

LEASE

SONTERRA OFFICE PARK- PHASE 1

6402 - 6434 98th Street Lubbock, TX 79424



PROPERTY DESCRIPTION

Now leasing office suites in Lubbock's newest garden office development with delivery of first phase buildings completed and others in progress. Sonterra is a carefully planned office community designed to create a relaxed work environment to satisfy the professional. The first phase will consist of 9 buildings with 26,028 sq. ft. of office space ranging from 730 sq. ft. to 1,798 sq. ft. and a conference area that will be available to tenants on a reservation basis through an online platform. The second phase, to be delivered in 2023, will add an additional six buildings and 17,940 sq. ft. of office space ranging from 965 sq. ft. to 1,511 sq. ft.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Available SF:	1,497 - 1,798 SF
Building Size:	26,038 SF
NOI:	\$20.00 - \$21.00 per sq. ft.
Lease Type:	Full Service (Tenant responsible for custodial)
Zoning:	C-3 General Retail District

Scott Womack
806 784 3265
TX #437816



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Building Name	Sonterra Office Park- Phase 1
Property Type	Office
Property Subtype	Office Building
Building Size	26,038 SF
Building Class	A
Year Built	2022
Construction Status	Under construction

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- Lubbock's Newest Garden Office Community
- Beautifully Appointed Finishes
- CAT-5 Cabling in Place
- Shared Conference Area Available at No Charge to Tenants
- Located in Rapidly Growing Southwest Lubbock on Milwaukee Avenue
- Professionally Managed by Coldwell Banker Commercial

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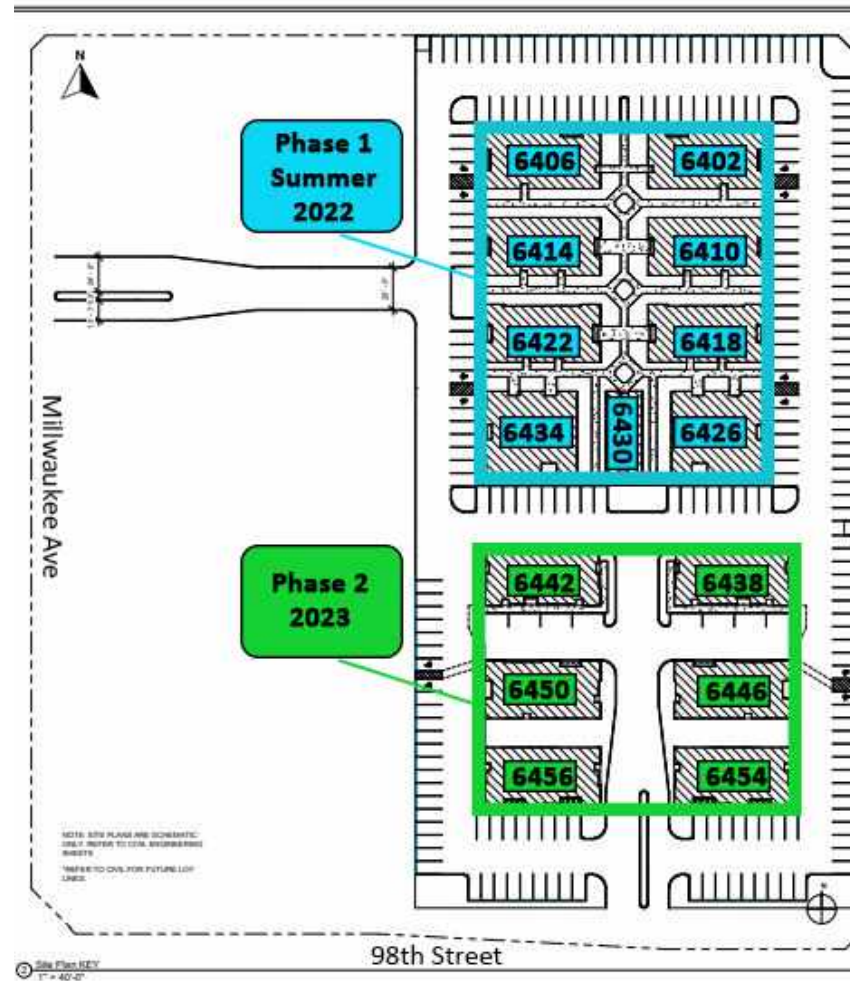


