

# PNC Bank Building

1227 N. Valley Mills Drive • Waco, Texas 76710







## PROPERTY DESCRIPTION

Gross Building Area:	±37,860 SF (MCAD)
Floors:	Two
Year Built:	1974
Land Area:	±2.48 Acres (MCAD)
Parking:	146 spaces total
Signage:	Two road monuments
Fiber Internet:	Available

## PROPERTY HIGHLIGHTS

The PNC Bank Building offers professional office space in a central location at the intersection of N. Valley Mills Drive at Wooded Acres Drive. The area is home to many office and retail uses. The building offers convenient parking and easy access to the office suites.

-  Recently renovated common areas and suites
-  On-site management
-  Key code locks for after hours access
-  Full service leases include utilities and janitorial services

### For Leasing Information:

**Michael Taylor, CCIM**  
Direct (254) 722-5104  
[mtaylor@kellyrealtors.com](mailto:mtaylor@kellyrealtors.com)



**Mike Meadows**  
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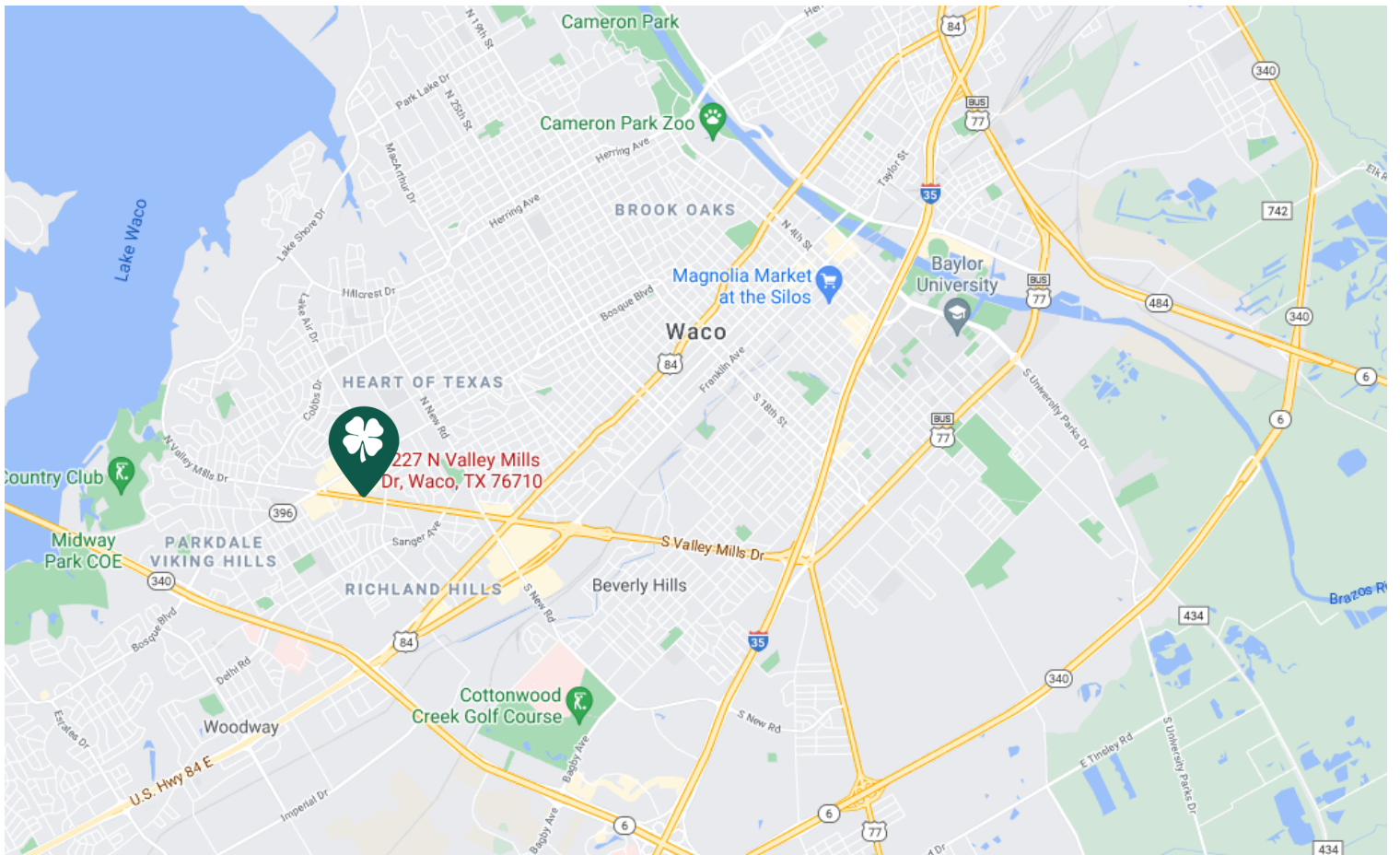
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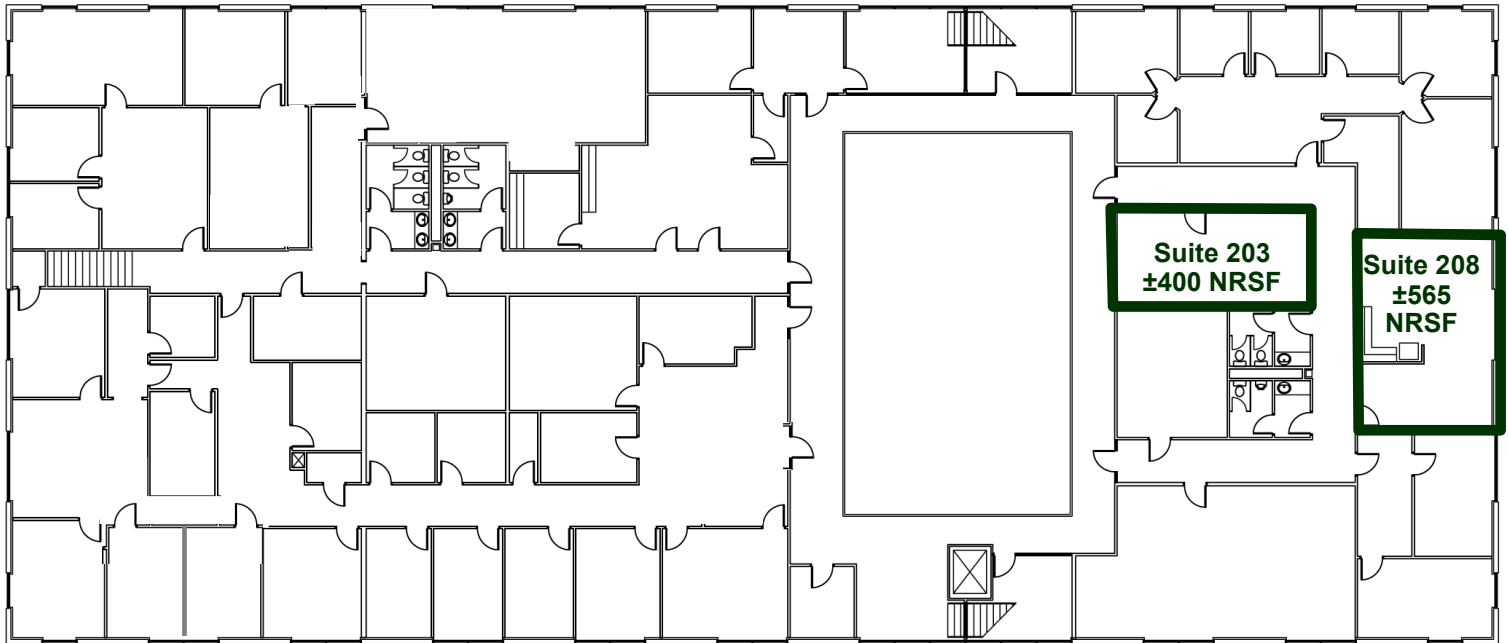
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## PNC BANK BUILDING Second Floor



### AVAILABLE SPACES

SUITE #	DATE AVAILABLE	SUITE SIZE	MONTHLY RENT	SPACE DESCRIPTION
Suite 208	Immediate	±565 NRSF	\$950.00	Mostly open space with a kitchenet / storage room
Suite 203	November 2024	±400 NRSF	\$750.00	Reception area and one private office

Lease Type: Full Service

Lease Term: Negotiable

Finish Out: Negotiable



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11/2/2015



### Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<u>Kelly, Realtors Commercial</u>	<u>0485811</u>	<u>commercial@kellyrealtors.com</u>	<u>(254)741-1500</u>
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
<u>Michael Taylor</u>	<u>0486296</u>	<u>mtaylor@kellyrealtors.com</u>	<u>(254)722-5104</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Kelly Realtors Commercial, 1229 N Valley Mills Drive Waco TX 76710  
Michael Taylor, CCIM

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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