



GREGG GLIME SIOR, CCIM

CALEB LOUDAMY

217 S 4TH ST, WACO, TX 76706

3,912+/- SF | 2nd Floor Offices

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Historic, Class A office space available in the heart of downtown Waco, anchored by Fabled Bookstore on the first floor.

- Can be subdivided as small as 1,239+/- SF
- Multiple break rooms throughout
- Large conference rooms
- Natural light throughout
- Large offices
- Men and Women's restroom access
- Elevator and front and back entrances
- On site parking

PROPERTY HIGHLIGHTS

LOCATION

217 S 4th St, Waco, TX 76706

PROPERTY TYPE

Office

MARKET

Downtown Waco

ZONING

C-4

AVAILABLE SPACE

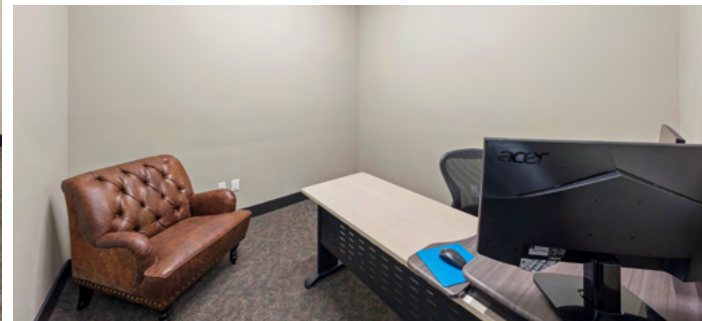
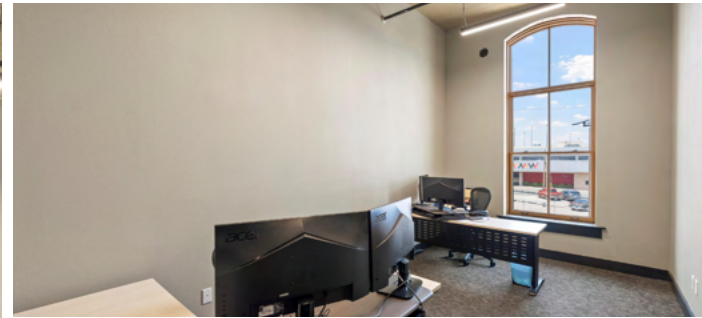
Suite A: 3,912 SF | Demisable

