



**CLAY FULLER**

**401 S 3RD STREET, WACO, TX 76706**

Suite 201: 6,938 SF | Suite 209: 1,645 SF | Suite 211: 2,595 SF

# OFFICE SPACE FOR LEASE

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

The historic downtown Phoenix Building is now For Lease. Centered between Waco's most visited attraction, Magnolia Silos, and the most anticipated riverfront development in decades, the Phoenix is well positioned for an anchor restaurant, boutique shopping square and a plethora of office uses. Finished in unmatched quality, the building boasts 14 foot chandelier ceilings along with original 1907 structural beams and floors. In addition, don't forget about the 2nd floor live/work units, perfect for any kind of business or luxury loft living.

- Approximately 100 exclusive parking spaces available
- Tenant improvement allowance: Negotiable
- Additional inventory storage available in 9,500 SF basement

## PROPERTY HIGHLIGHTS

### PROPERTY

The Phoenix

### LOCATION

401 S 3rd Street, Waco, TX 76706

### PROPERTY TYPE

Office

### YEAR BUILT

1907

### RENOVATED

2007

### LOT SIZE

1.406 +/- Acres

### AVAILABLE SPACE

Suite 201: 6,938 SF

Suite 209: 1,645 SF

Suite 211: 2,595 SF

### LEASE RATE

Call for Pricing



Clay Fuller

clay@cromwellcommercialgroup.com



## PROPERTY HISTORY

Since 1907, the Phoenix building has endured a purposeful life with deep history. It's bones served our country in both World Wars by manufacturing canvas goods for our military and later transitioned into Ozark Leather Company where it produced saddles.

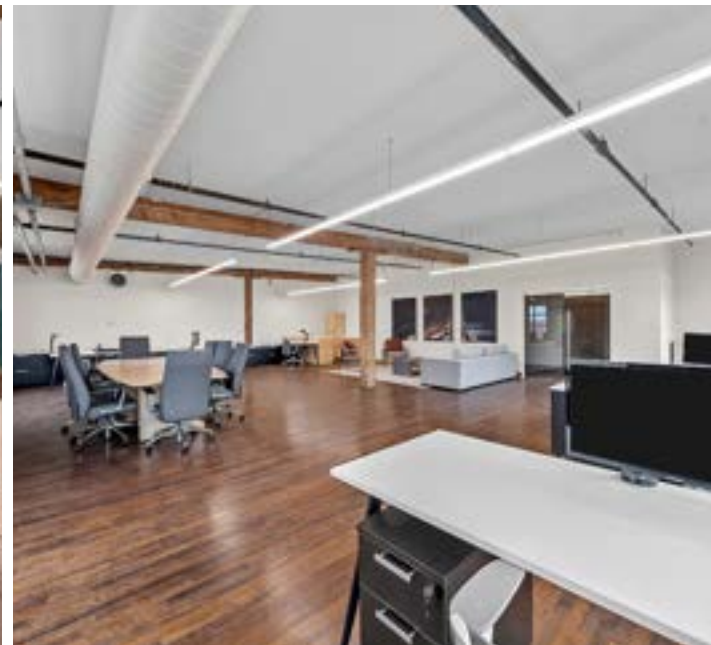
Most recently and since 2008, the building served Waco as a leading event venue. With a nod to the building's prior owner, the current owner will honor and pay homage to The Phoenix by keeping it's namesake. It will continue to identify as the The Phoenix with the hopes to serve Waco and add to it's storied career for years to come.