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Sonterra - Construction as of 6/6/2022



Construction as of May 6, 2022



Construction as of May 6, 2022



Sonterra - Construction as of 4/25/22



Sonterra - Phase 1



Construction as of 4.14.22



Sonterra - 6406 98th



Sonterra - 6414 98th



Sonterra - 6418 98th

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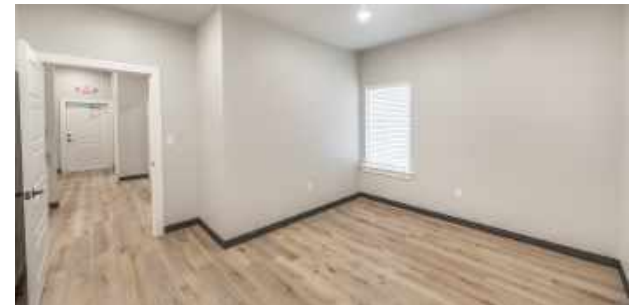
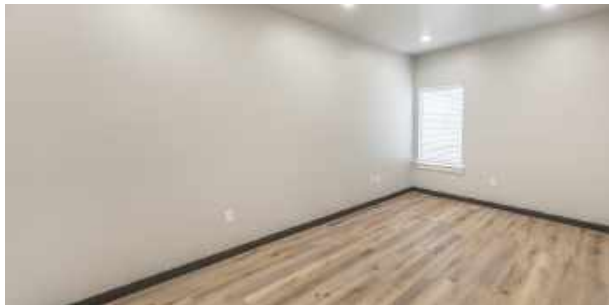


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(Representative Interior Photos) 6402 - 6434 98th Street Lubbock, TX 79424



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 to 60 months
Total Space:	1,497 - 1,798 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6406-100	Available	1,501 SF	Full Service	\$22.00 SF/yr	Reception area, five offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.
6414-100	Available	1,524 SF	Full Service	\$22.00 SF/yr	Reception area, five offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.
6418-100	Available	1,497 SF	Full Service	\$22.00 SF/yr	Reception area, five offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.
6418-200	Available	1,497 SF	Full Service	\$22.00 SF/yr	Reception area, five offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.
6422-200	Available	1,497 SF	Full Service	\$22.00 SF/yr	Reception area, five offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.
6426-100	Available	1,798 SF	Full Service	\$22.00 SF/yr	Reception area, seven offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.
6426-200	Available	1,786 SF	Full Service	\$22.00 SF/yr	Reception area, six offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.
6434-200	Available	1,786 SF	Full Service	\$22.00 SF/yr	Reception area, six offices, conference room, two ADA-compliant restrooms, and coffee bar. Full service lease includes utilities; tenant responsible for custodial service.