LEASE RATE

\$32 PSF - Full Service Base Year



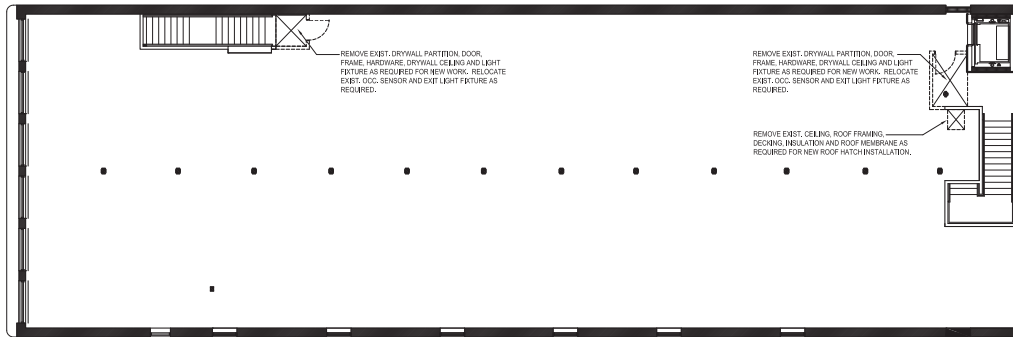
PHOTO GALLERY



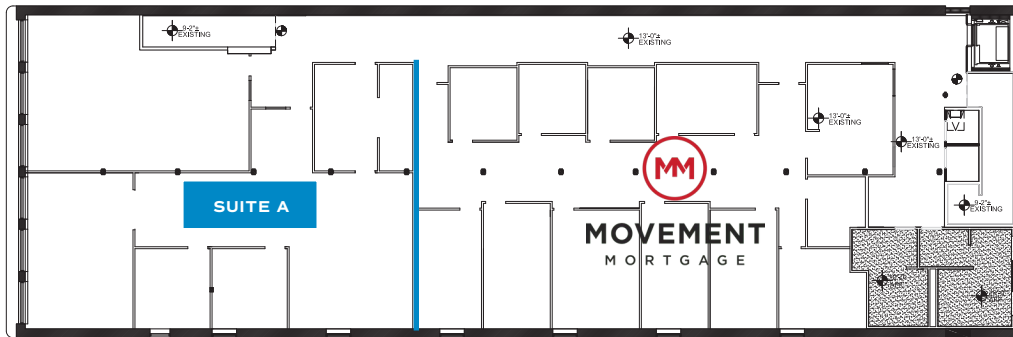
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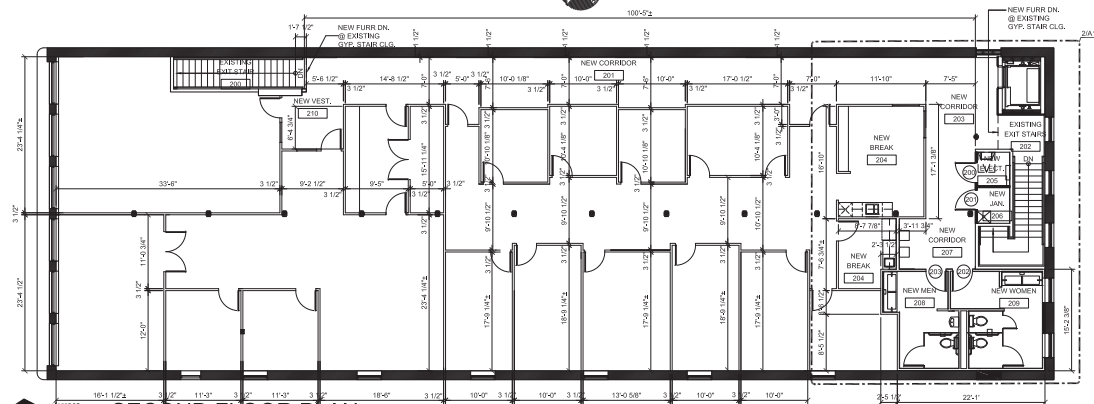
2ND FLOOR PLAN



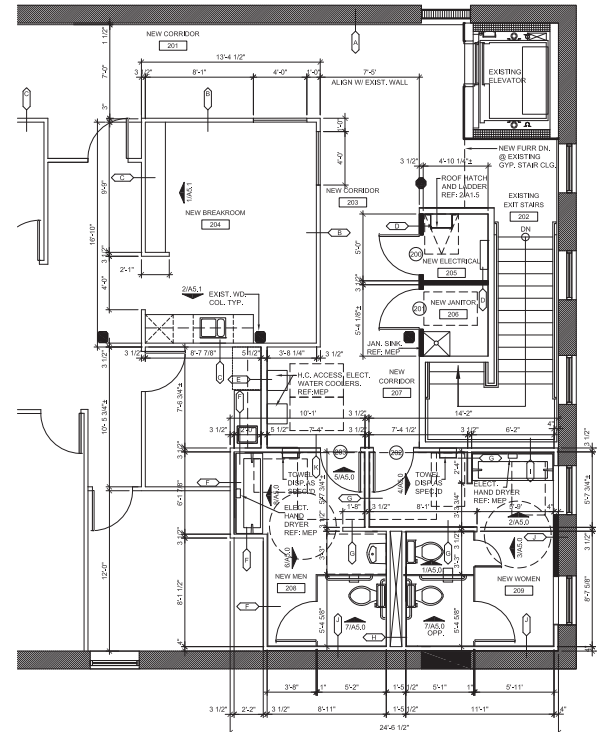
4 2ND FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"



