



GREGG GLIME SIOR, CCIM

BRANDON DAVIS

200 W HWY 6, WOODWAY, TX 76712

American Plaza

AVAILABLE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Cromwell Commercial Group is honored to exclusively offer for lease, the executive office space at American Plaza. Located at the intersection of HWY 84 and HWY 6 in Woodway, Texas, and having completed a multi-million dollar renovation in 2022, American Plaza is the ideal option for Grade A office space in the greater Waco area. Location, access, parking, interior finishes and flexibility set this location apart from others in the market. Spaces available range from 136 SF to 8,817 SF, utilities are paid and the site is under new onsite property management. Spaces include access to a conference room, breakroom and bathrooms, and TI allowance is negotiable.

- Conveniently located with easy access from Hwy 84 and Hwy 6
- Renovated Common Areas and Office Space
- Ample Parking Surrounding Building
- Various Office Sizes and Configuration Available
- Onsite Property Management
- Utilities Paid

PROPERTY HIGHLIGHTS

PROPERTY

American Plaza

LOCATION

600 W Hwy 6, Woodway, TX 76712

PROPERTY TYPE

Executive Office Tower

YEAR BUILT

1986

RENOVATED

2022

SPACE AVAILABLE

136 SF - 10,188 SF

LEASE RATE

Starting at \$367/month



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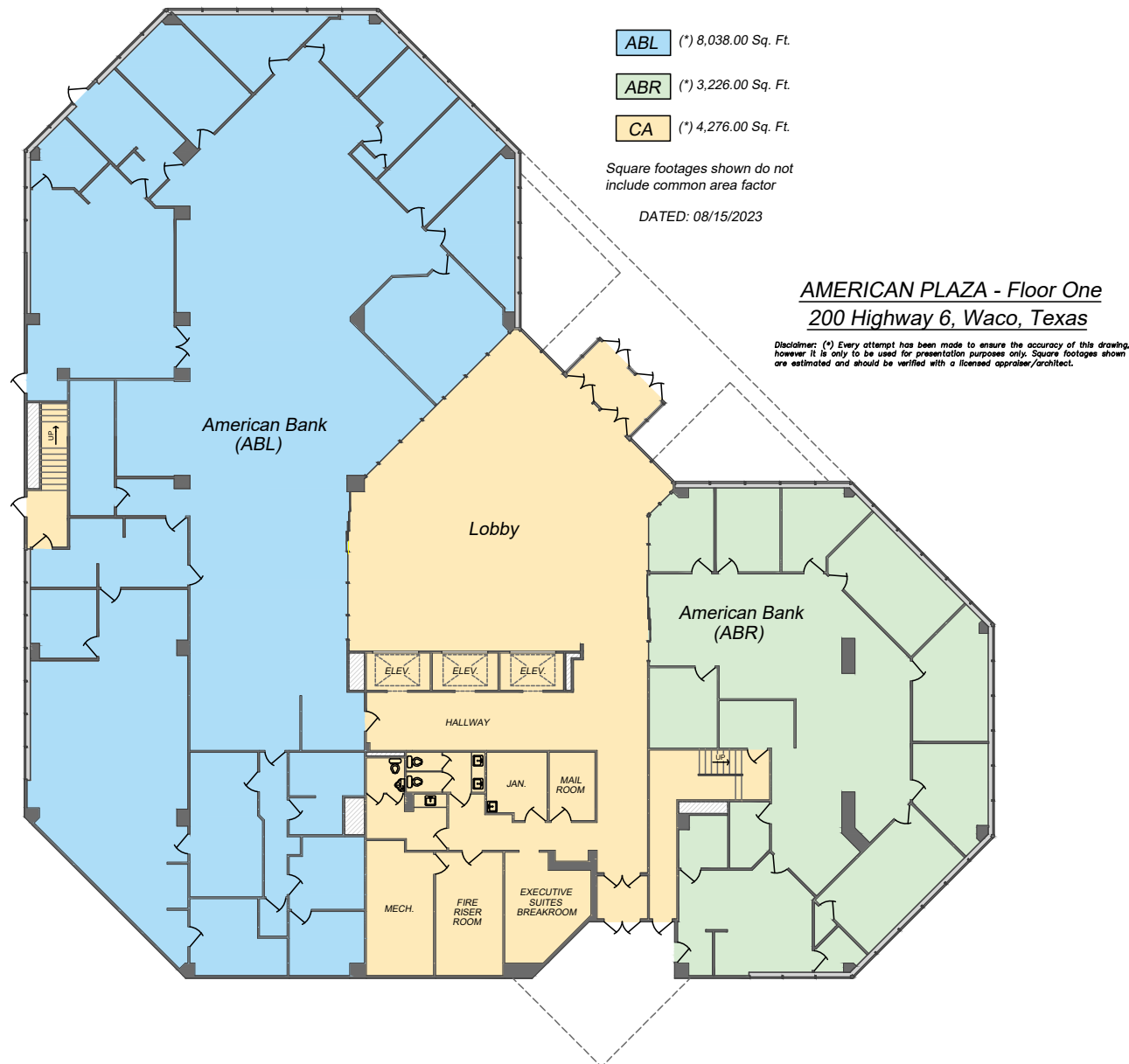
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PHOTO GALLERY