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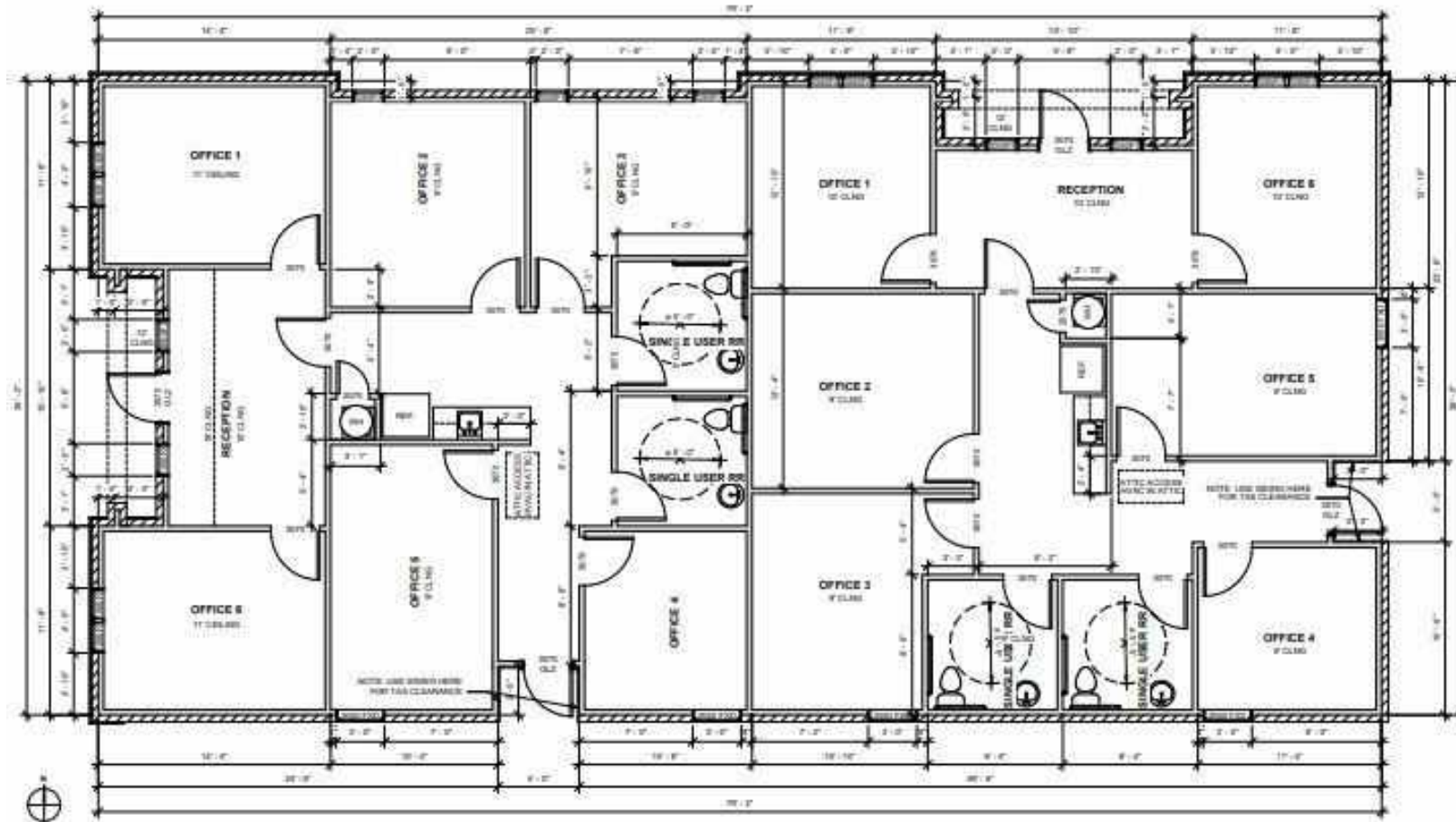


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Sonterra - 6406 98th Street, Suite 100 & 200 | Lubbock, TX 79424

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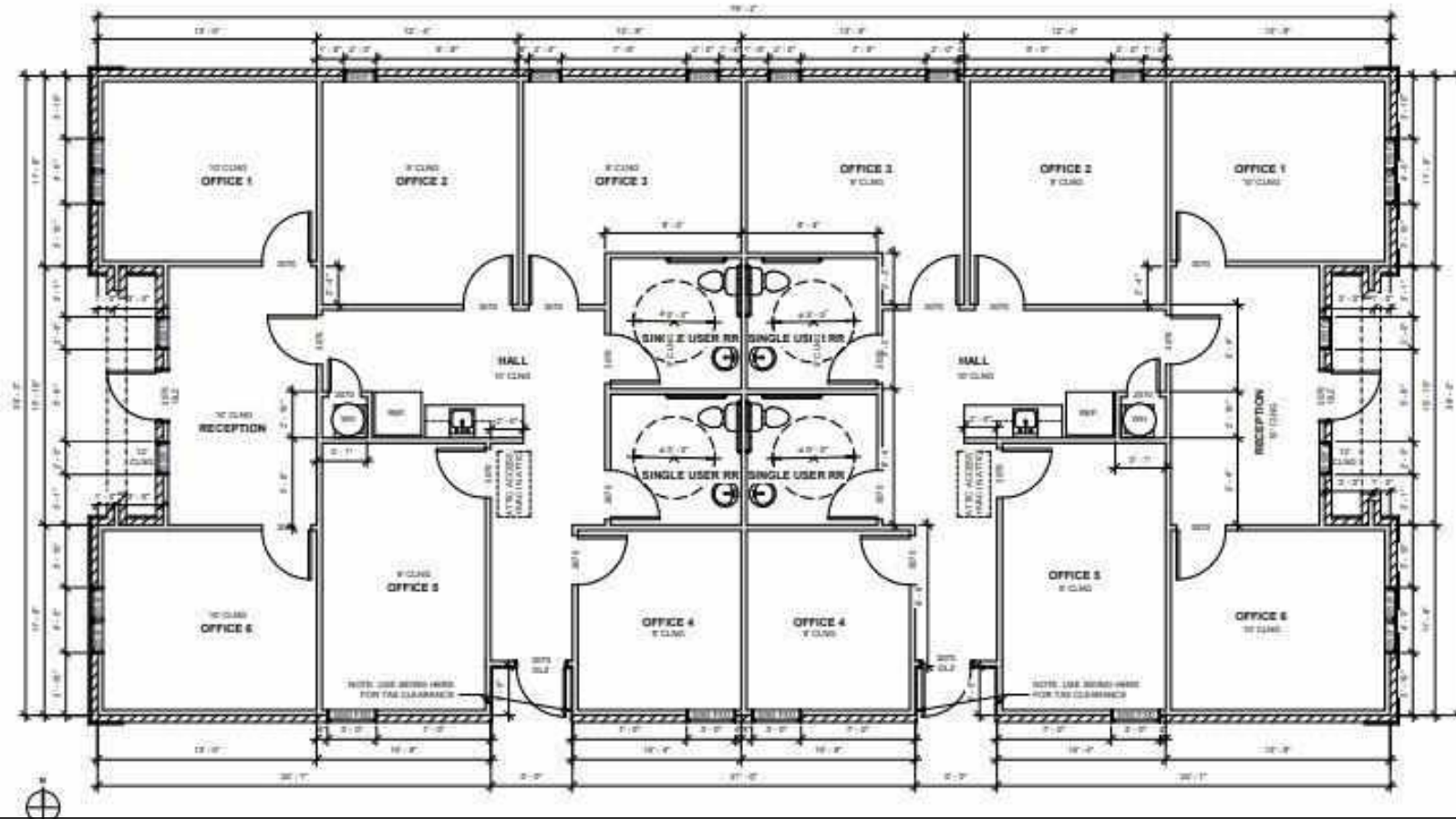


