



CLAY FULLER

401 S 3RD STREET, WACO, TX 76706

Suite 201: 6,938 SF | Suite 212: 2,067 SF

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 212: 2,067 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

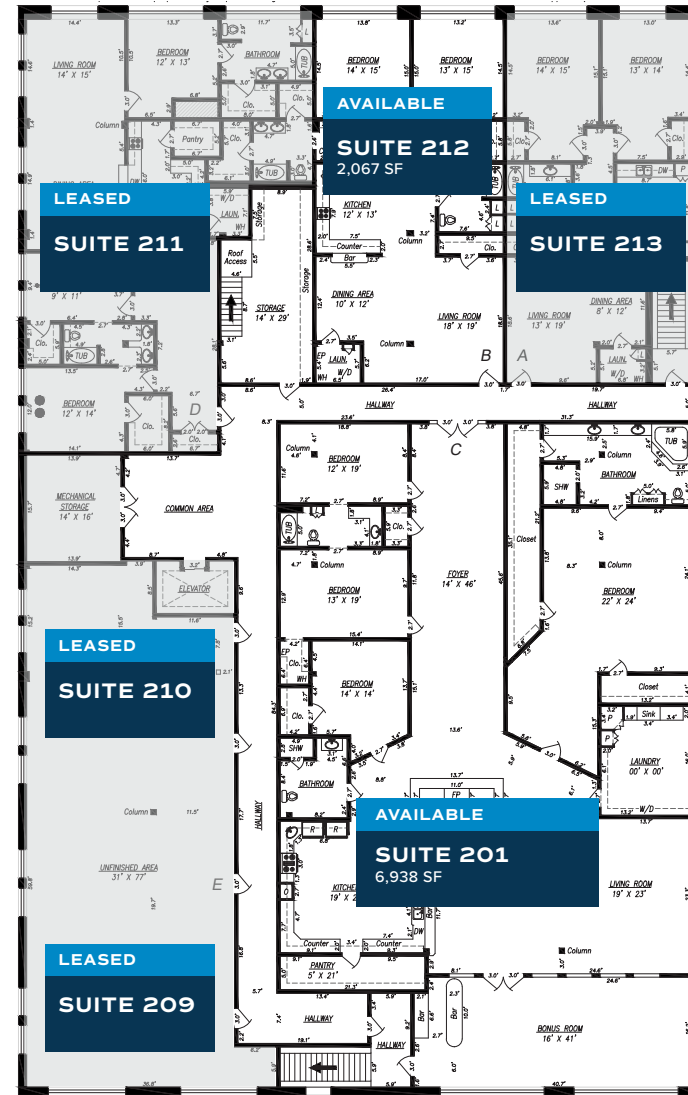
- Original structural beams and hardwood floors
- Spacious Men and Women bathrooms
- Use ideas: Restaurant, Boutique, Shopping Square, Retail, Office Headquarters or relocation.



Floor Plan - Second Level

Availability:

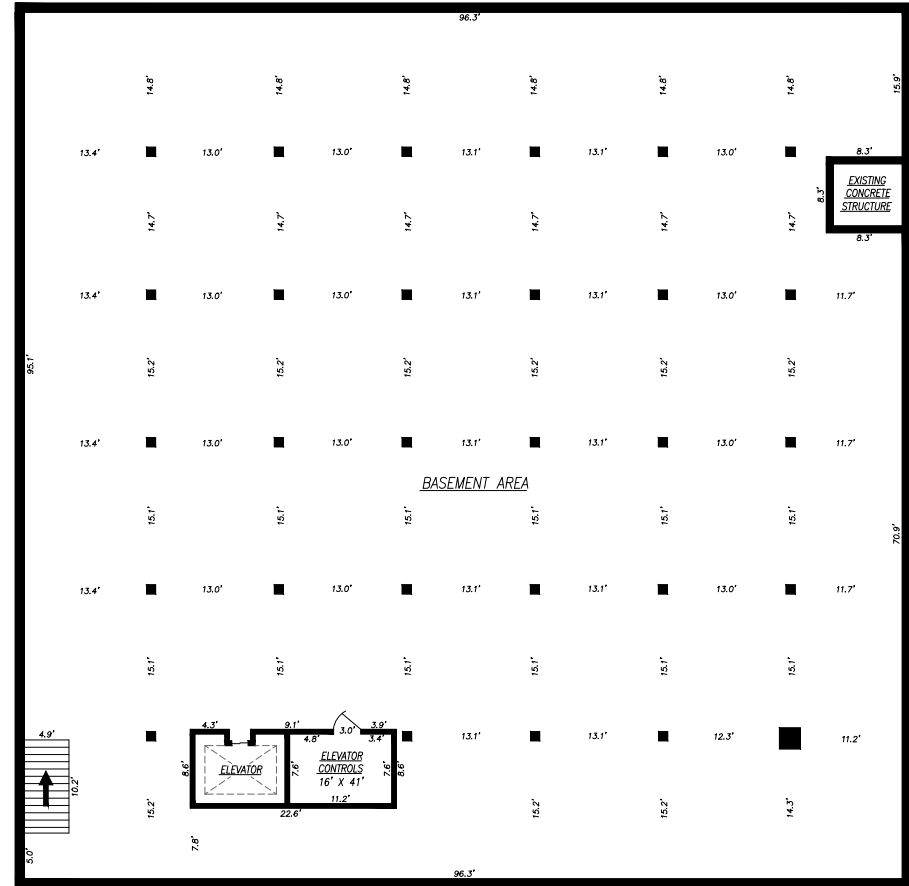
- Lease Space 201 - 6,938 SF
2nd Generation Office
- Lease Space 212 - 2,067 F
Professional Studio Office



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

RETAIL PLACES



S FIFTH STREET

Backyard

MAGNOLIA MARKET

PIVOVAR

S FOURTH STREET

SUBJECT PROPERTY

LIVE OAK CLASSICAL SCHOOL

Hood



[Click to view property](#)