# PHOTO GALLERY



# PHOTO GALLERY



# Floor Plan - First Level

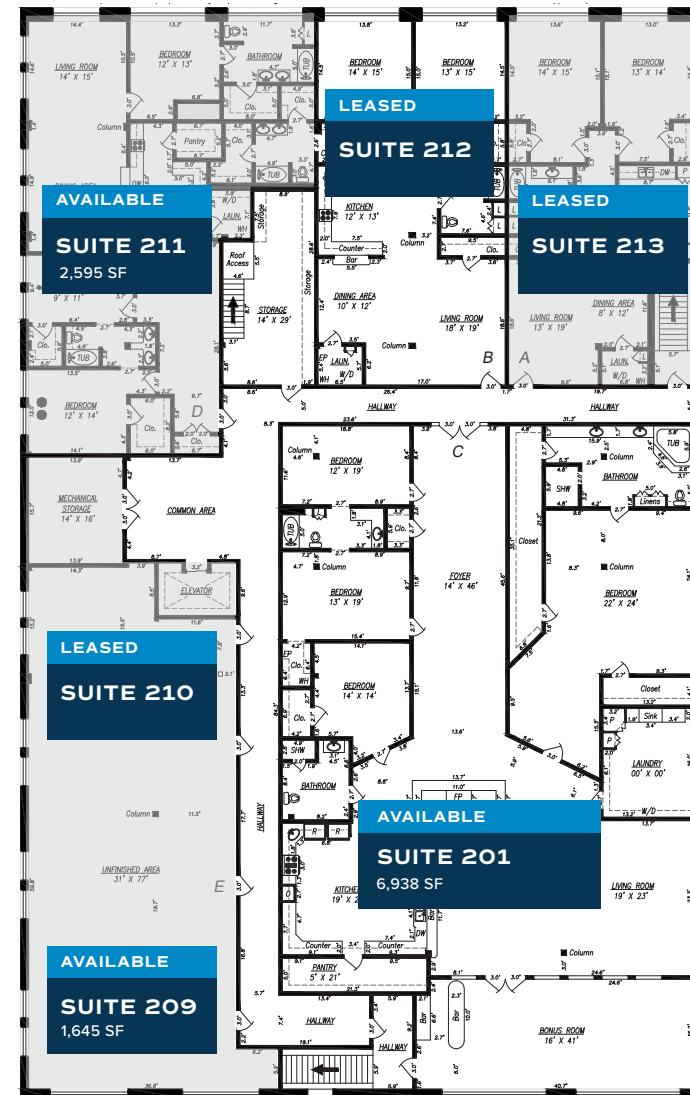
- Original structural beams and hardwood floors
- Spacious Men's and Women's bathrooms
- Use ideas: Restaurant, Boutique, Shopping Square, Retail, Office Headquarters or relocation.



# Floor Plan - Second Level

## Availability:

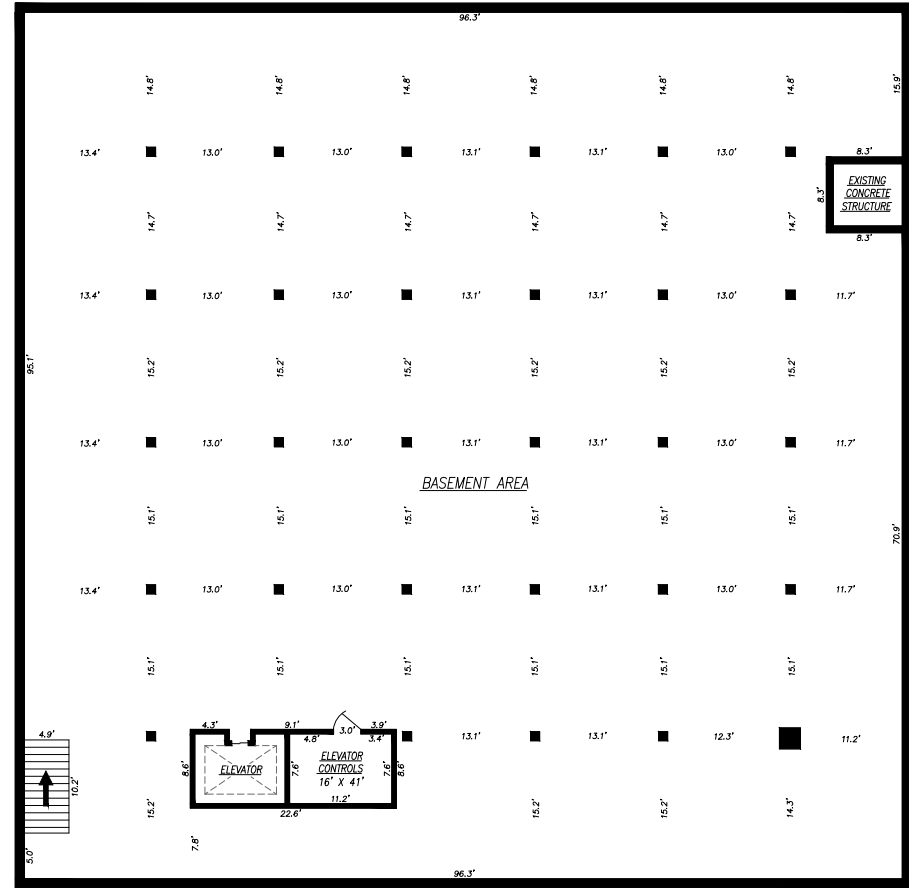
- Lease Space 201 - 6,938 SF  
2nd Generation Office
- Lease Space 209 - 1,645 SF  
Professional Studio Office
- Lease Space 211 - 2,595 SF  
Professional Studio Office



