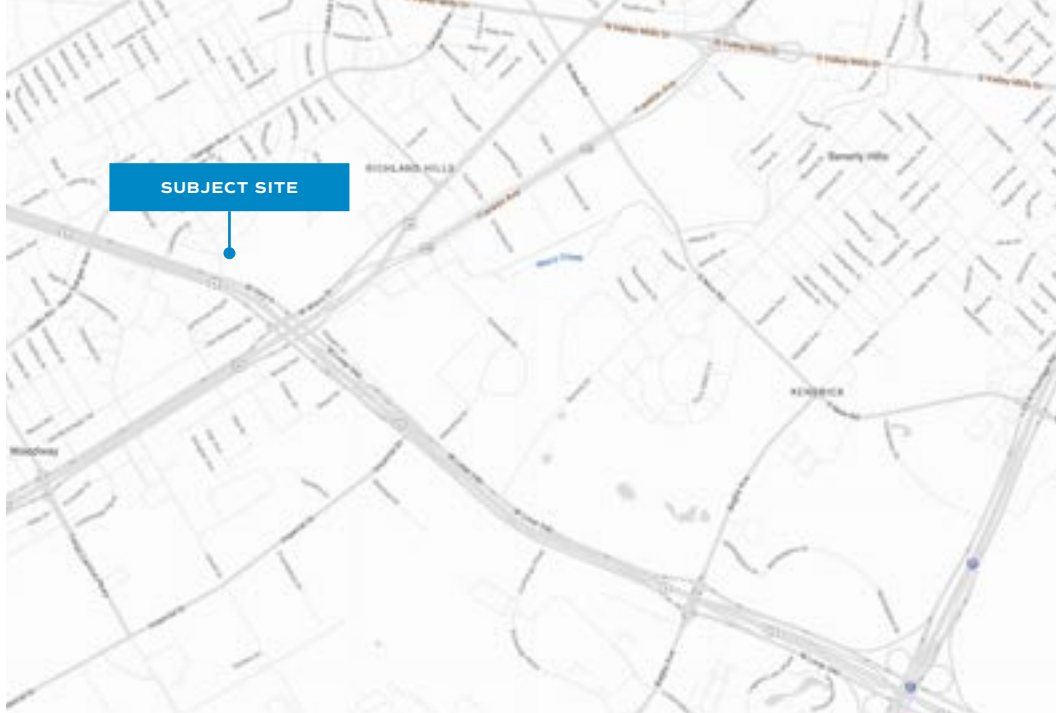
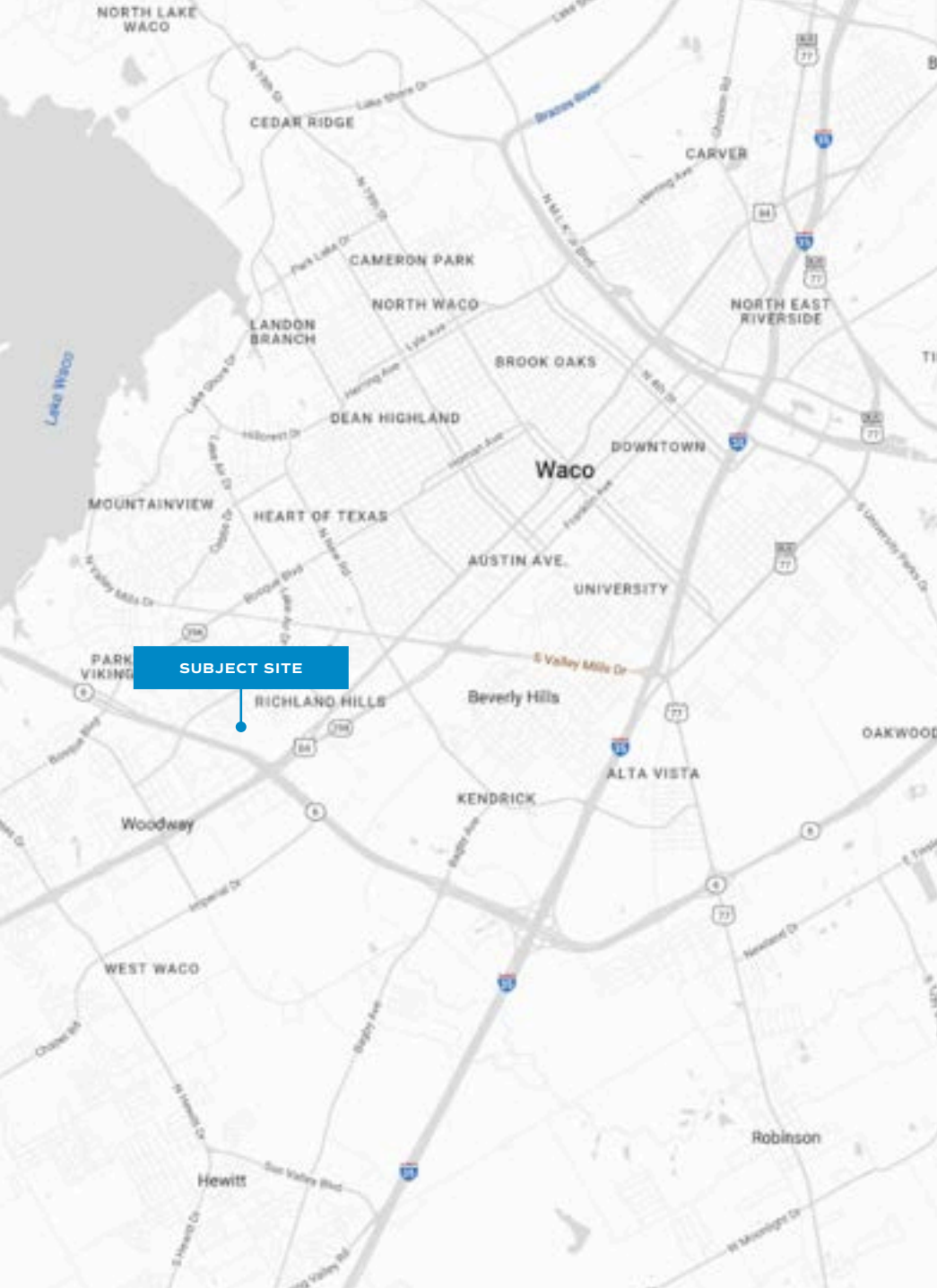
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Information About Brokerage Services

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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