

ST. CHARLES PLACE



OFFICE SPACE FOR LEASE

600 AUSTIN AVENUE, WACO, TX

SUITE 29—2101 SQUARE FEET

FOR MORE INFORMATION

OR AN APPOINTMENT TO VIEW

PLEASE CALL THE MANAGEMENT OFFICE

254-754-4834 OR EMAIL: MGTOFFICE1@SBCGLOBAL.NET

ST. CHARLES PLACE

- Suite 29—2101 SQFT of office space
- Layout includes: Reception/Waiting, 3 Offices, Large Executive Office Suite with Private Bathroom including Shower and Closet, File Room, Break Room, Conference Room, Private Restroom for Staff
- Lease Rates include Utilities, Janitorial Services and Routine Office Maintenance
- Premier Downtown Location on Austin Avenue
- Front Door Parking for Customers/Clients
- Convenient to McLennan County Courthouse and Records Building, State of Texas Office Building, Waco City Hall, Federal Building, Waco Convention Center, Shopping and Restaurants
- Building Hours: St. Charles Place is open to the public from 7:30 am to 6:00 pm Monday through Friday. Tenants have 24 hour access, 7 days per week. Heating/Cooling is designed so that tenants shall have use of them after normal business hours and on weekends.
- 3-5 Year Lease Term
- Monthly Lease Rate: \$3150.00/month
- Brokers Welcome—Commission on firm portion of lease only

**FOR ADDITIONAL INFORMATION
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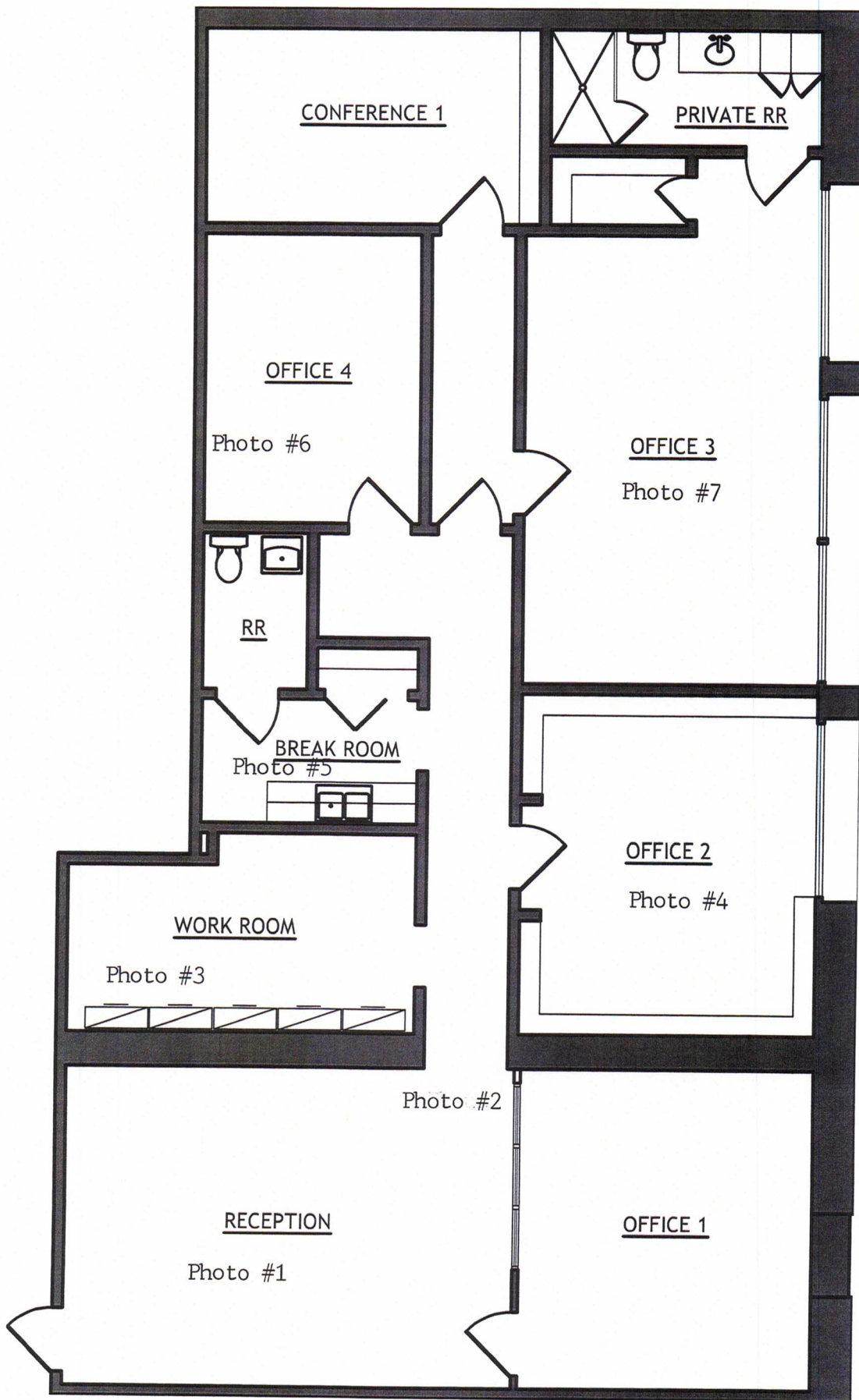