# Floor Plan - Basement

Unique space available for inventory or document storage

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.



## 401 SOUTH 3RD STREET Waco, Texas Basement Floor

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.

First Floor = (\*) 11,805.03 Sq. Ft.  
Garage = (\*) 4,262.24 Sq. Ft.  
FF Totals = (\*) 16,067.27 Sq. Ft.

First Floor = (\*) 16,067.27 Sq. Ft.  
Second Floor = (\*) 16,027.27 Sq. Ft.  
Basement = (\*) 9,544.91 Sq. Ft.  
Overall Total = (\*) 41,679.45 Sq. Ft.



BAYLOR UNIVERSITY

INTERSTATE 35 | 120,000 VPD

Backyard

MAGNOLIA MARKET

PIVOVAR

RETAIL PLACES



S FIFTH STREET

S FOURTH STREET

SUBJECT PROPERTY

LIVE OAK CLASSICAL SCHOOL



Click to view property





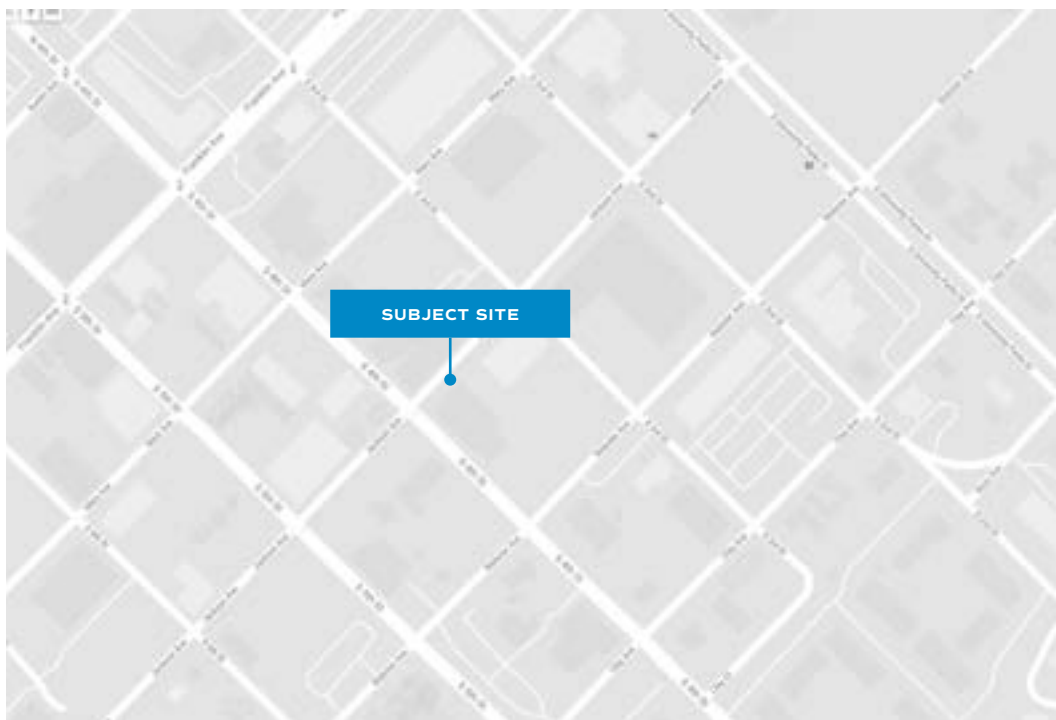
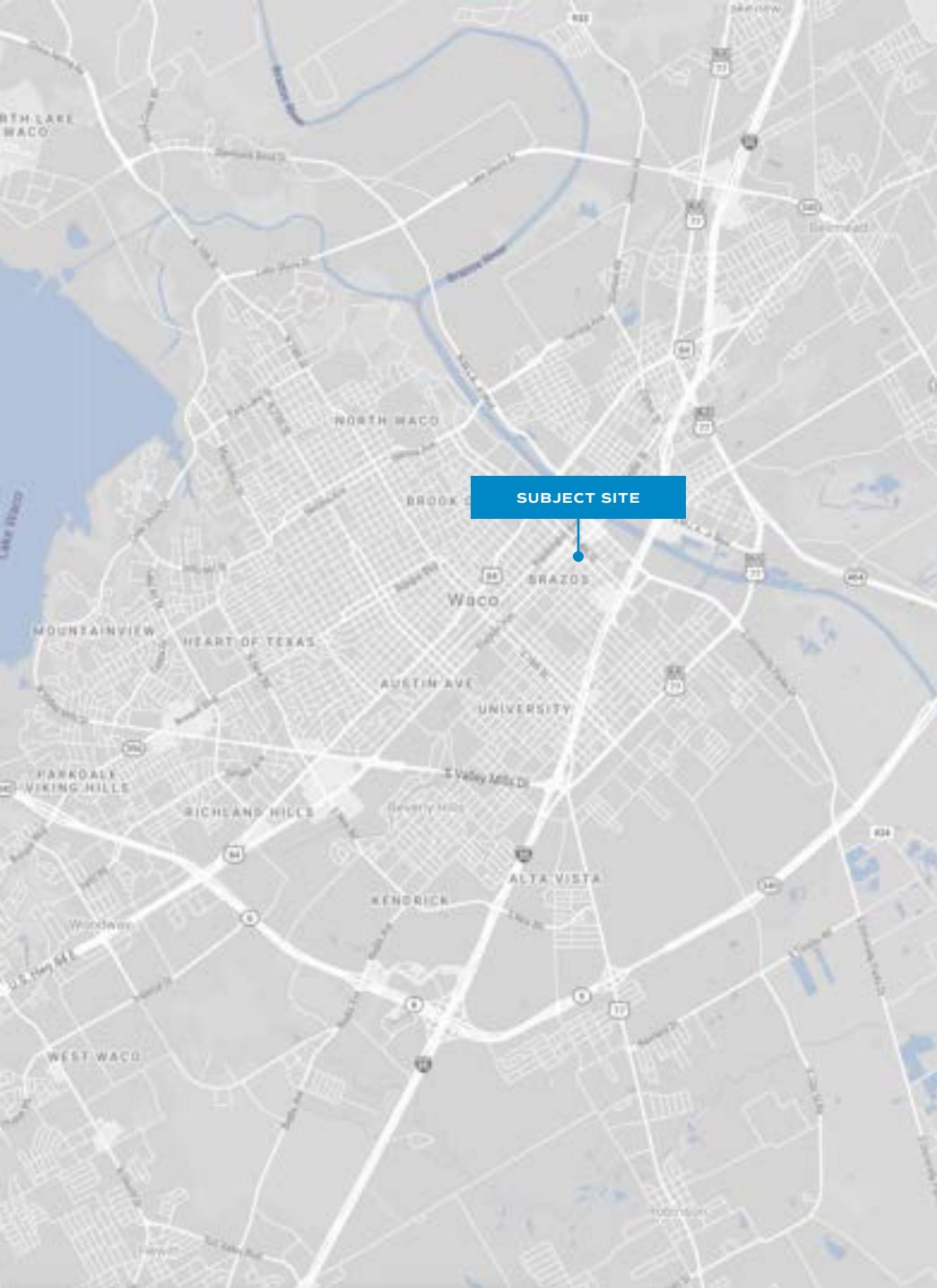
HOTEL  
COMING SOON

HOTEL  
COMING SOON

SUBJECT  
PROPERTY

MULTI-FAMILY  
COMING SOON





# CROMWELL

COMMERCIAL GROUP

**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.



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kathy Schroeder	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Clay Fuller	666232-SA	clay@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date