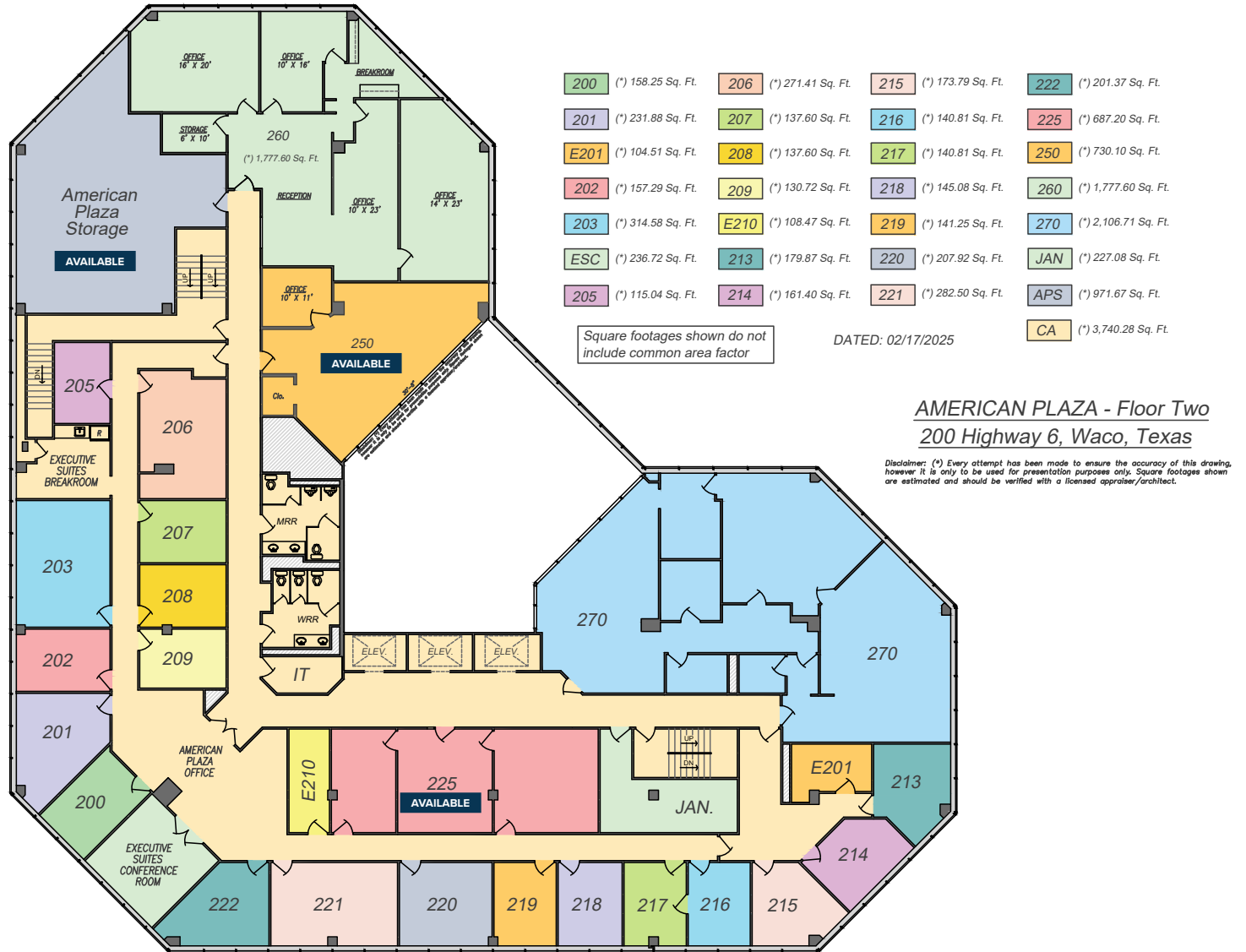
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