3 2ND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ENLARGED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. DRAWINGS ARE SCHEMATIC IN NATURE AND GENERALLY DESCRIBE THE EXTENT OF SELECTIVE DEMOLITION REQUIRED. VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK. REPORT ANY DISCREPANCIES OR CONDITIONS NOT ADDRESSED ON THE DRAWINGS TO THE OWNER. CONFIRM THE EXTENT OF SELECTIVE DEMOLITION WITH THE OWNER PRIOR TO BEGINNING WORK.
2. EXISTING SHELL BUILDING EXTERIOR WALLS, COLUMNS, ROOF, STRUCTURE FLOORING AND ROOFING TO REMAIN. PROTECT FROM DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
3. REMOVE ALL EXISTING ELECTRICAL DEVICES LIGHT FIXTURES, CONDUITS, WIRING AND ASSOCIATED MOUNTING HARDWARE AND ACCESSORIES FROM PARTITIONS TO BE REMOVED. MAINTAIN ALL ELECTRICAL CIRCUITS AS REQUIRED.

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCIES WITH THESE DRAWINGS AND EXISTING CONDITIONS TO THE OWNER IMMEDIATELY.
2. ALL DIMENSIONS FROM EXISTING FINISH SURFACES AT EXISTING WALLS AND FRAMING AT ALL NEW WALLS.
3. NEW DUCTWORK DESIGN BY OTHERS. ROUTE NEW DUCT WORK FROM EXISTING ROOF TOP UNITS. REFER TO MEP DRAWINGS BY OTHERS.
4. NEW LIGHT FIXTURES AND ELECTRICAL DEVICES BY OTHERS. REFER TO MEP DRAWINGS BY OTHERS.
5. NEW PLUMBING DESIGN BY OTHERS. REFER TO MEP DRAWINGS BY OTHERS.
6. DESIGN AND INSTALLATION OF FIRE SPRINKLER PIPING AND APPURTENANCES FOR THE SECOND FLOOR SPACES AS REQUIRED TO BE BY OTHERS. COORDINATE WITH NEW DUCTWORK AND ELECTRICAL DEVICES. NOTE: EXISTING FIRE SPRINKLER PIPING AND APPURTENANCES COMPLETE FIRE SPRINKLER SYSTEM IS EXISTING FOR THE EXISTING FIRST FLOOR.
7. DESIGN AND INSTALL NEW FIRE ALARM SYSTEM FOR SECOND FLOOR AS MAY BE REQUIRED. DESIGN BY OTHERS.

CORDOVA SUITES
**DAVID BESSENT
ARCHITECTS, INC.**



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TEXAS REGISTRATION NO. 11436
**INTERIM REVIEW
DOCUMENTS**

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**CORDOVA SUITES
2ND FLOOR
REMODEL AND
ADDITIONS**

**217 S 4TH ST.
WACO, TX 76703**

DATE ISSUED: XX/XX/20XX

REVISIONS:

NO.	DESCRIPTION	DATE

DRAFTED: AEG REVIEWED: DB

PROJECT NUMBER:

1908

DRAWING NAME:

**FLOOR PLAN,
ENLARGED
FLOOR PLAN, &
REFLECTED
CEILING PLAN**

SHEET NUMBER:

