



JOSH CARTER, CCIM

5002-5020 LAKELAND CIRCLE, WACO, TX 76710

108-2,091+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Lakeland Square is an attractive professional office park centrally located in the heart of Waco, near Bosque Blvd, Lake Air Dr, and Wooded Acres Dr. This quiet campus offers numerous amenities in a park-like setting with convenient parking. Tenants benefit from on-site maintenance personnel and property management services. Leases are structured to provide utilities and customary janitorial services to each suite. Current occupants include dental offices, consulting firms, insurance and financial services, real estate, and psychological services. Please contact the listing broker to schedule a tour.

PROPERTY SUMMARY

PROPERTY NAME

Lakeland Square

LOCATION

5002-5020 Lakeland Circle

MARKET

Waco

PROPERTY TYPE

Professional Office

ZONING

O-1 Office District

AVAILABLE SUITES

5006 Lakeland Circle, Suite 207: 180 RSF
5006 Lakeland Circle, Suite 208: 680 RSF
5020 Lakeland Circle, Suite B: 2,091 RSF

LEASE RATE

\$1.76 - \$2.00/sf/mo
(\$21.18 - \$24.00/sf/yr)

LEASE STRUCTURE

'Full Service' with modest annual increases





CURRENT AVAILABILITY

5006 Lakeland Circle, Suite 207

Size: 180 RSF

Lease Rate: \$2.00/sf/mo (\$24.00/sf/yr)

Rent: \$360.00 per month

Description: Second floor suite configured as one private office with window, accessible from common area corridor.

5006 Lakeland Circle, Suite 208

Size: 680 RSF

Lease Rate: \$1.76/sf/mo (\$21.18/sf/yr)

Rent: \$1,200.00 per month

Description: Second floor suite configured with an open reception area, 2 large offices, and a storage closet. Corner suite features a dedicated front entrance, large windows, and interior rear access to common areas, shared rooms, etc.

5020 Lakeland Circle, Suite B

Size: 2,091 RSF

Lease Rate: \$1.85/sf/mo (\$22.20/sf/yr)

Rent: \$3,868.35 per month

Description: Newly renovated professional office space with convenient ground floor location. Flexible layout with 3 entrances, a reception/waiting area, 5 to 7 private offices (various sizes), large windows, a dedicated break room with plumbing, 2 private restrooms, and storage areas. Ample parking available immediately outside the entrance.



