



**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

127 SF -3,207 SF

### LEASE RATE

Starting at \$367/month



# PHOTO GALLERY



IMAGE LABEL



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gregg@cromwellcommercialgroup.com

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# FIRST FLOOR



**ABL** (\*) 8,038.00 Sq. Ft.

**ABR** (\*) 3,226.00 Sq. Ft.

**CA** (\*) 4,276.00 Sq. Ft.

Square footages shown do not include common area factor

DATED: 08/15/2023

## AMERICAN PLAZA - Floor One 200 Highway 6, Waco, Texas

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.



# SECOND FLOOR

2ND FLOOR	
SUITE	RSF
221	342
240	1,176
250	883
* All Utilities & Janitorial are included **ES: Executive Suite	



- 200 (\*) 158.25 Sq. Ft.
- 201 (\*) 231.88 Sq. Ft.
- E201 (\*) 104.51 Sq. Ft.
- 202 (\*) 157.29 Sq. Ft.
- 203 (\*) 314.58 Sq. Ft.
- ESC (\*) 236.72 Sq. Ft.
- 205 (\*) 115.04 Sq. Ft.
- 206 (\*) 271.41 Sq. Ft.
- 207 (\*) 137.60 Sq. Ft.
- 208 (\*) 137.60 Sq. Ft.
- 209 (\*) 130.72 Sq. Ft.
- E210 (\*) 108.47 Sq. Ft.
- 213 (\*) 179.87 Sq. Ft.
- 214 (\*) 161.40 Sq. Ft.
- 215 (\*) 173.79 Sq. Ft.
- 216 (\*) 140.81 Sq. Ft.
- 217 (\*) 140.81 Sq. Ft.
- 218 (\*) 145.08 Sq. Ft.
- 219 (\*) 141.25 Sq. Ft.
- 220 (\*) 207.92 Sq. Ft.
- 221 (\*) 282.50 Sq. Ft.
- 222 (\*) 201.37 Sq. Ft.
- 225 (\*) 687.20 Sq. Ft.
- 250 (\*) 730.10 Sq. Ft.
- 260 (\*) 1,777.60 Sq. Ft.
- 270 (\*) 2,106.71 Sq. Ft.
- JAN (\*) 227.08 Sq. Ft.
- 240 (\*) 971.67 Sq. Ft.
- CA (\*) 3,740.28 Sq. Ft.