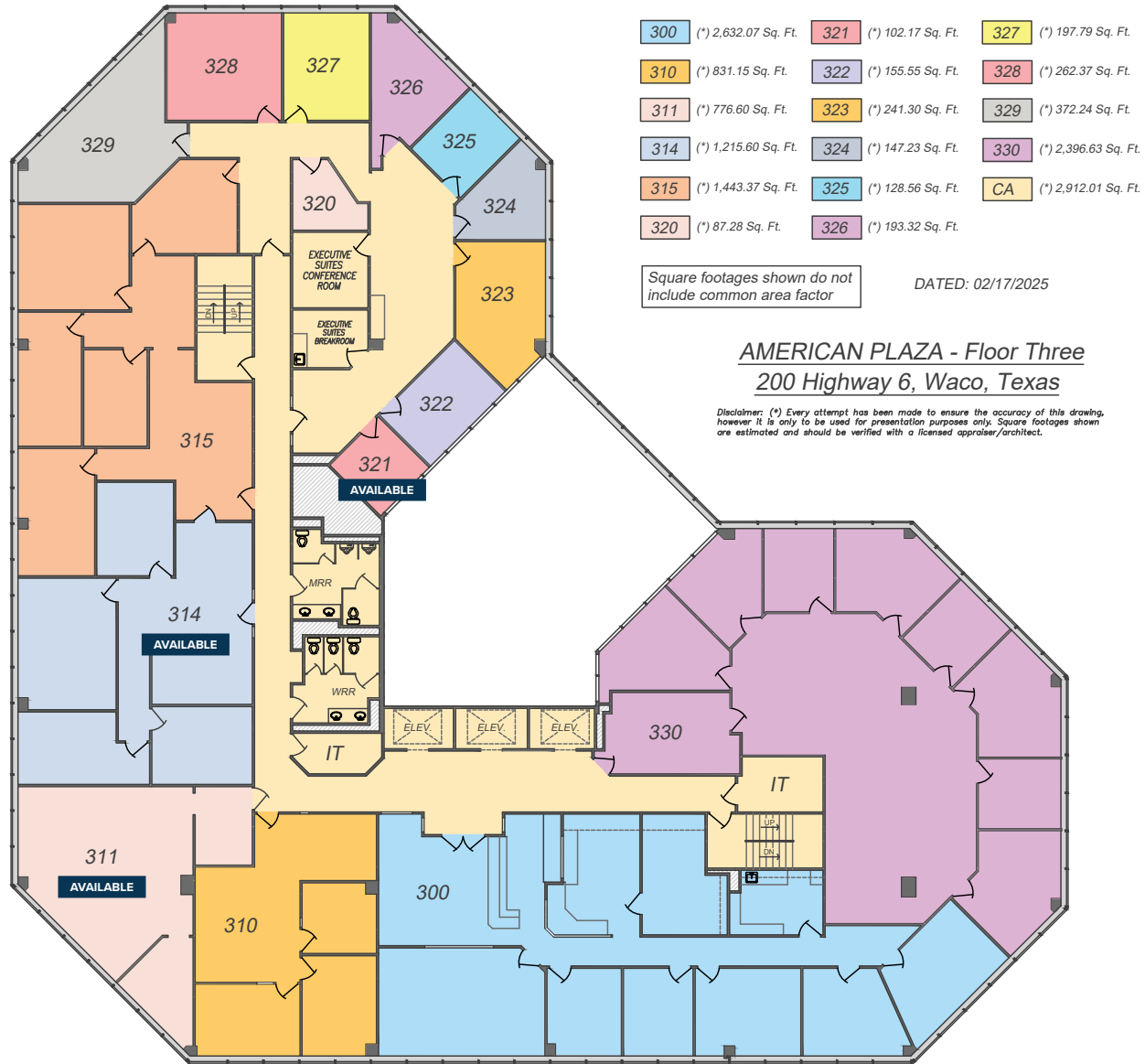
SECOND FLOOR