Photo #1



Photo #2

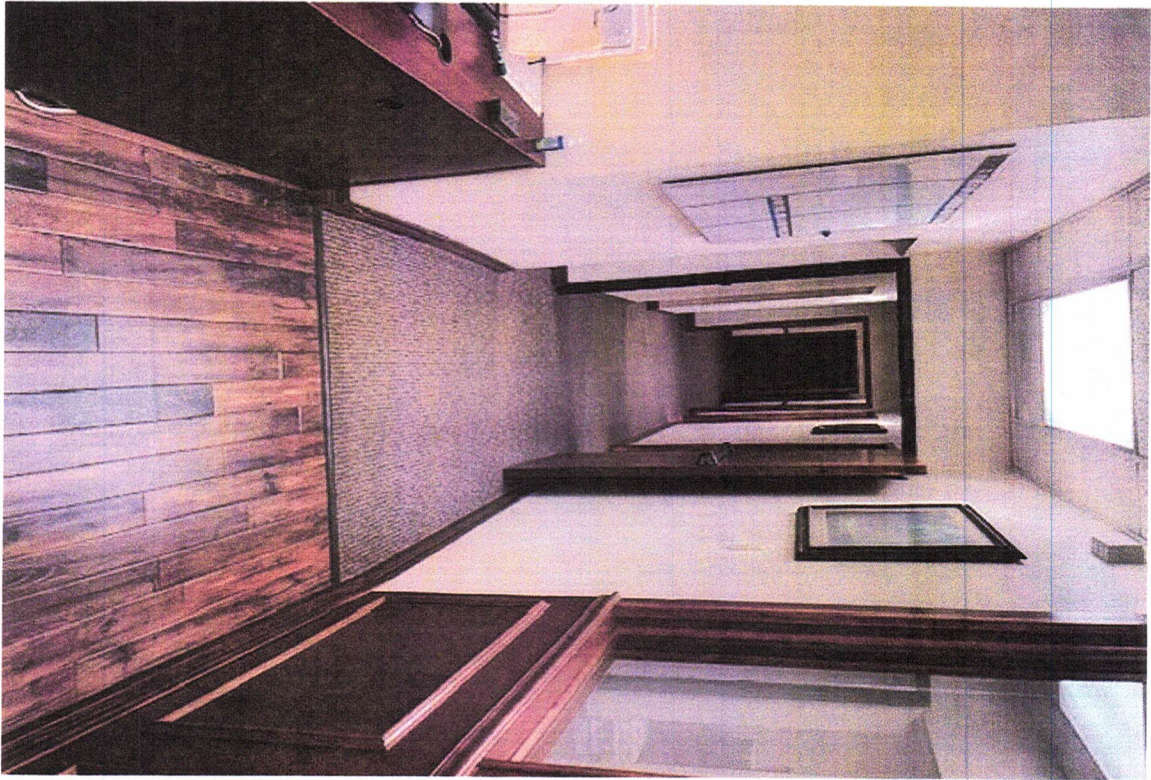


Photo #3