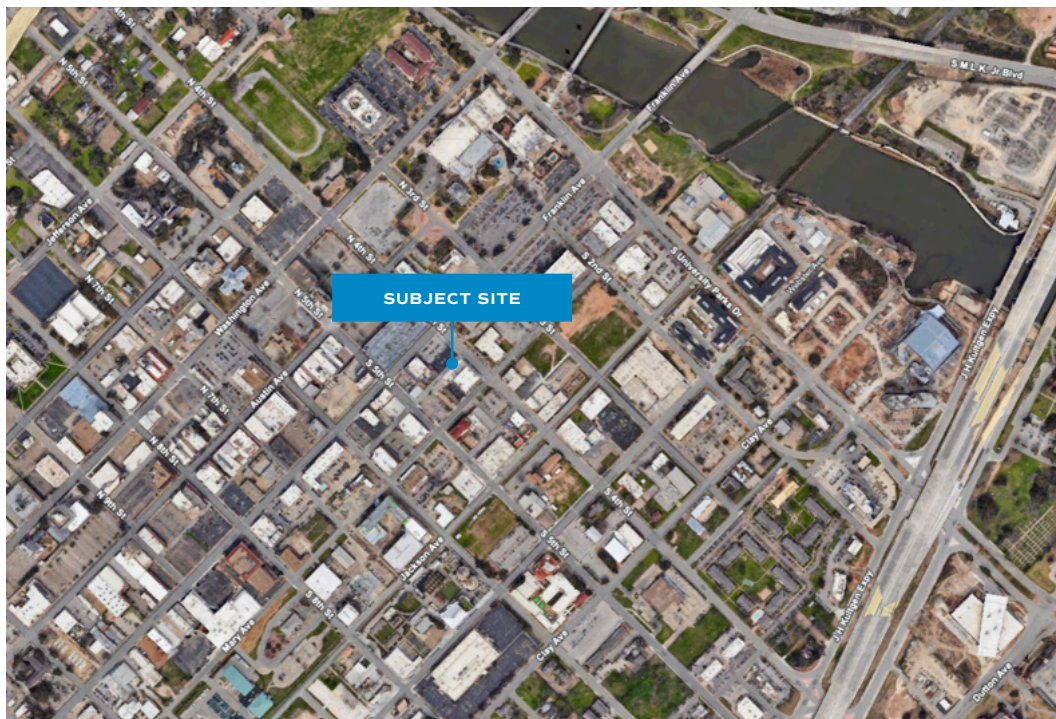
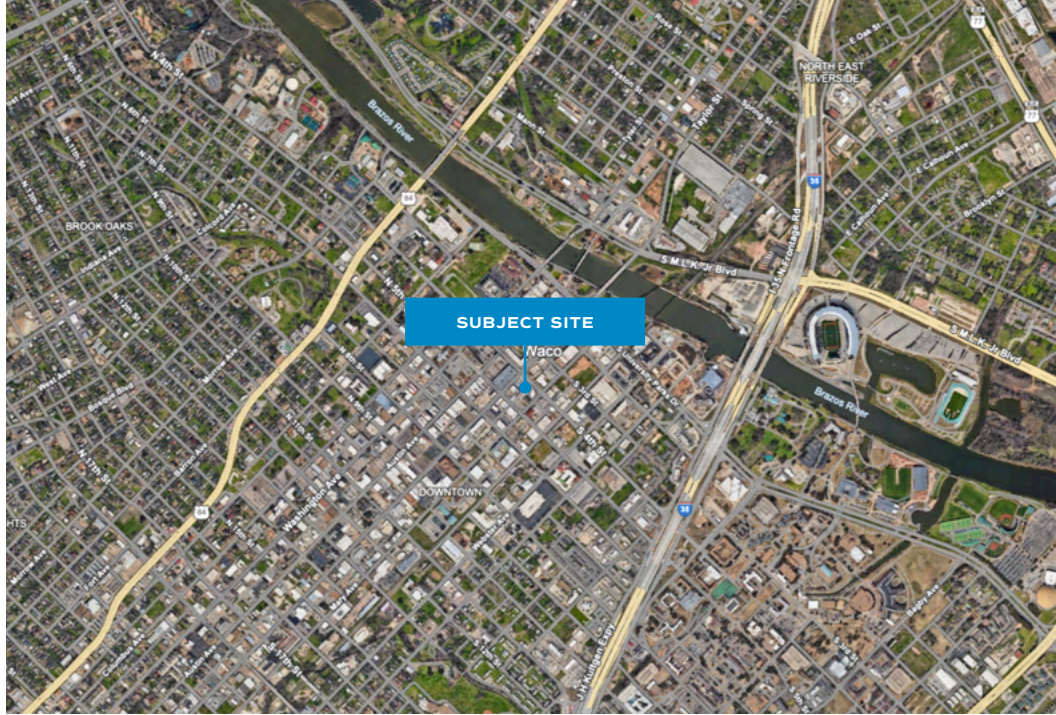
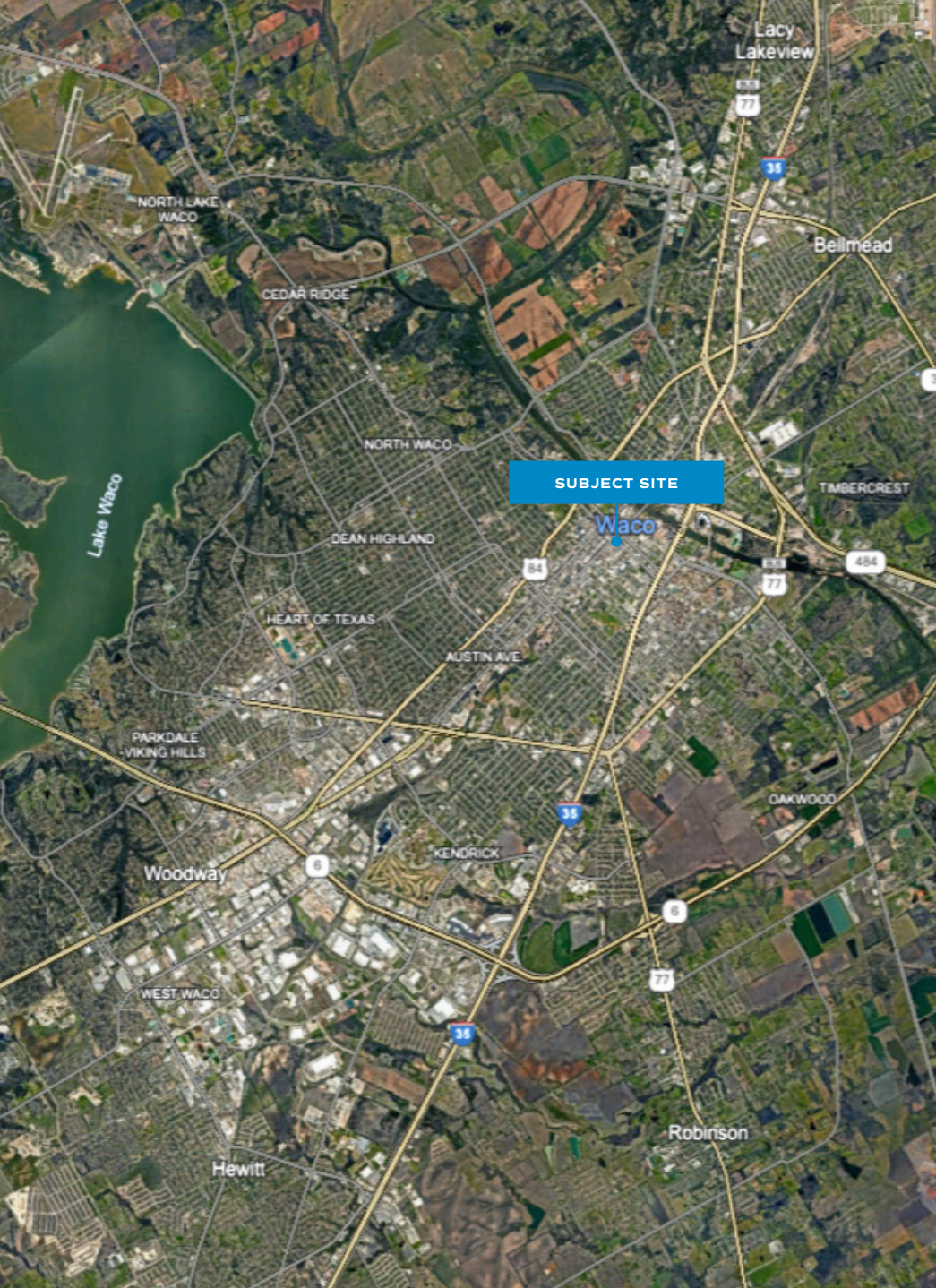
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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