2ND FLOOR	
SUITE	RSF
ES 225	827
250	878
American Plaza Storage	1,169
* All Utilities & Janitorial are included **ES: Executive Suite	



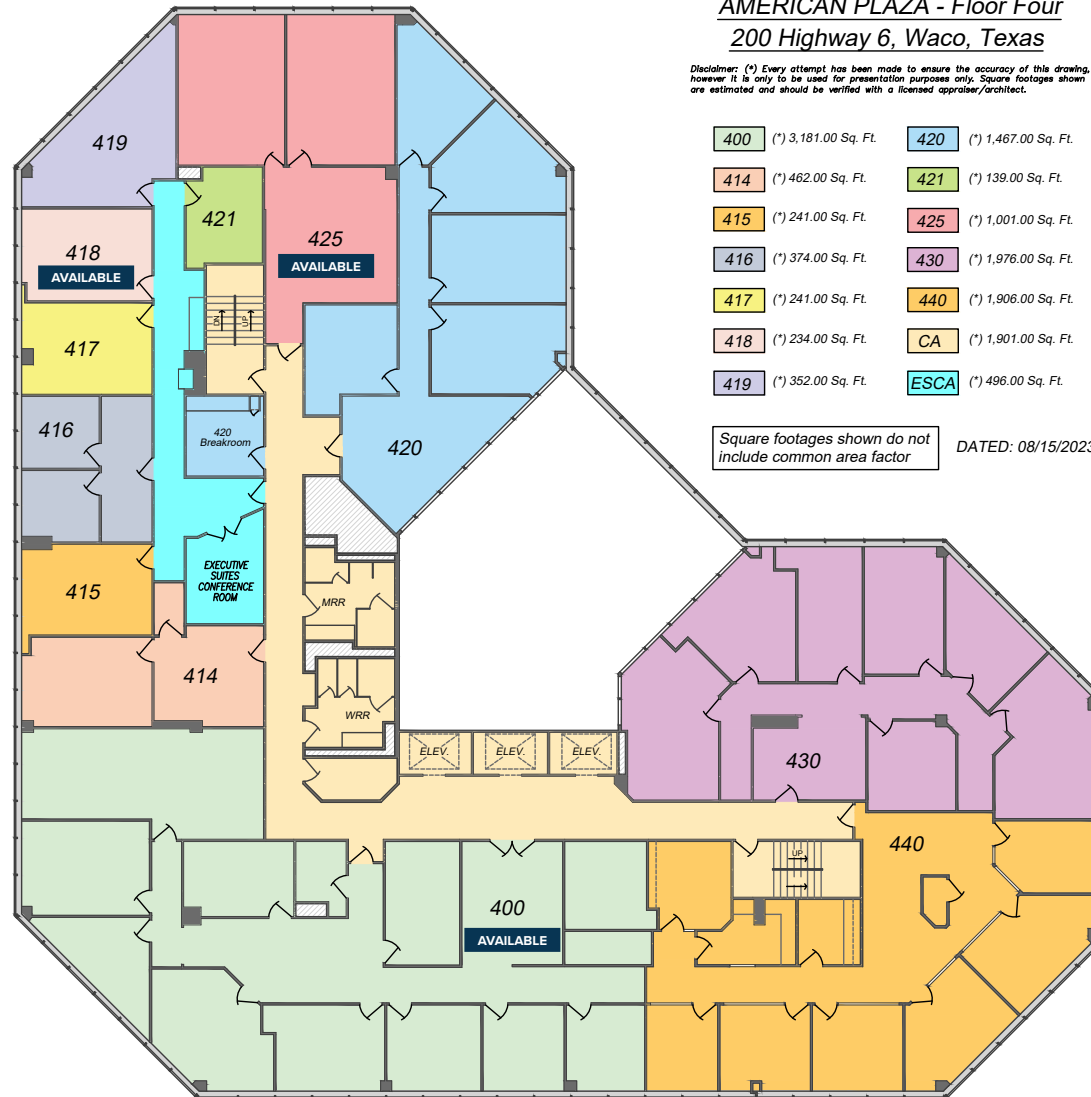
THIRD FLOOR

3RD FLOOR	
SUITE	RSF
311	934
314	1,462
321	123
* All Utilities & Janitorial are included	
**ES: Executive Suite	