Photo #4

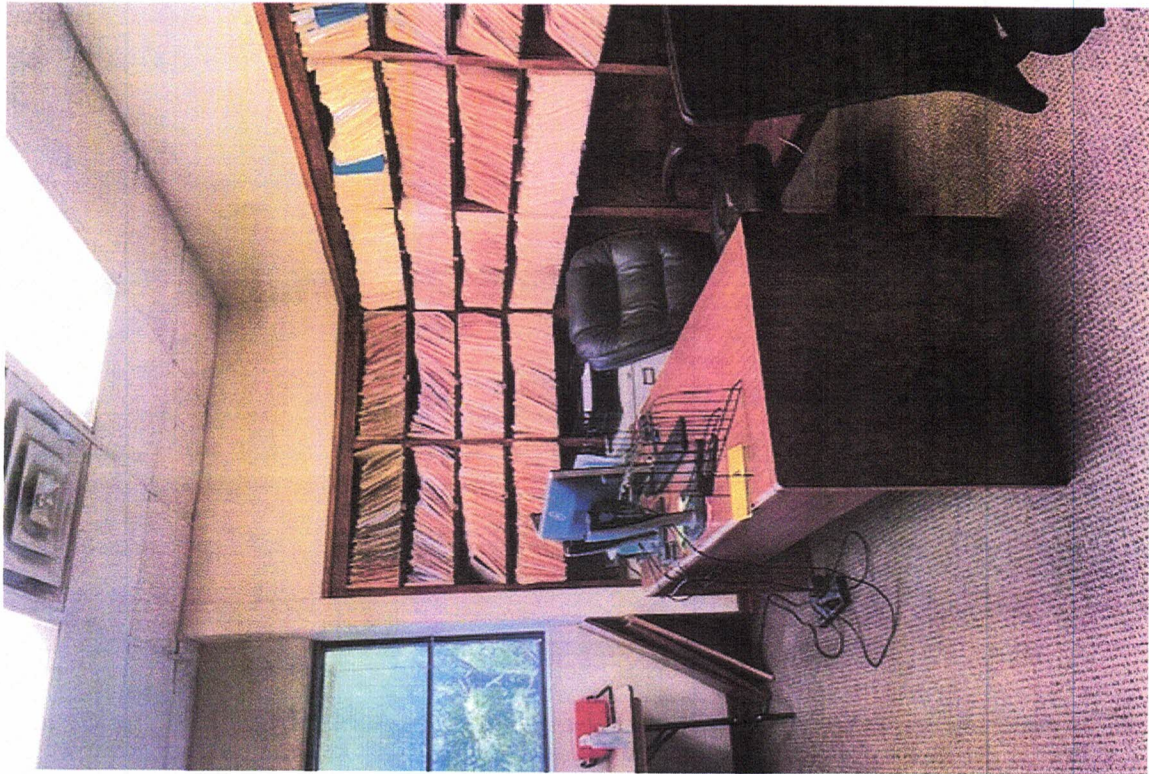


Photo #5

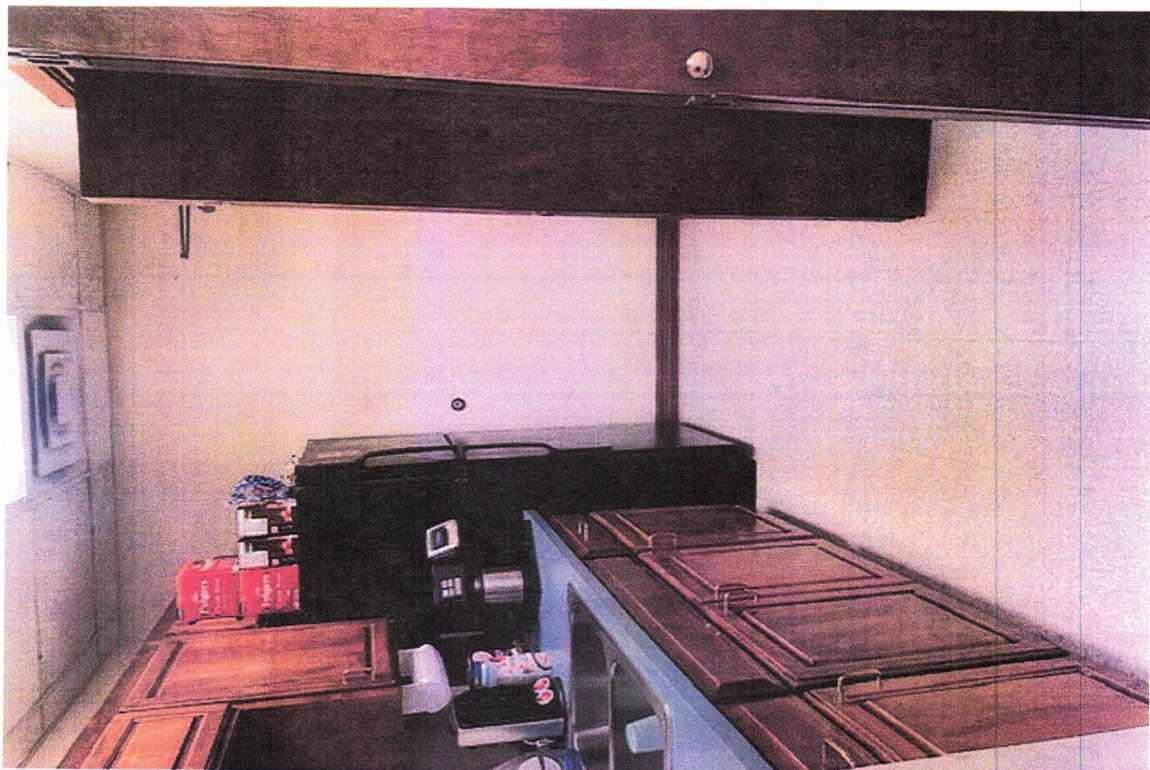