Square footages shown do not include common area factor

DATED: 02/17/2025

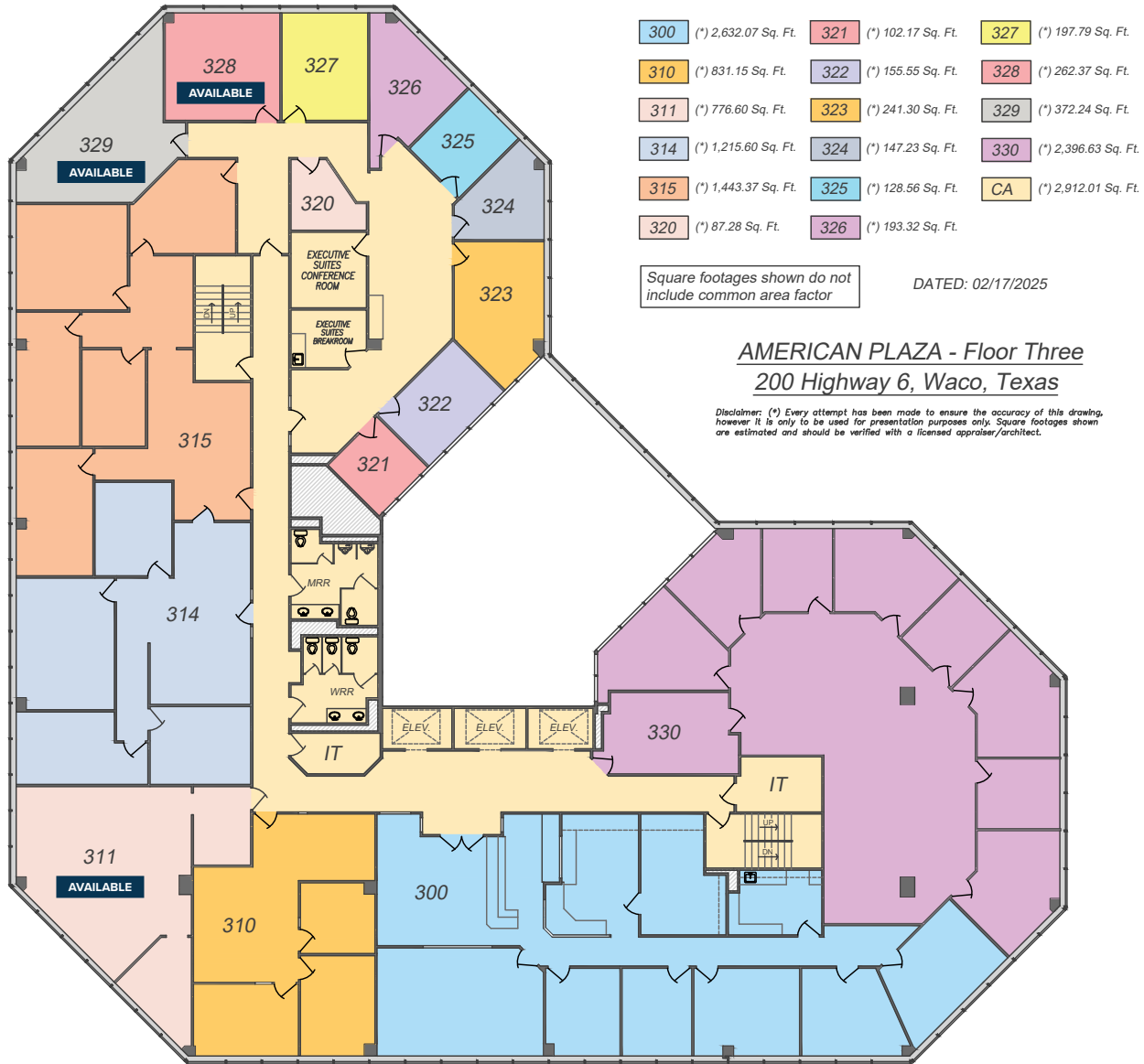
## AMERICAN PLAZA - Floor