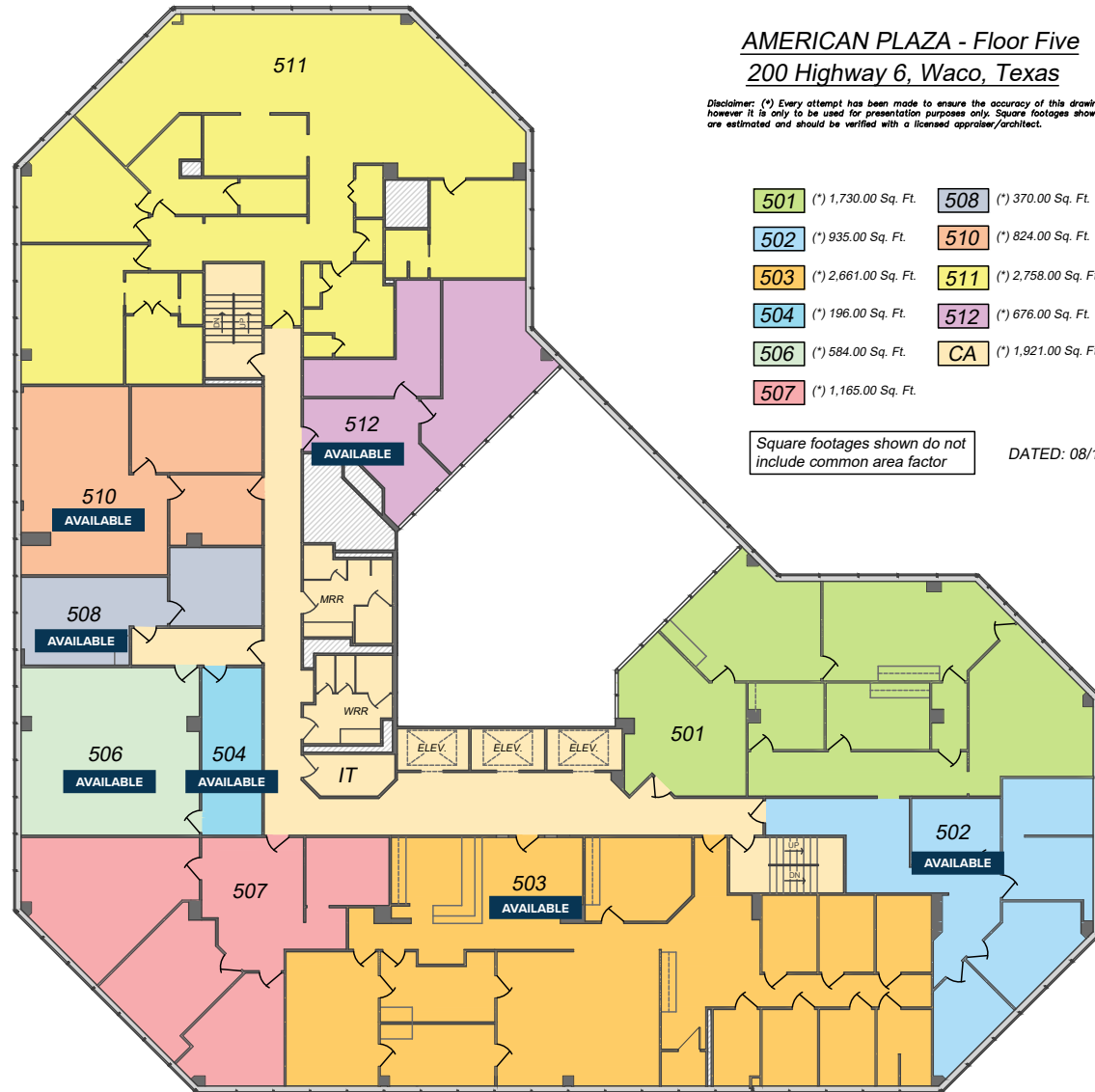
FOURTH FLOOR

4TH FLOOR	
SUITE	RSF
400	3,827
418	281
425	1,205
* All Utilities & Janitorial are included	