HOTEL
COMING SOON



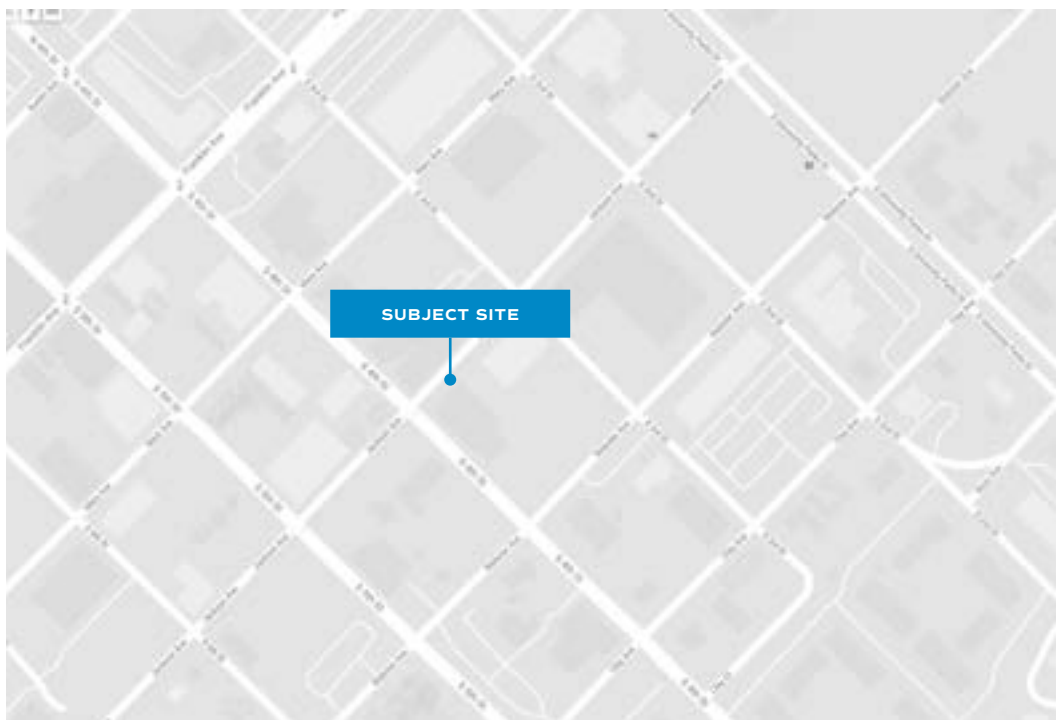
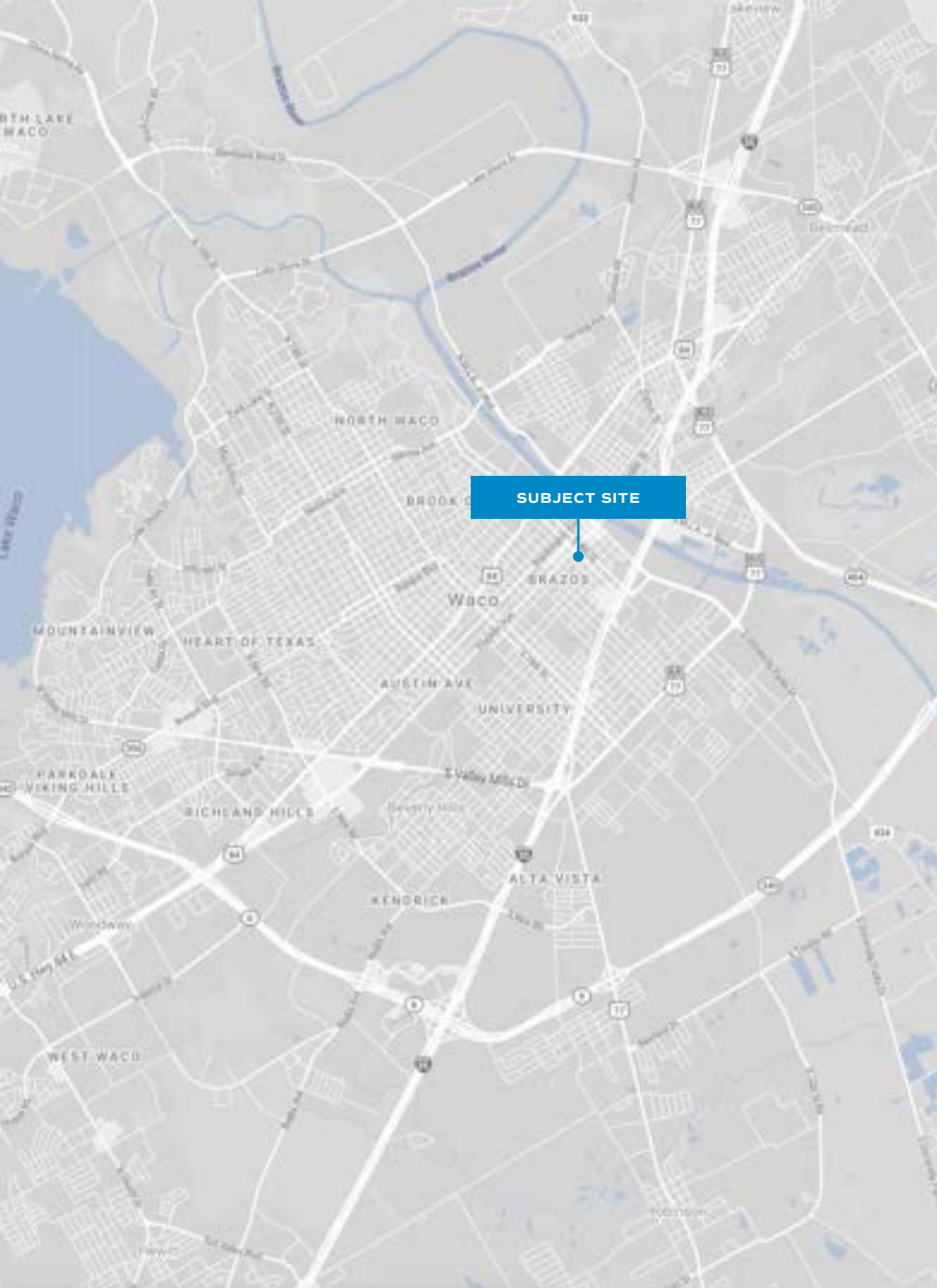
HOTEL
COMING SOON

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.

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:
 - 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.

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
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____