Two 200 Highway 6, Waco, Texas

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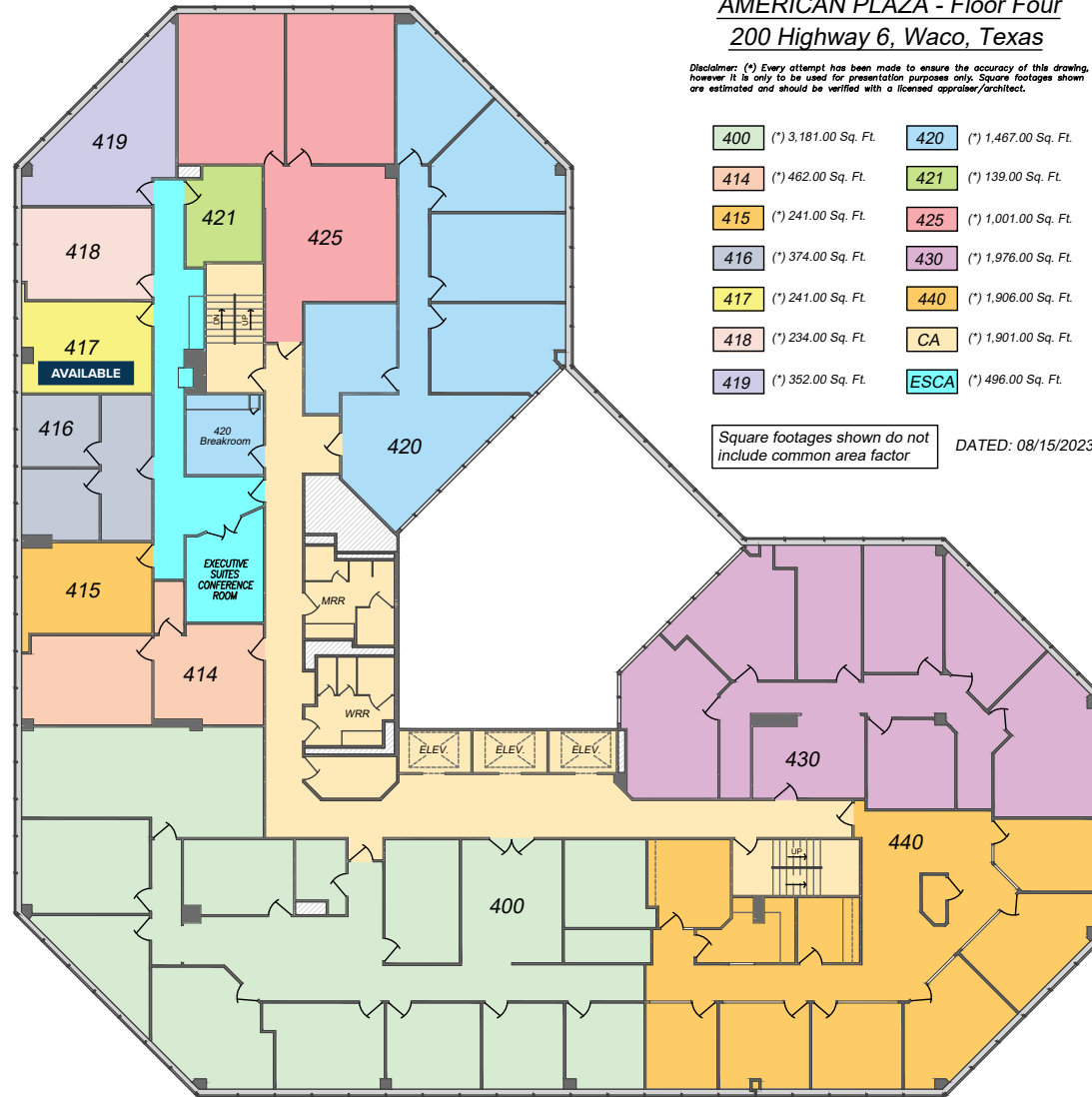
# THIRD FLOOR