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Sonterra - 6414 98th Street, Suite 100 & 200 | Lubbock, TX 79424

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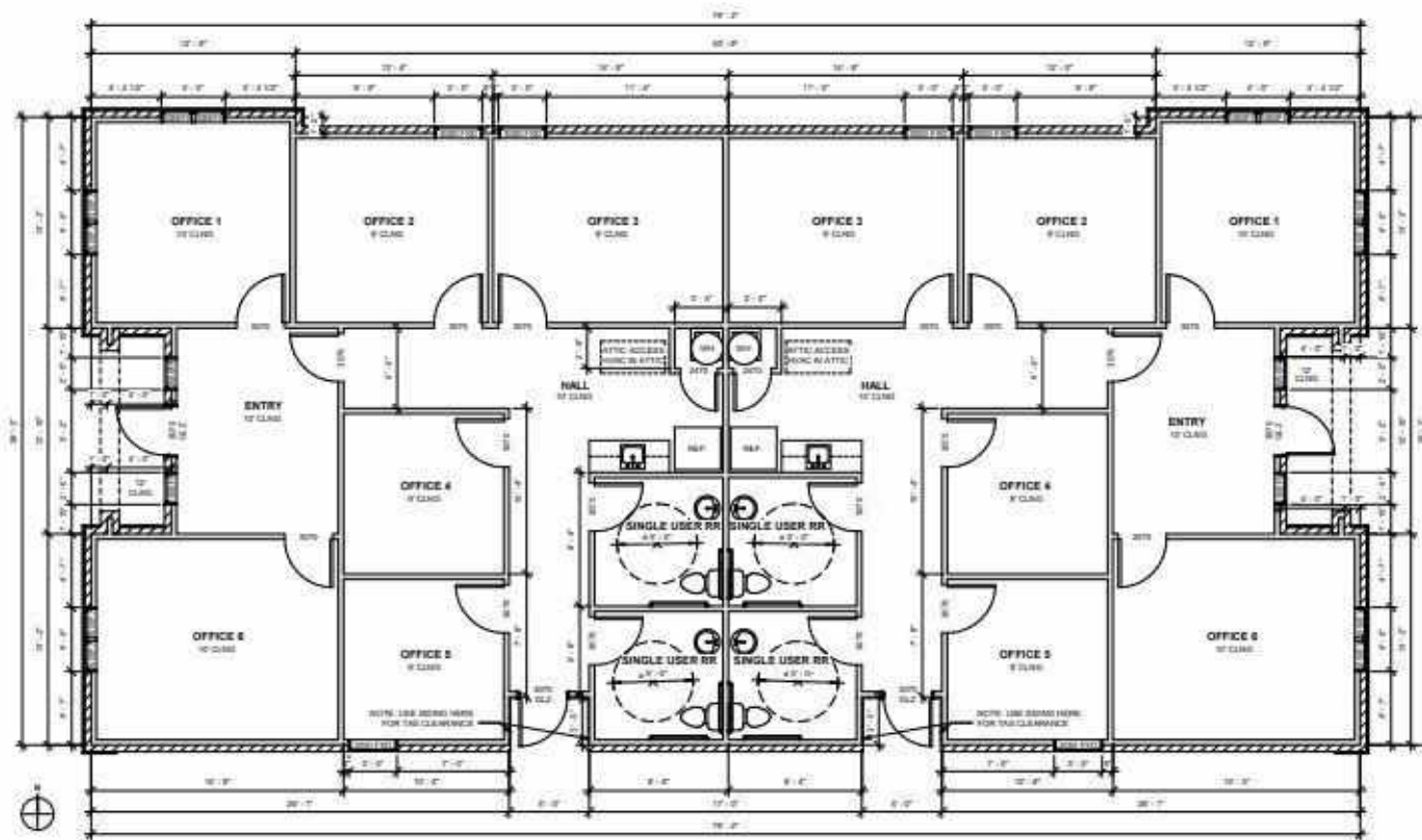