Photo #6

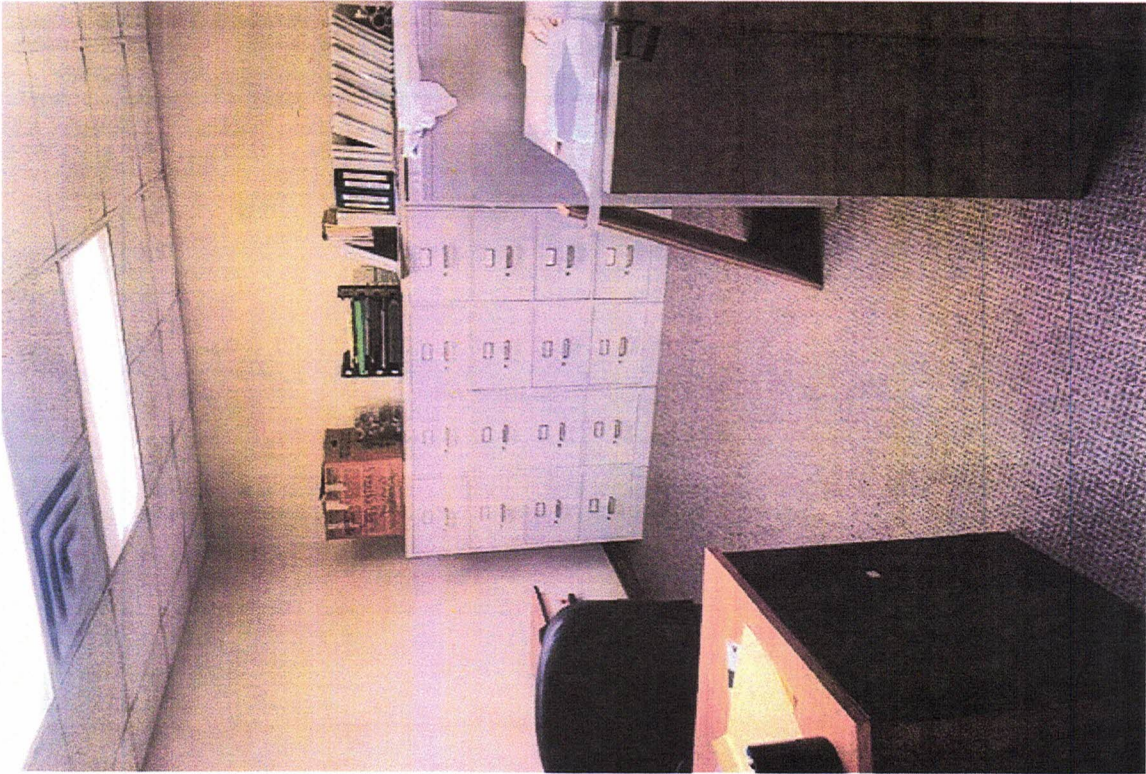


Photo #7