3RD FLOOR	
SUITE	RSF
311	940
328	317
329	450
* All Utilities & Janitorial are included **ES: Executive Suite	



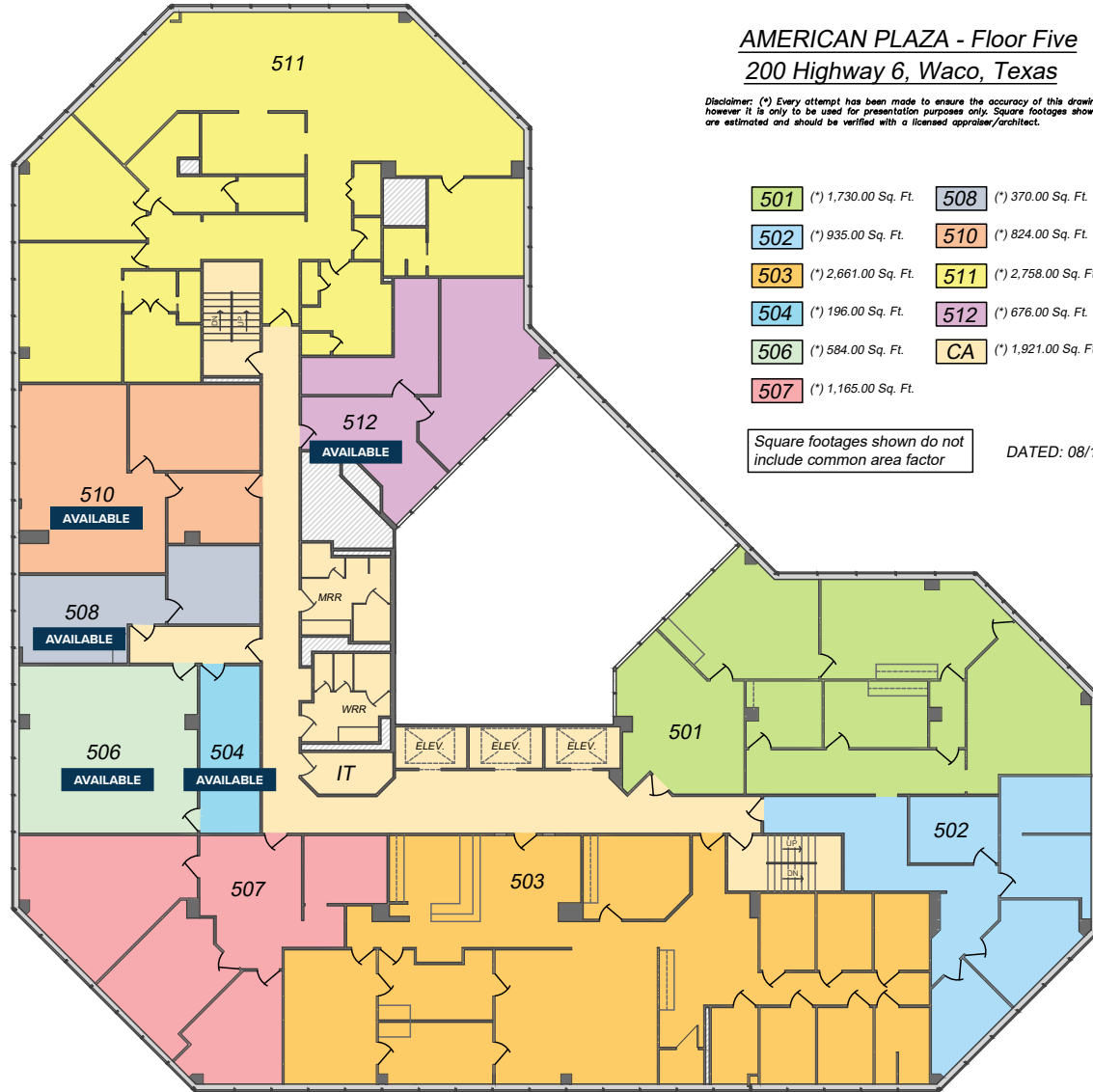
# FOURTH FLOOR

4TH FLOOR	
SUITE	RSF
417	292
* All Utilities & Janitorial are included	



# FIFTH FLOOR

5TH FLOOR	
SUITE	RSF
504	237
506	707
508	448
510	997
512	818
* All Utilities & Janitorial are included	

