

708-710 AUSTIN AVENUE, WACO, TEXAS 76701

- The building is in historic downtown Waco
- Situated on the same block as the Hippodrome, a Waco favorite
- Just steps to the northwest on Austin Avenue you will encounter the ALICO building, another Waco landmark
- Continue down Austin Avenue for just 5 minutes on foot and you will be on the banks of the beautiful Brazos River
- Just a few blocks behind the building you will find the Magnolia Silos



The bottom floor of the building currently is leased by Pura Vida, a day spa, as well as Mélange, a clothing store. Both retail businesses enjoy a high level of activity and are open Monday-Saturday. Pura Vida will be downsizing to a new, smaller location July 2017.



LOCATION
WILL BE
AVAILABLE
JULY 2017



FIRST FLOOR 6,952 SF (PER TAX RECORDS)

SECOND FLOOR 3,000 SF (PER TAX RECORDS)

LEASE TERM FOR 1-10 YEARS

RENTAL RATE
\$12 - \$18 /SF/YEAR

LEASE TYPE NNN