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Sonterra - 6422 98th Street, Suite 100 & 200 | Lubbock, TX 79424

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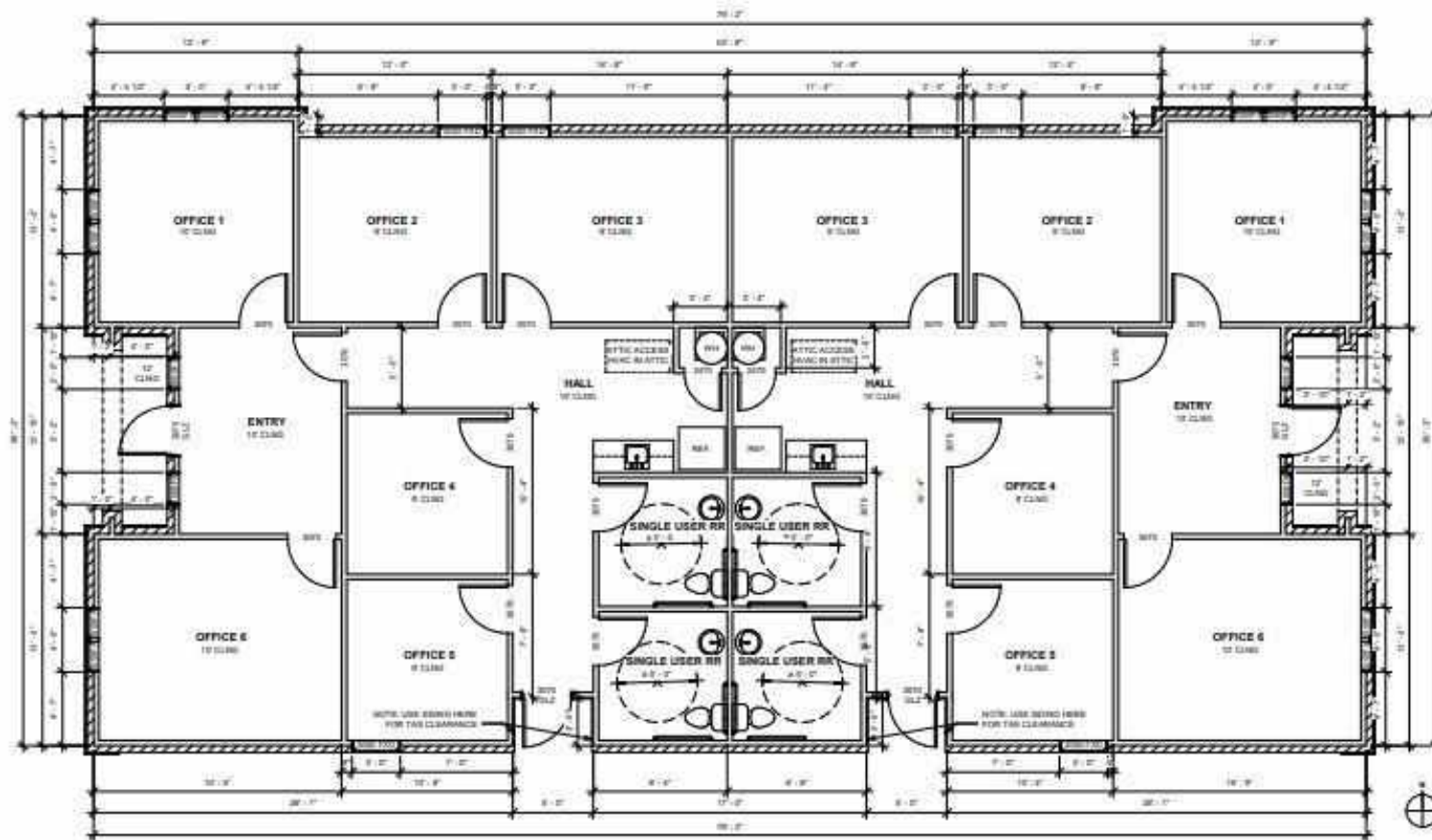


