



Class A Finish Office Space For Lease in Downtown Waco



2,070 - 26,466 SF



Delivery Q3 2027



Call for Pricing



On-Site Parking



Large Windows



Fully Renovated



PROPERTY OVERVIEW

225 S 5th is a premier office building in Downtown Waco. With full restoration and renovations beginning in 2026, the multi-tenant Class A finish office building will be available for occupancy in Q2/Q3 of 2027.

Floors 3 & 4 are available for lease with varying sizes ranging from 2,070 SF to 26,466 SF and anything in between. Floorplans and finishes can be designed to suit your needs.

- On-Site Parking Available
- Entire Floor(s) Available - 16,000 SF - 26,466 SF
- Smaller Suites Available
- Building Signage Available
- Move-In Ready Designed to your specifications

PROPERTY HIGHLIGHTS



PROPERTY
225 S 5th St



LOCATION
Downtown Waco



PROPERTY TYPE
Class A Office



AVAILABLE SPACE
2,070-26,466 RSF



FLOOR AVAILABILITY
3rd & 4th Floors



DELIVERY DATE
Q2/Q3 2027



RENT RATE
Call for Pricing



PARKING
On Site Parking



Floor 4

Oakdale Capital 2,646 SF leased · up to 4 suites available (2,070–10,466 SF)

