



FOR SALE \$1,499,900  
OR LEASE \$25/FT NNN

# 1927 Columbus Ave • Waco, TX

PRESENTED BY ASHTON GUSTAFSON & ASSOCIATES REAL ESTATE





### *Prime Office Space* in the Heart of Waco – 1927 Columbus Ave.

Discover a rare opportunity to own or lease a modern, move-in-ready office building in one of Waco's most convenient and central locations. Originally constructed with a durable concrete shell—including foundation, exterior walls, roof, and two enclosed concrete offices—this property offers exceptional structural integrity and long-term value.

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Fully renovated in 2020, the interior showcases immaculate finishes and modern functionality throughout. Step inside to find:

- A welcoming front lobby with an administrative reception area
- A spacious conference room perfect for meetings and client presentations
- Multiple private offices and open workspaces to suit a variety of business needs
- A kitchenette, updated bathrooms, fresh carpet, recessed lighting, and fresh paint

The building is wired for high-speed internet and equipped with a comprehensive security camera system, ensuring both connectivity and peace of mind.

Energy efficiency and comfort were top priorities in the renovation. The exterior walls are spray foam-insulated, providing superior temperature control and reducing utility costs. All lighting throughout the building is energy-efficient LED. Additionally, all interior walls feature batt insulation to help reduce noise transfer—keeping each office private, quiet, and comfortable.

Outside, enjoy secure rear parking with a gated entrance, a covered parking canopy, and a handicap-accessible entry. Ample parking is available, with 12 marked spaces currently in place—and the potential to easily double that capacity.

Situated in the heart of Waco, this property offers unbeatable access—just minutes from Downtown Waco, Waco Drive, Franklin Avenue, and Valley Mills Drive—placing your business close to everything the city has to offer.

Whether you're looking for a secure, turn-key office headquarters or a versatile investment property, 1927 Columbus Ave. combines modern convenience, structural strength, energy efficiency, and prime location into one exceptional package.



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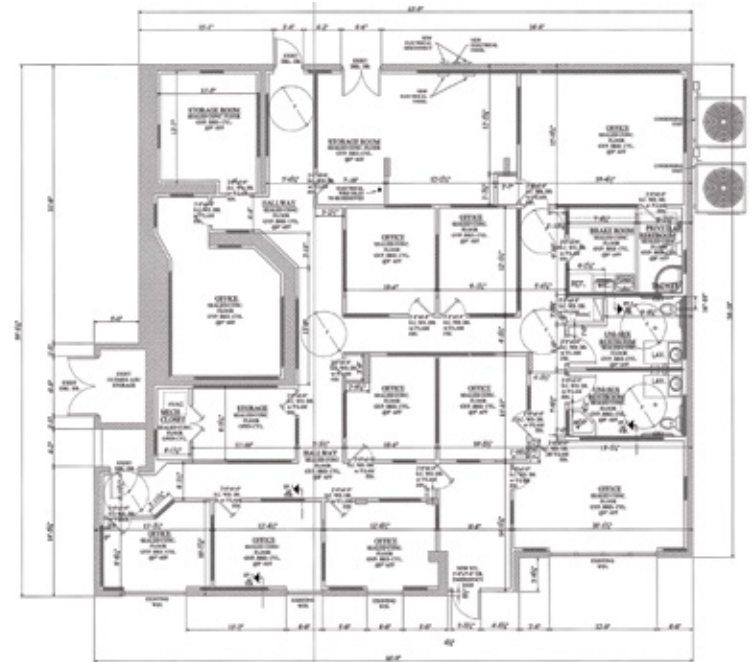
**1927 Columbus Ave. • Waco, TX**

- 9+ Offices
- Conference Room
- Covered Parking
- 3,754 Sq.Ft
- Multiple Storage Rooms



CALL US TODAY  
**(254) 296-9100**  
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