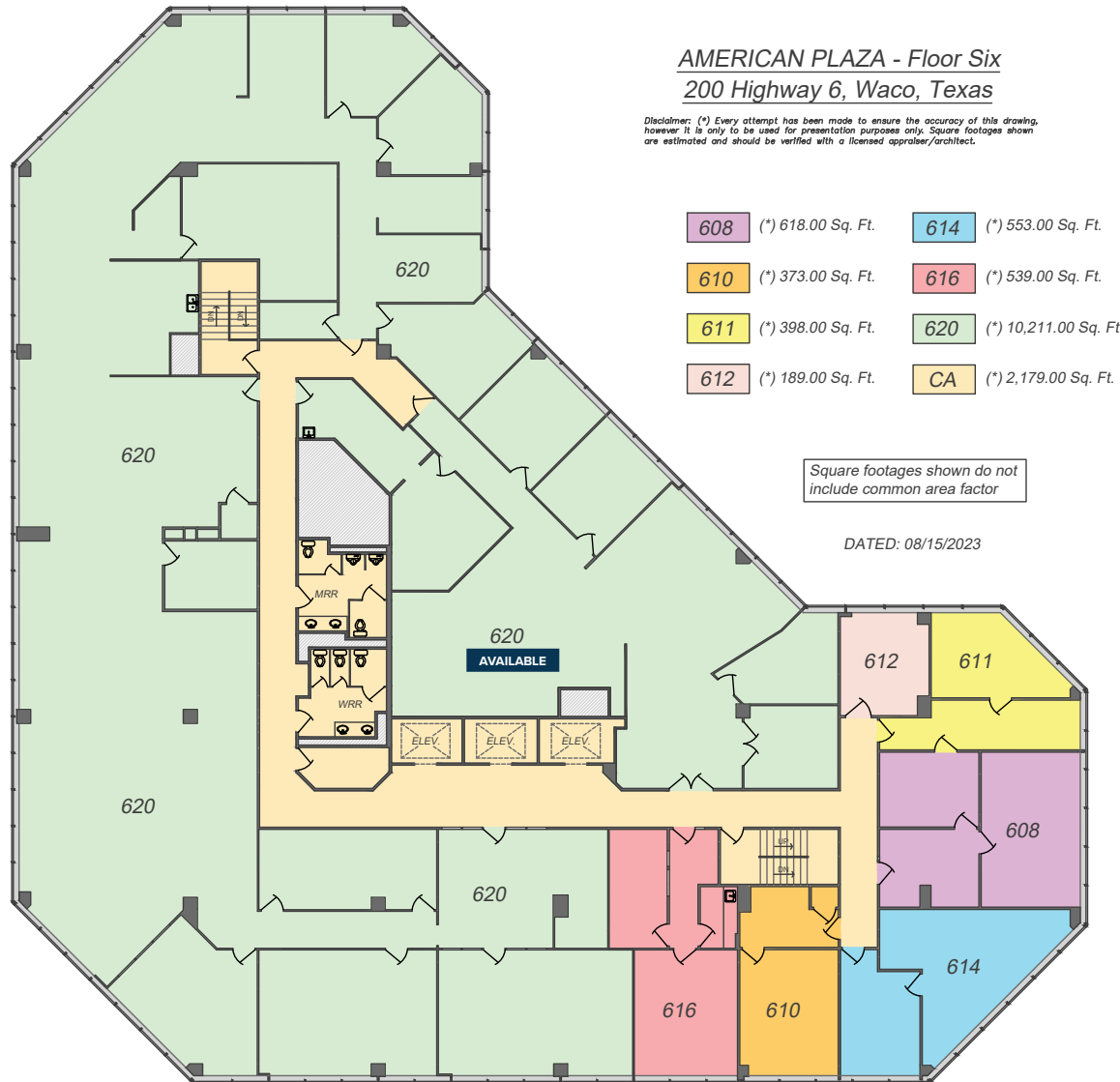


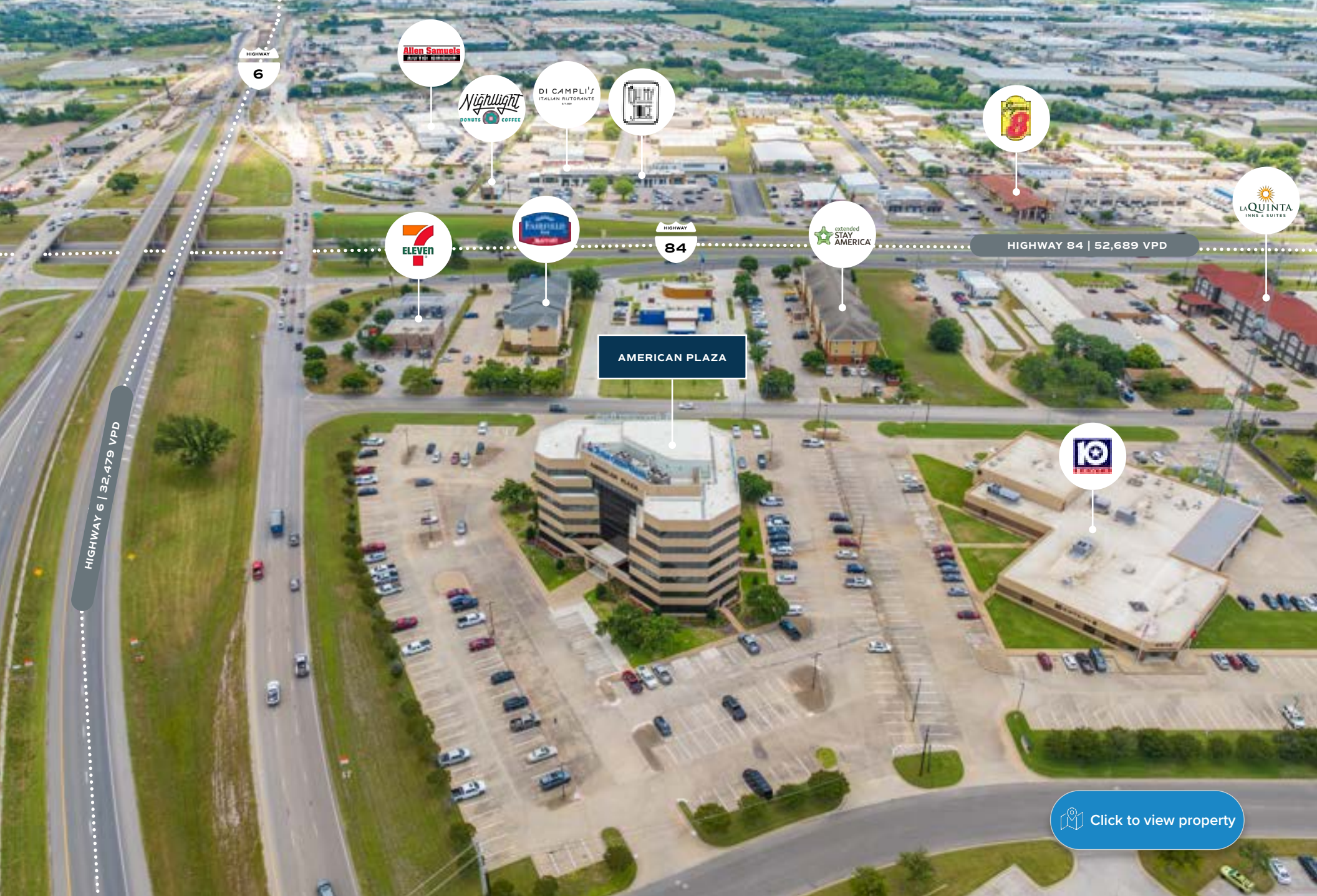
# SIXTH FLOOR

6TH FLOOR	
SUITE	RSF
620B	2,245
* All Utilities & Janitorial are included	

## AMERICAN PLAZA - Floor Six 200 Highway 6, Waco, Texas

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HIGHWAY 6

HIGHWAY 84

HIGHWAY 84 | 52,689 VPD

HIGHWAY 6 | 32,479 VPD

AMERICAN PLAZA

 [Click to view property](#)



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**Brandon Davis**  
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ASCENSION PROVIDENCE  
HOSPITAL CAMPUS