PHOTO GALLERY





EXTRACO
EVENTS CENTER



BOSQUE BLVD

LAKE AIR DR

WOODED ACRES

LAKELAND
SQUARE



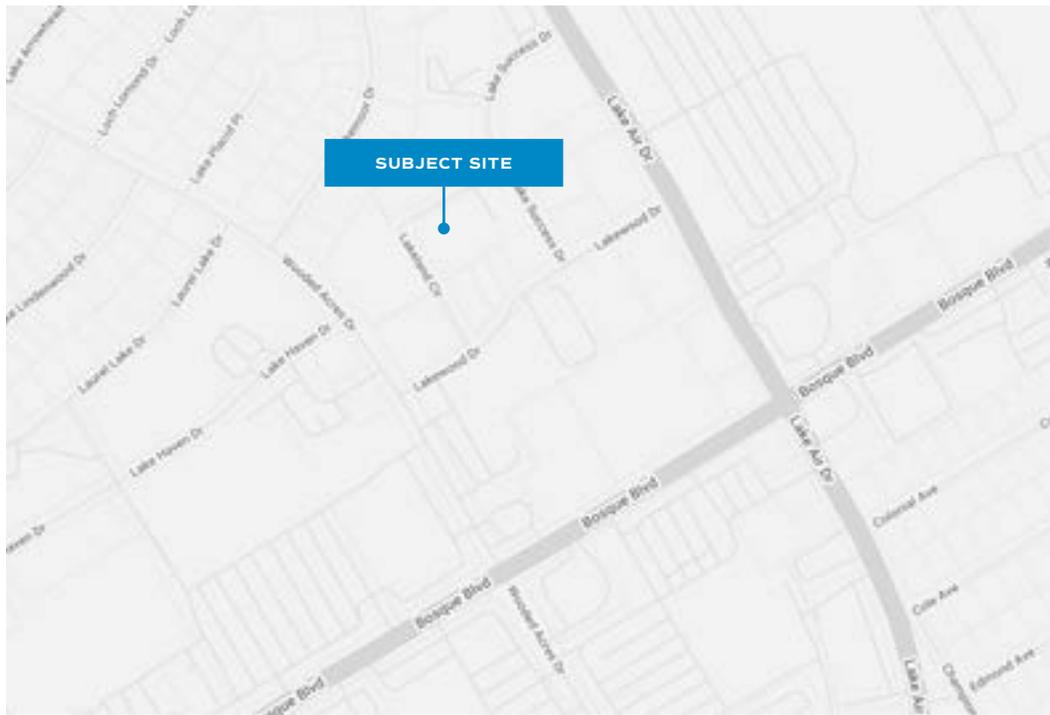
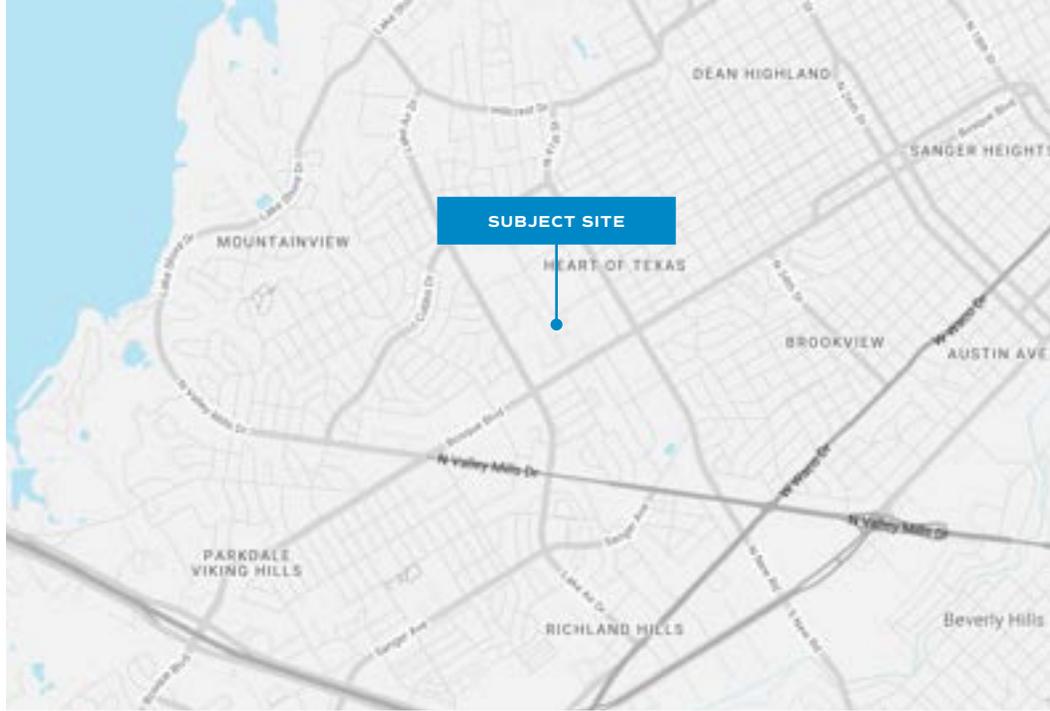
