## **OFFICE SPACE FOR LEASE**

## **New Lease Incentive**



ADDRESS 262 N. Waco (2nd & Waco)

AVAILABLE SPACE

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

<u>RENT</u> (full service lease) \$1,520.00 mo. (\$13.95 psf)

## PARKING

6/13/24

On-site at entrance to suite.

### **INCENTIVE**

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

### **SIGNAGE**

Available on north and south building walls.

### **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

 $\begin{array}{c} Tony \ Utter: \ 316-990-8710 \ (\text{mobile}) \ / \ 316-263-2448 \ (\text{office}) \\ CCIM, \ JD \ tony@utterproperties.com \end{array}$ 

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

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For more

information

or to

schedule

a showing

please contact

Tony or Tim.

## 262 N. Waco / Aerial

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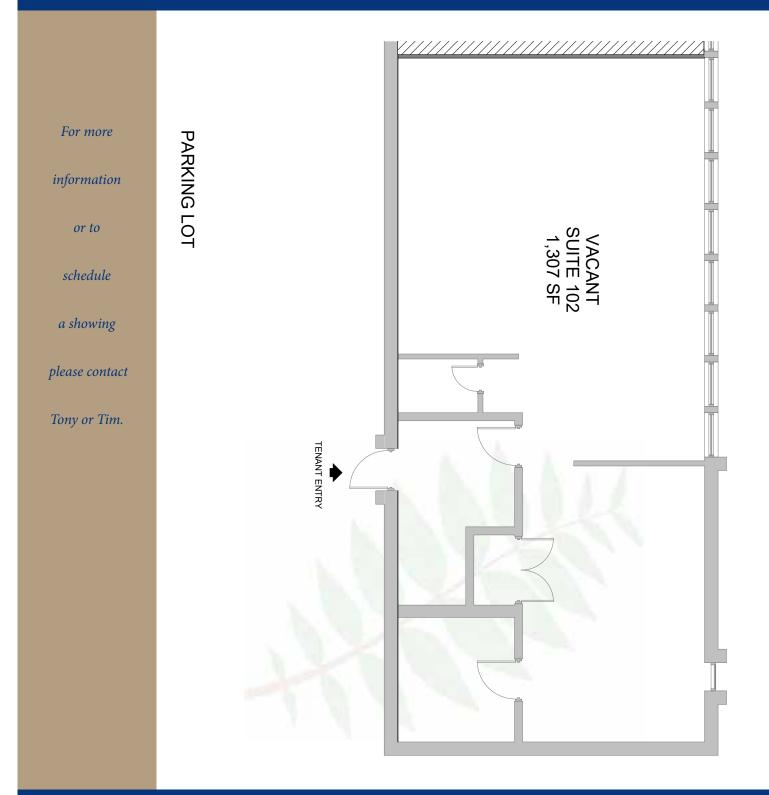


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# Suite 102 / Floor Plan





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# 262 N. Waco / Exterior

## South side of building / private entrances







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## Suite 102 / Interior

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