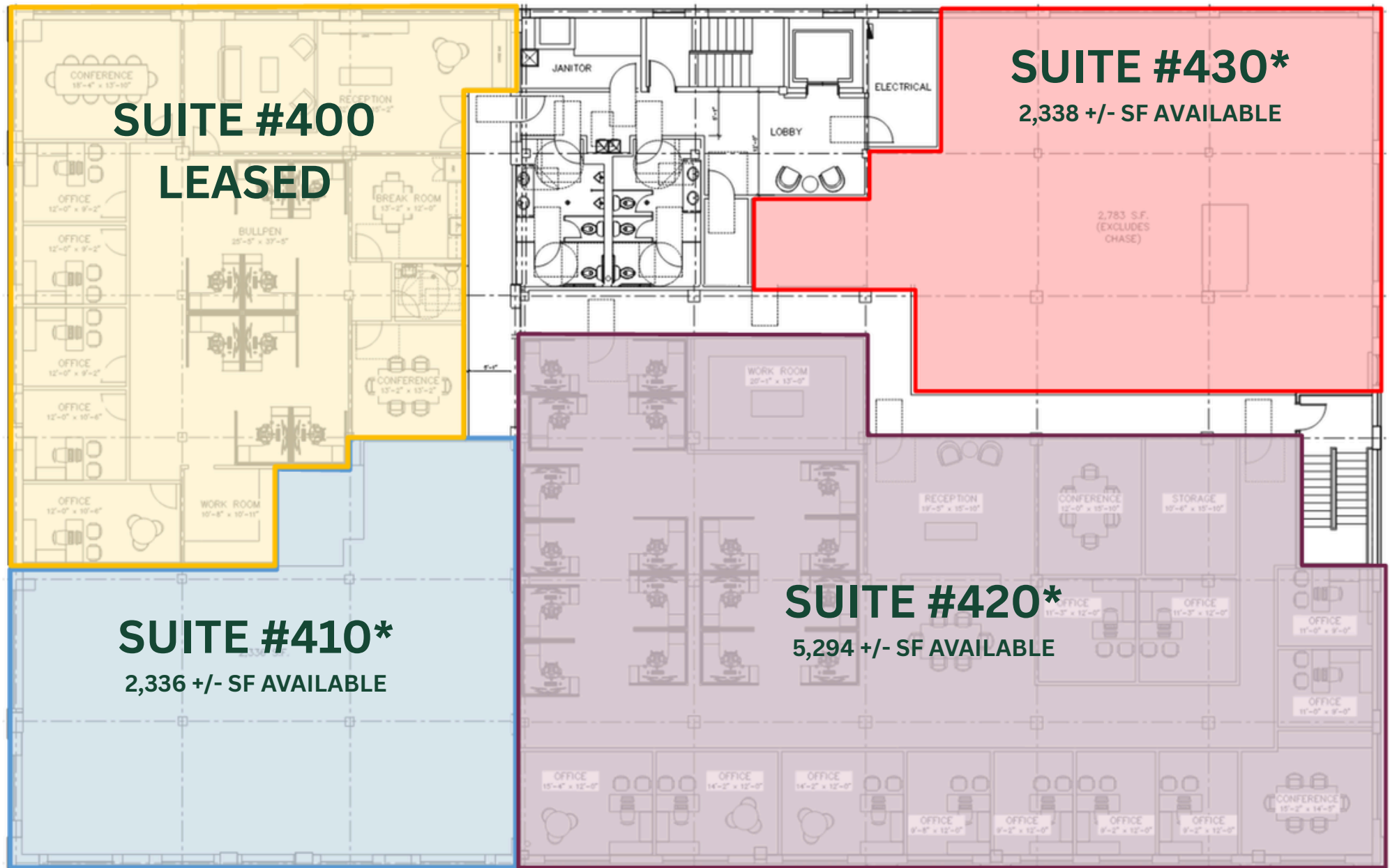
Floor 3 — AVAILABLE

Full floor · 16,000 SF · will subdivide

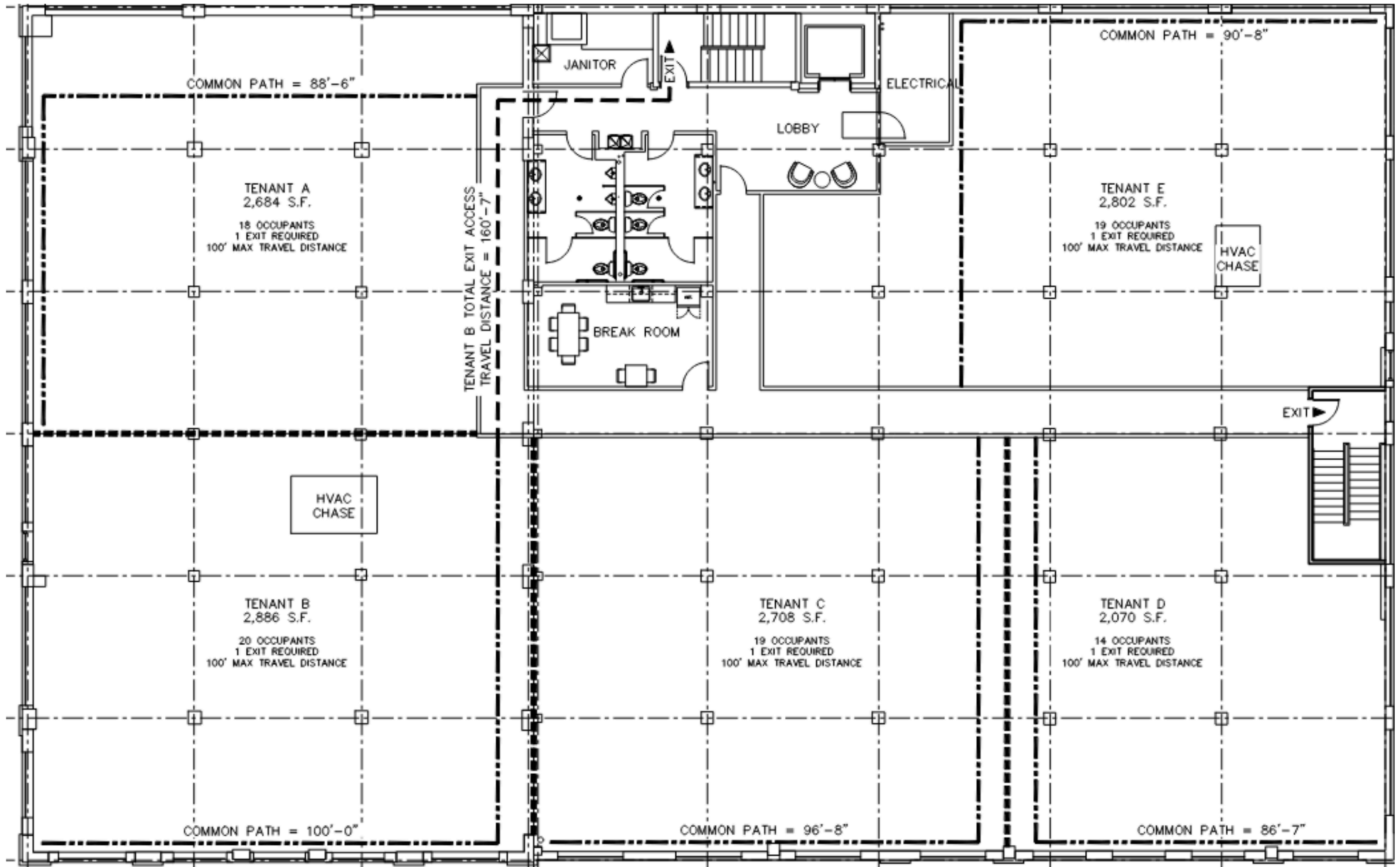
Floors 1 & 2

Occupied — Cornerstone Caregiving

CONCEPTUAL FLOOR PLANS (4th Floor)



*Suites 410-430 Can all be customizable, combined, or divided in any way.



3rd Floor can be taken as a whole or demised as needed. Fully Customizable.







NEARBY ATTRACTIONS

- Waco Federal Courthouse
- McLennan County Courthouse
- Waco City Hall
- Magnolia Silos and HQ
- McLane Stadium
- Foster Pavillion
- Baylor University
- Riverfront Development
- AC Marriott
- Hilton Hotel
- Waco Convention Center
- Milo All Day
- Red Herring
- Schmaltz Sandwiches
- Oh My Juice
- Spice Village
- Ninfa's
- Diamondbacks
- Crickets
- Barnett's

FOR LEASING INFORMATION

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