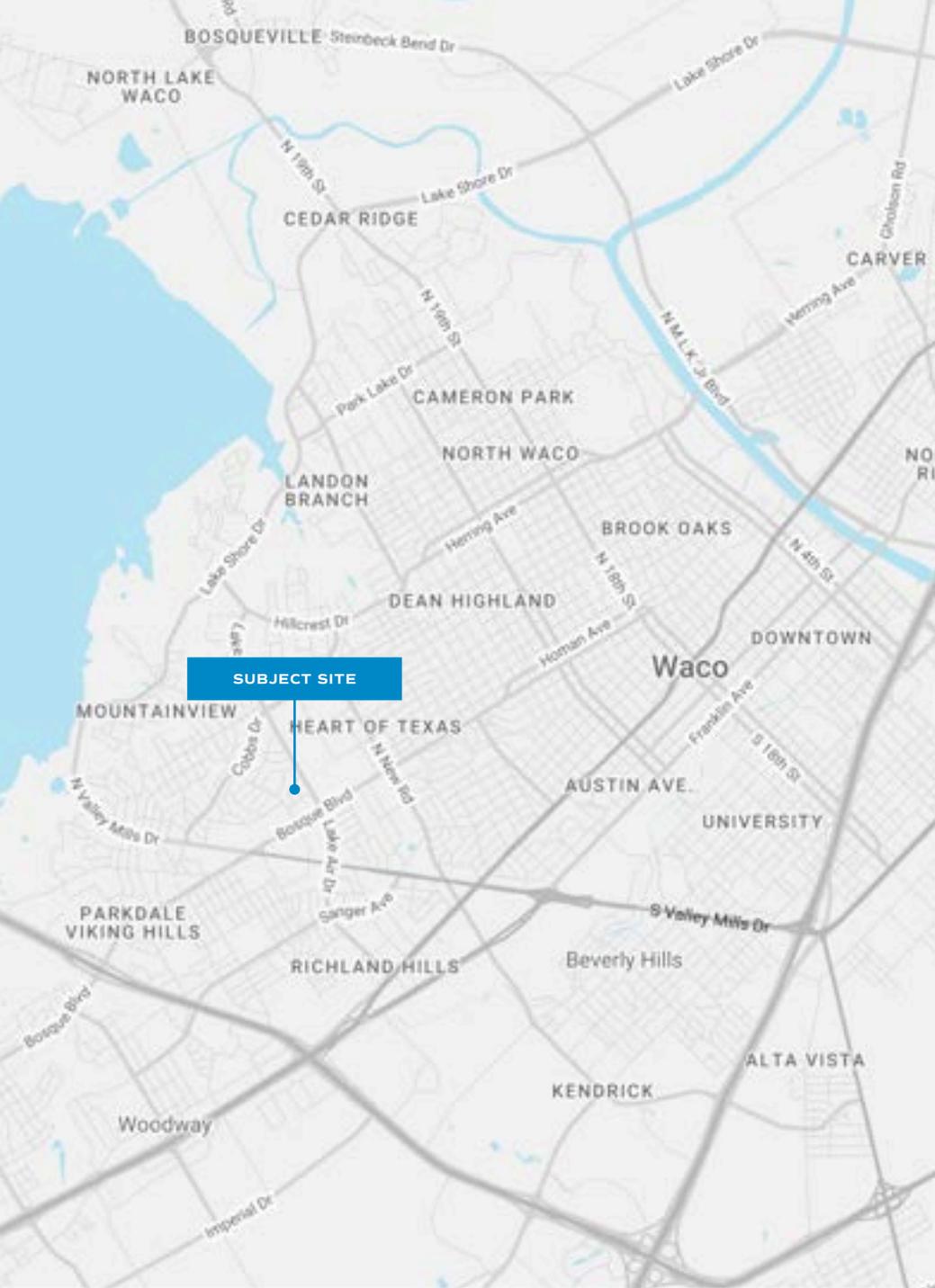
LAKELAND CIRCLE

 [Click to view property](#)

BOUNDARY LINES ARE APPROXIMATE



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____