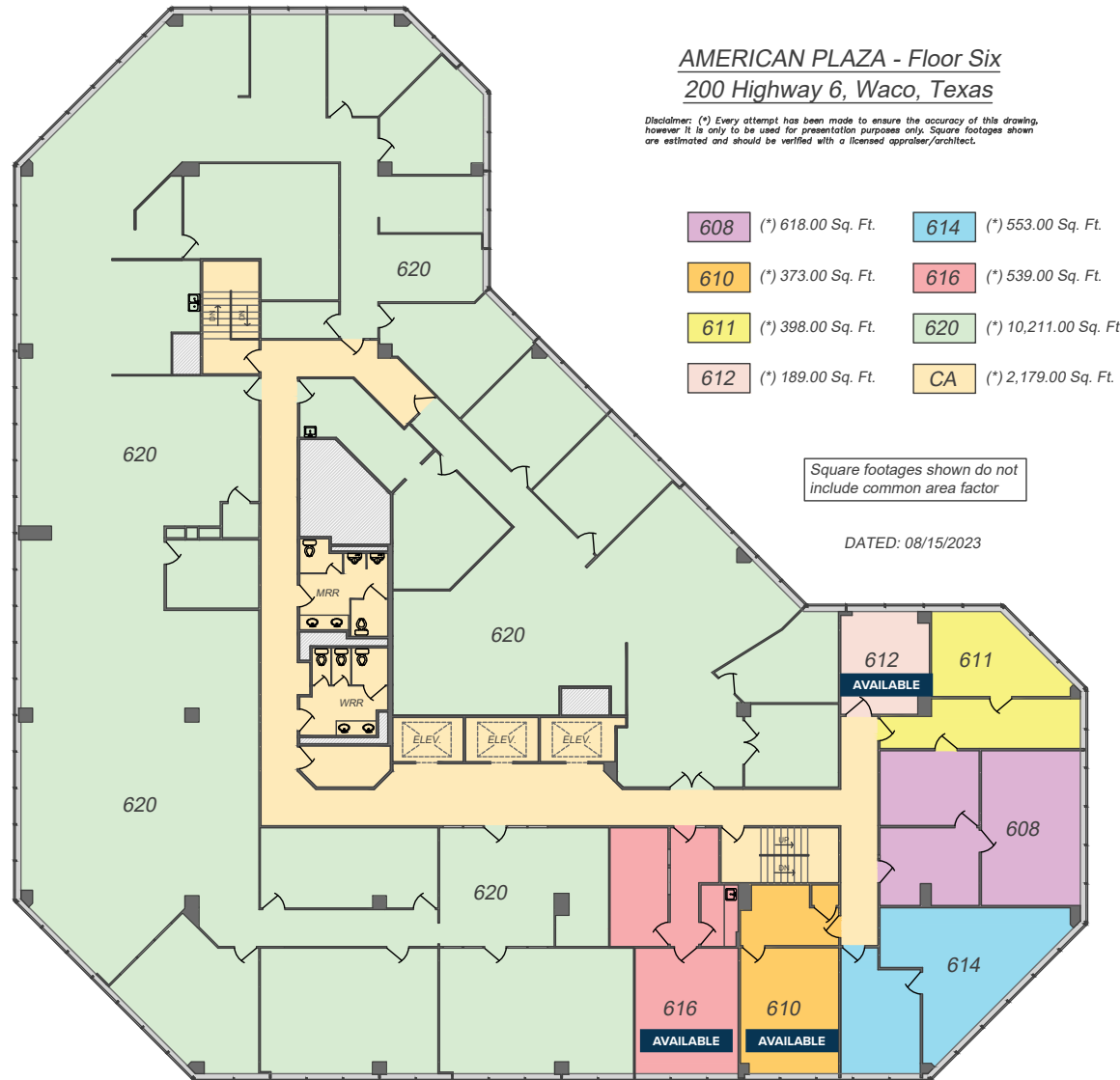
FIFTH FLOOR

5TH FLOOR	
SUITE	RSF
502	1,125
503	3,201
504	236
506	702
508	445
510	991
512	814
* All Utilities & Janitorial are included	



SIXTH FLOOR

6TH FLOOR	
SUITE	RSF
610	448
612	228
616	649 SF
* All Utilities & Janitorial are included	





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ASCENSION PROVIDENCE
HOSPITAL CAMPUS



