

# OFFICE SPACE FOR LEASE

## New Lease Incentive



For more  
information  
or to  
schedule  
a showing  
please contact  
Tony or Tim.

### ADDRESS

262 N. Waco (2nd & Waco)

### INCENTIVE

**One month free rent for each lease year,  
up to three months free.**

### AVAILABLE SPACE

<u>Suite</u>	<u>Sq. Ft.</u>
102	1,307

### SIGNAGE

Available on north and south building walls.

### RENT (full service lease)

\$1,520.00 mo. (\$13.95 psf)

### COMMENTS

- Downtown address without traffic congestion
- Negotiable remodel allowance for 3-5 yr. lease
- Across the street from U.S. Post Office
- Private exterior entrances
- Free doorside parking

### PARKING

On-site at entrance to suite.

6/13/24



Tony Utter: 316-990-8710 (mobile) / 316-263-2448 (office)  
CCIM, JD [tony@utterproperties.com](mailto:tony@utterproperties.com)

Tim Utter: 316-871-1628 (mobile) / 316-263-2448 (office)  
[tim@utterproperties.com](mailto:tim@utterproperties.com)

# 262 N. Waco / Aerial

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# Suite 102 / Floor Plan

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PARKING LOT

TENANT ENTRY

VACANT  
SUITE 102  
1,307 SF



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# 262 N. Waco / Exterior

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*South side of building / private entrances*



*North side of building*



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# Suite 102 / Interior

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