

**AVAILABLE FOR LEASE**

**4547 Lake Shore Dr**

**Waco, TX 76710**



**Class A Office Building**

**15,570 SF Total**

**1,875—2,201 SF Available for Lease**

**Lease Rate: \$1.35/SF/Month**



**Rydell**  
REAL ESTATE



# EXECUTIVE SUMMARY

## OFFERING SUMMARY

ADDRESS	4547 Lake Shore Dr
RATE	\$1.35/SF/Month
SUITE 201	1,875   \$2,531.25 / Month
SUITE 105	2,201 SF   \$2,971.95/Month
LEASE TYPE	Full Service

## PROPERTY SUMMARY

Beautifully designed office available for lease on Lake Shore Drive. Convenient to the Banking District, Restaurants, and communities like Mountainview Neighborhoods, Bosqueville, and China Spring.

Enjoy **private patio views**, excellent parking and **Class A Design**.

### Highlights:

- Class A Office – Truly one of a kind
- Beautiful Exterior Patios with individual office access
- Large Offices and Flexible Space. Perfect for law, accounting, counseling, upper-level management, etc.





# PROPERTY PICTURES



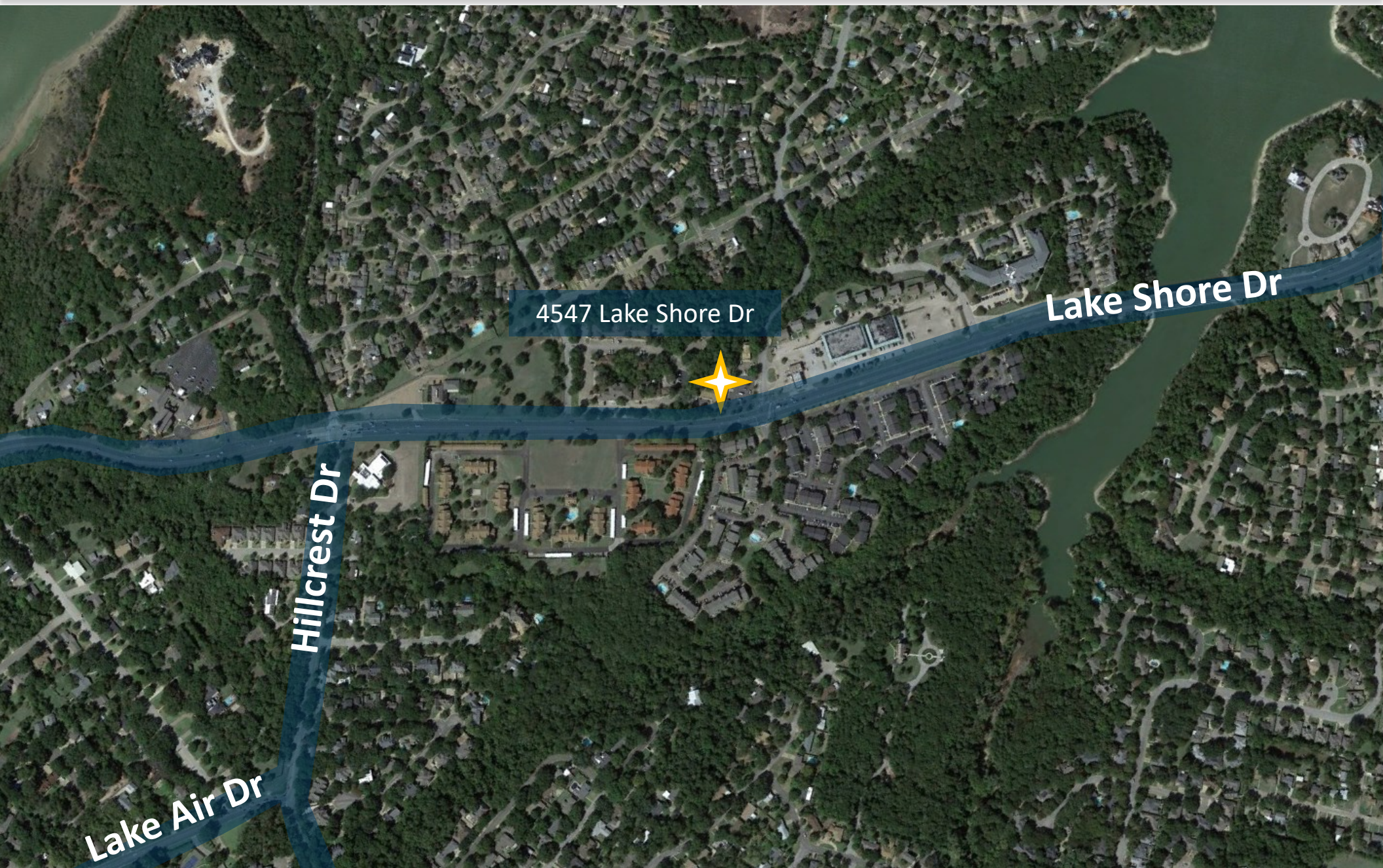


# PROPERTY PICTURES



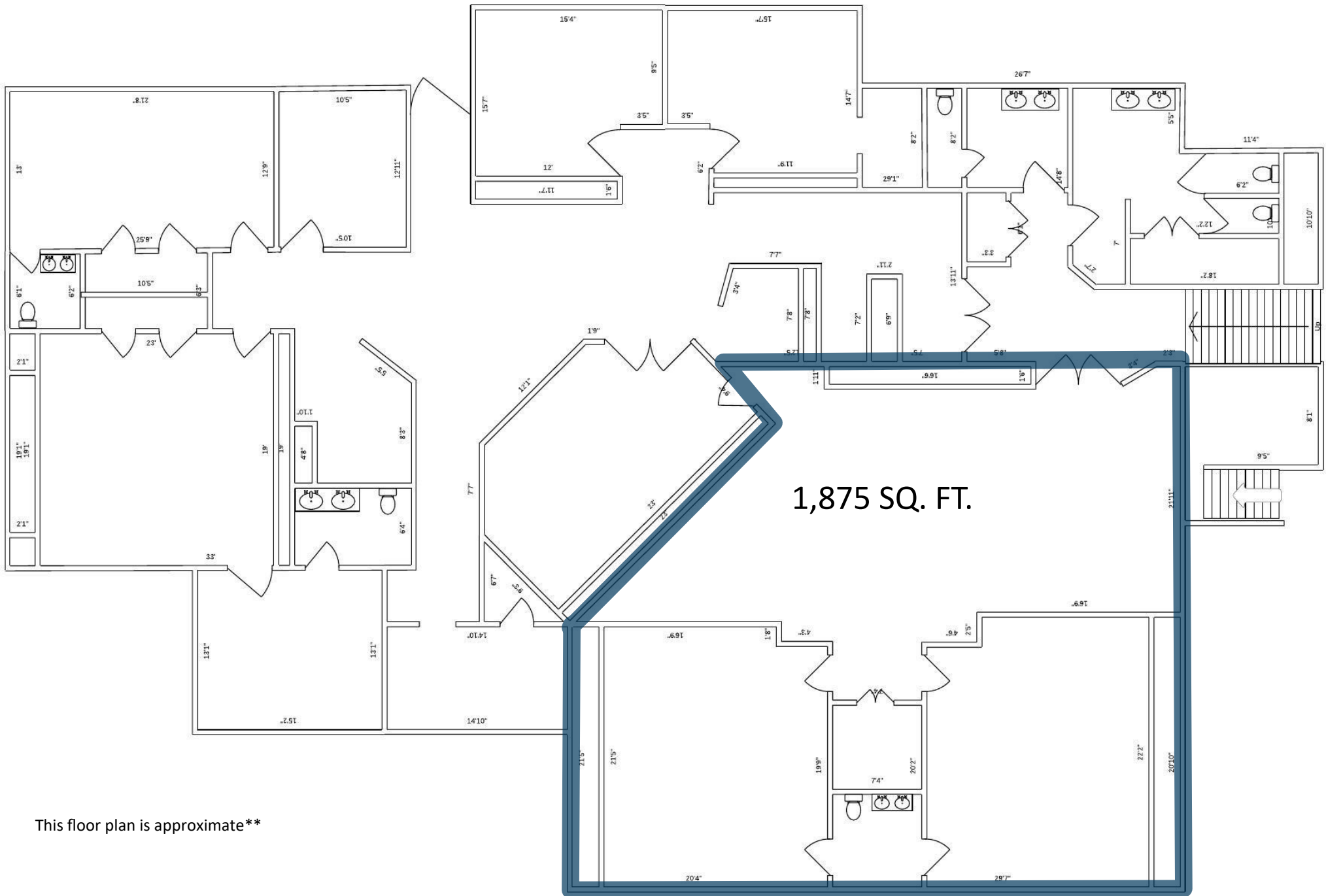


# LOCATION MAP





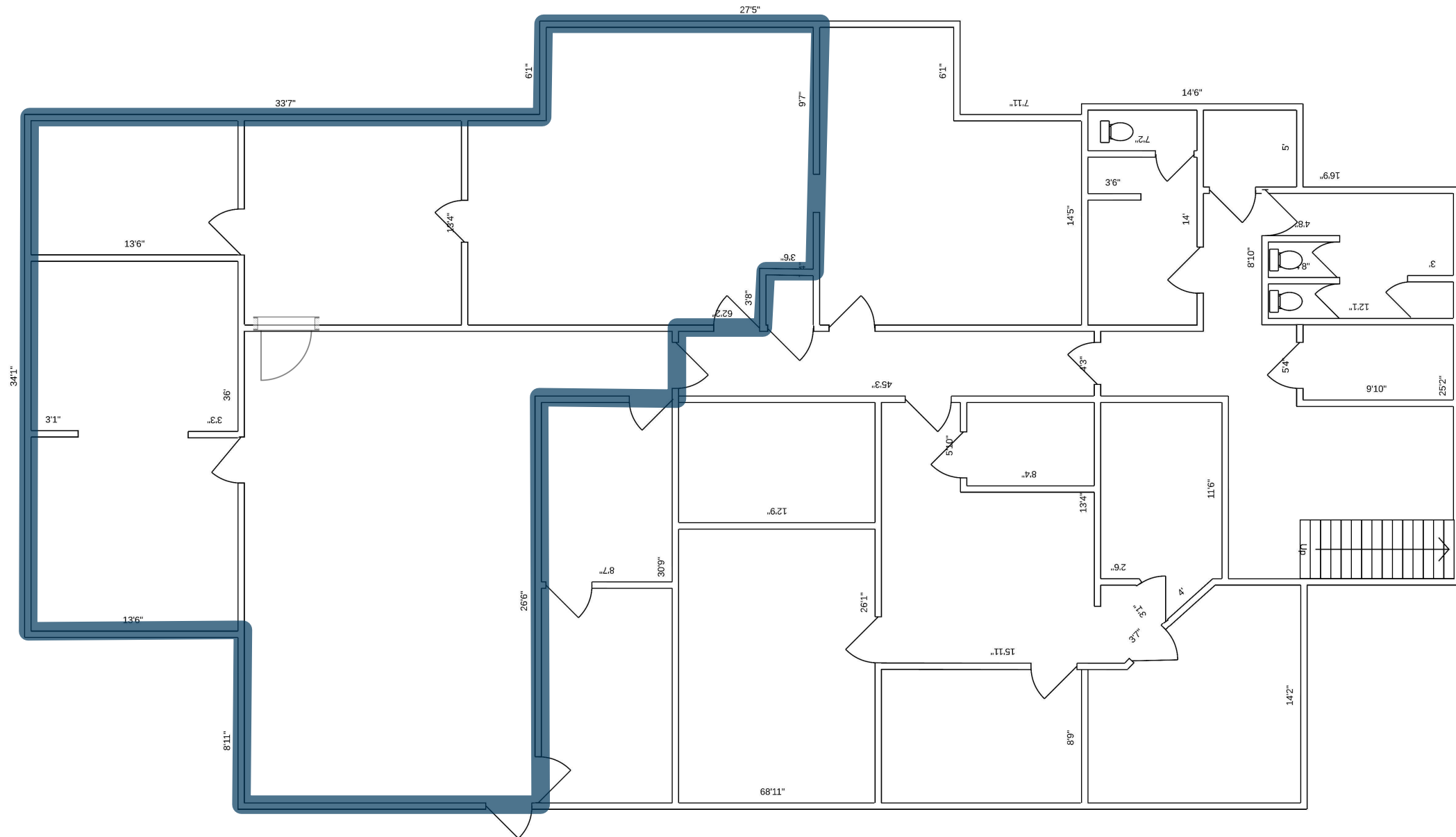
# FIRST FLOOR PLAN



This floor plan is approximate\*\*



# LOWER LEVEL FLOOR PLAN



2,201 SQ FT

This floor plan is approximate\*\*



# AERIAL





# DISCLAIMER

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# 4547 Lake Shore Dr



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