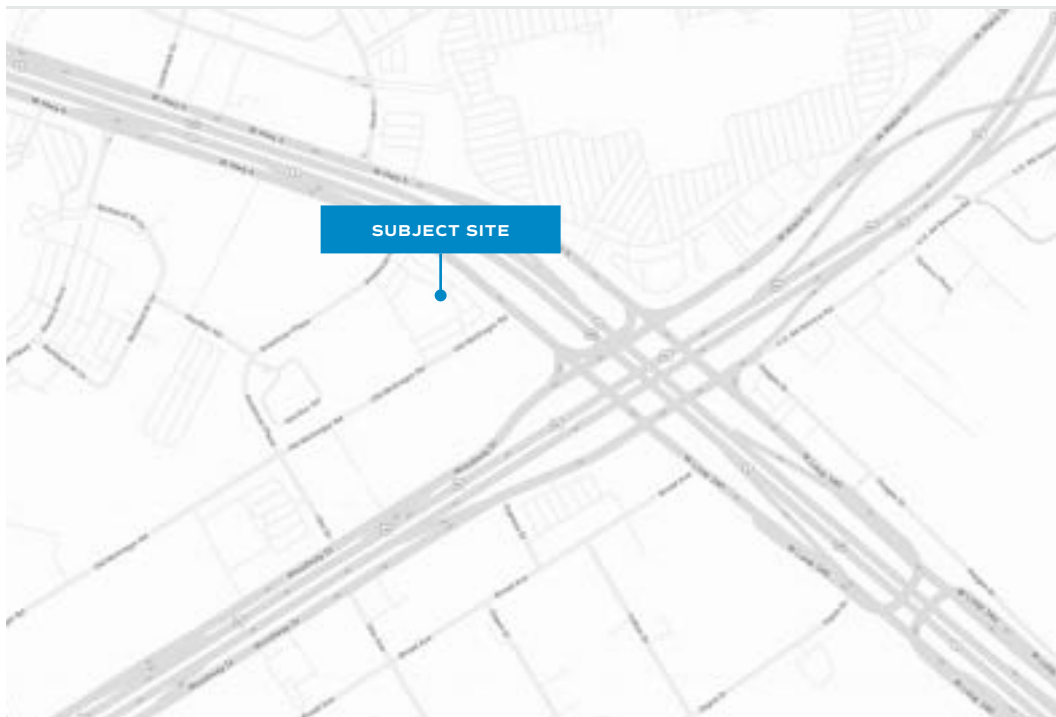
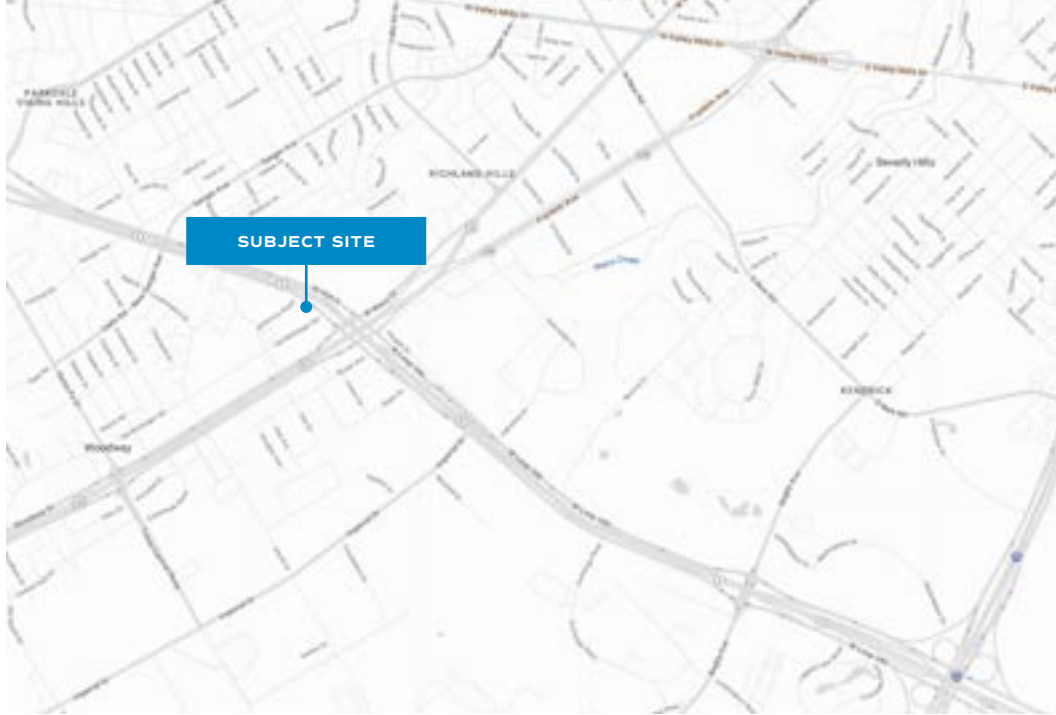
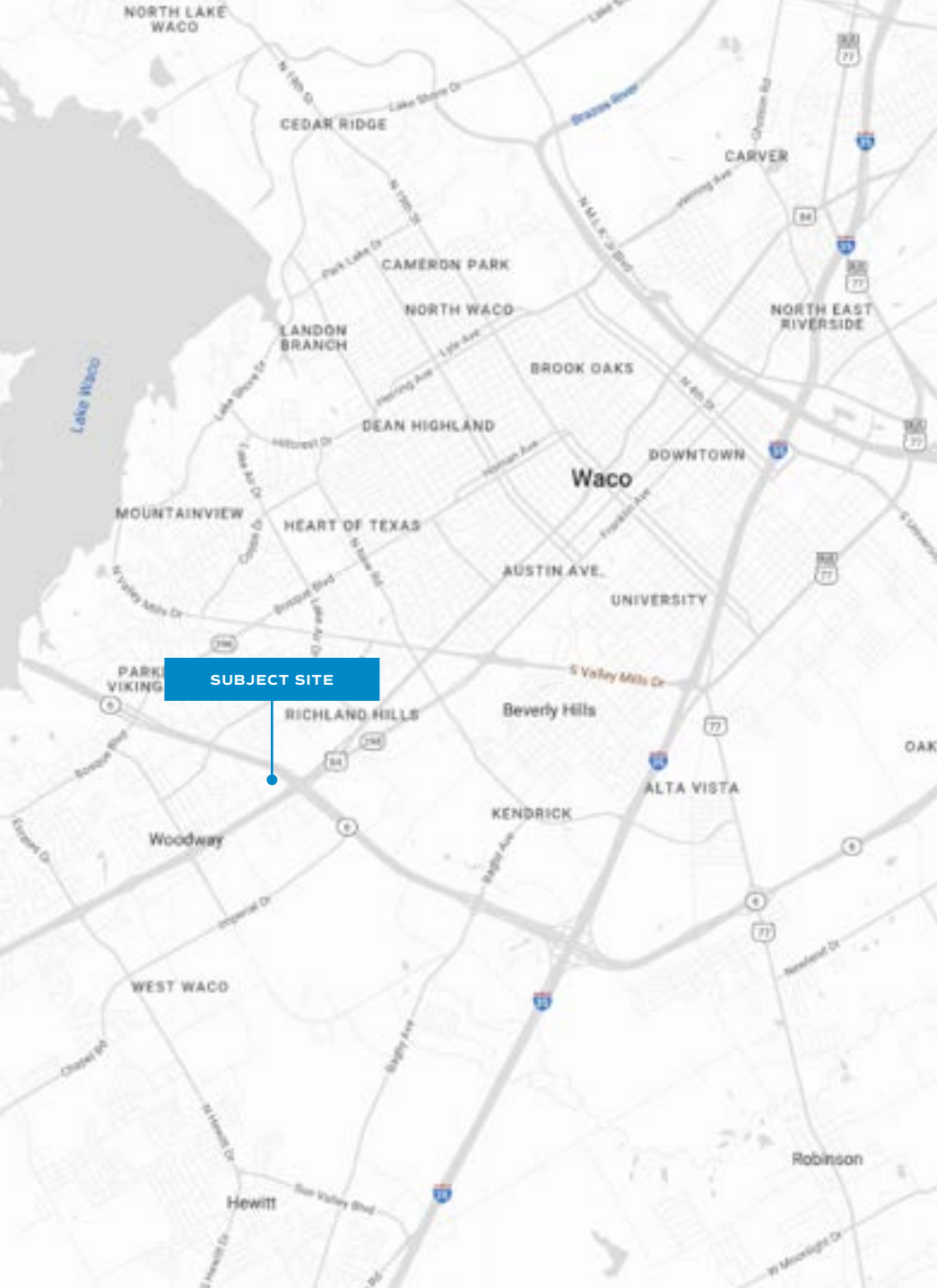
AMERICAN PLAZA

HIGHWAY 6 | 32,479 VPD



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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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregg Glime, SIOR, CCIM	620081	gregg@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date