HIGHWAY  
6



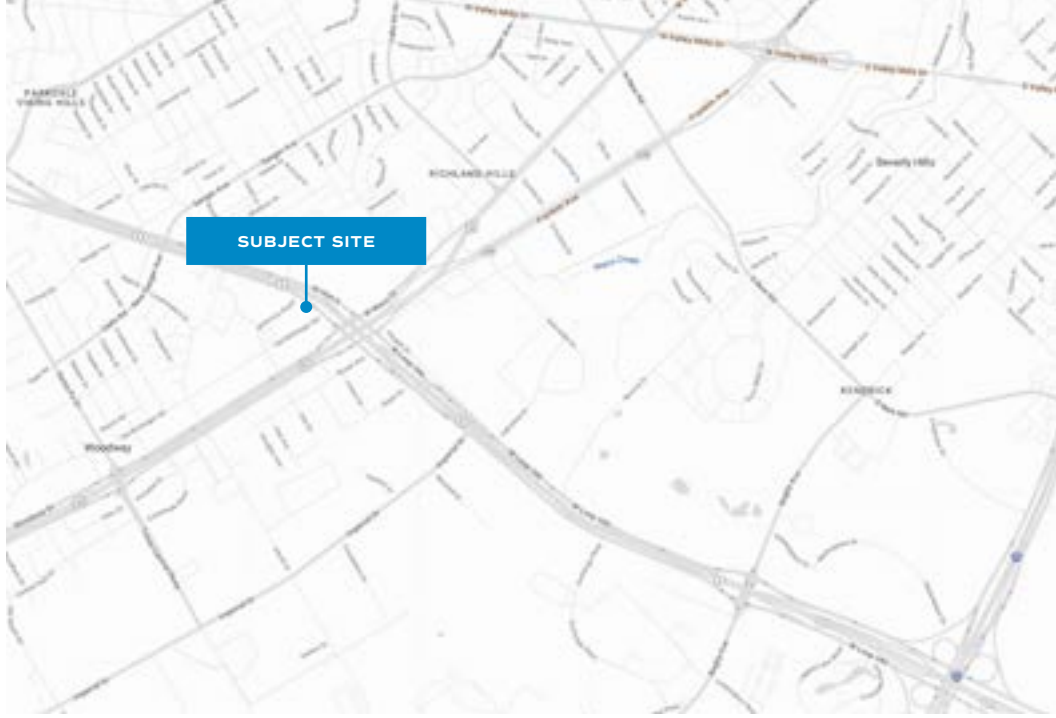
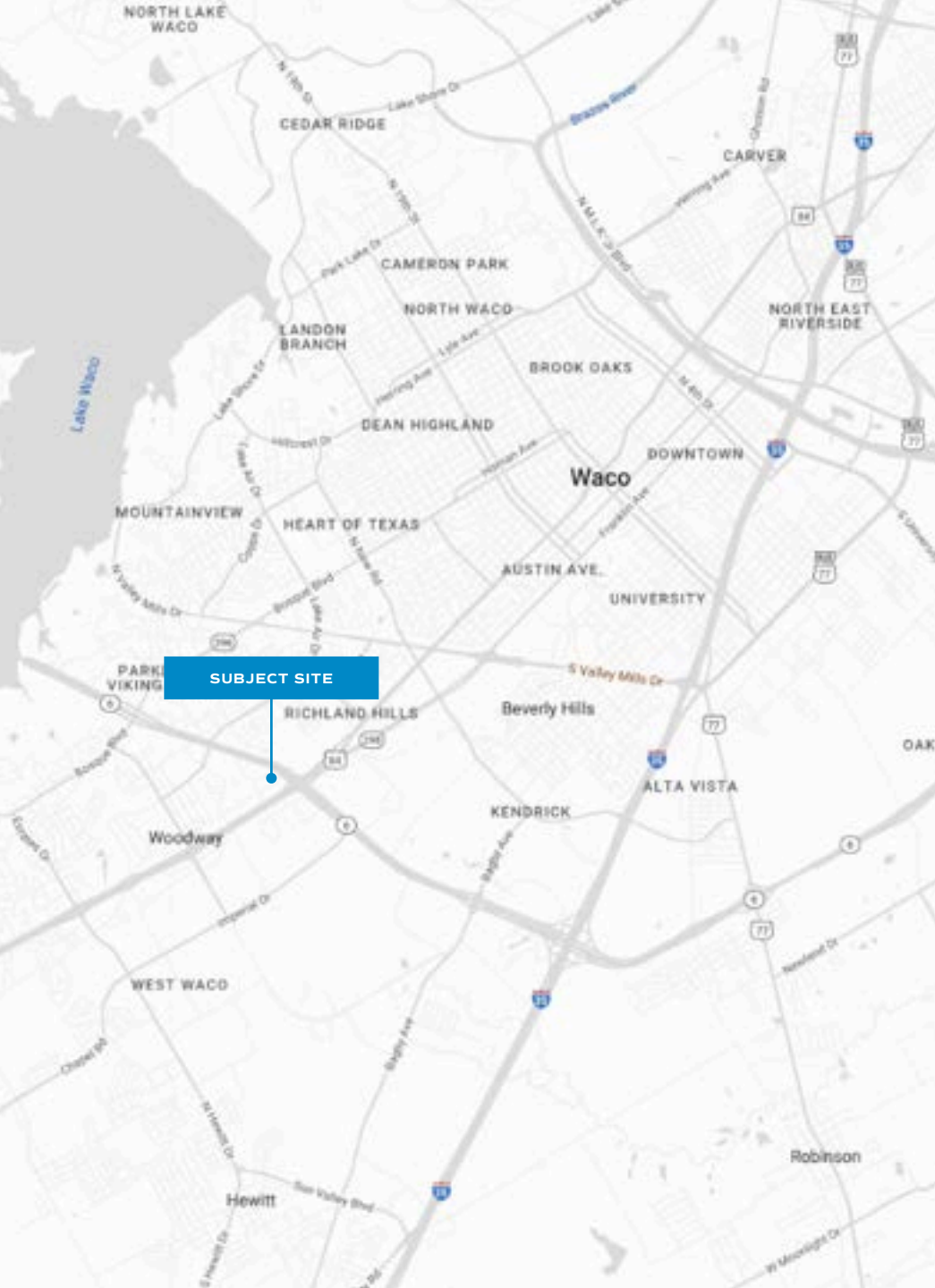
AMERICAN PLAZA

HIGHWAY 6 | 32,479 VPD



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# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



**GREGG GLIME** SIOR, CCIM

**C:** 254.339.2200

**O:** 254.313.0000

**E:** [gregg@cromwellcommercialgroup.com](mailto:gregg@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)



**BRANDON DAVIS**

**C:** 254.420.8024

**O:** 254.313.0000

**E:** [brandon@cromwellcommercialgroup.com](mailto:brandon@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)



# 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.

11-03-2025



## 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.

**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	License No.	lori@cbapex.com	Email	254-313-0000	Phone
Name of Sponsoring Broker (Licensed Individual or Business Entity)	Lori Arnold	323729-B	lori@cbapex.com	Email	254-313-0000	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	Kathy Schroeder	269763-B	kathy@cbapex.com	Email	254-776-0000	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	Gregg Glime, SIOR, CCIM	620081-B	gregg@cromwellcommercialgroup.com	Email	254-313-0000	Phone
Name of Sales Agent/Associate		License No.		Email		Phone

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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)