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Sonterra - 6418 98th Street, Suite 100 & 200 | Lubbock, TX 79424

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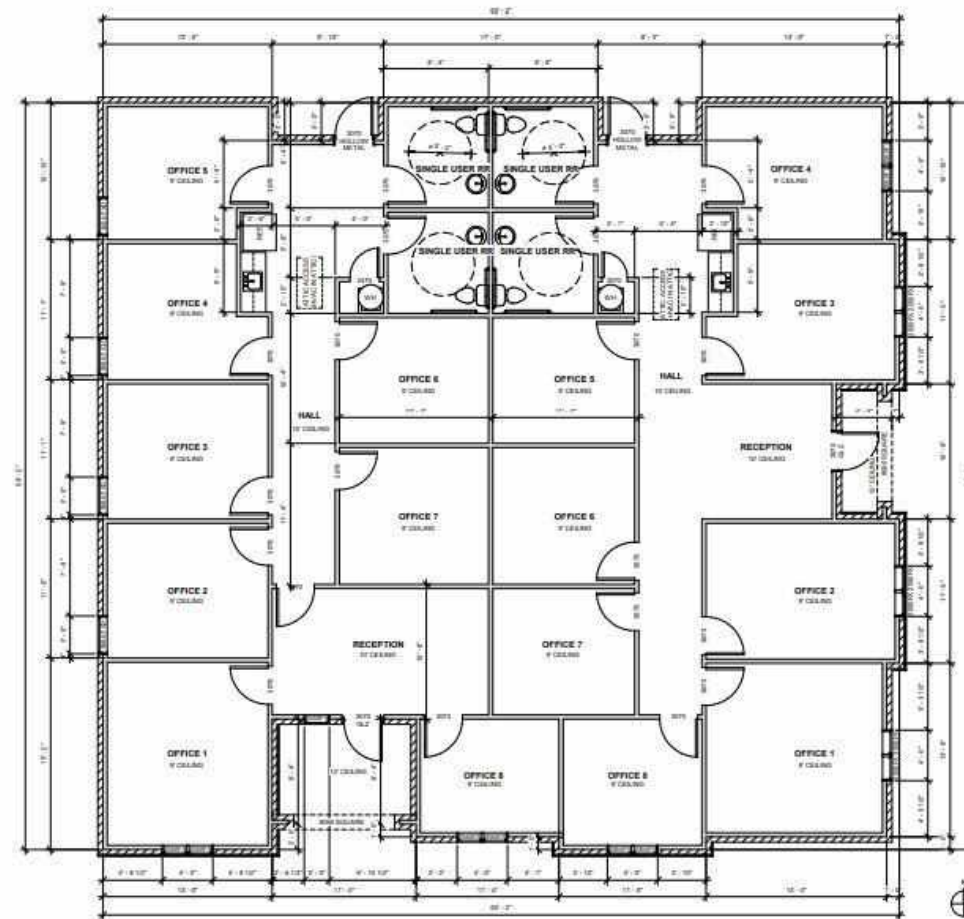


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Sonterra - 6426 98th Street, Suite 100 & 200 | Lubbock, TX 79424

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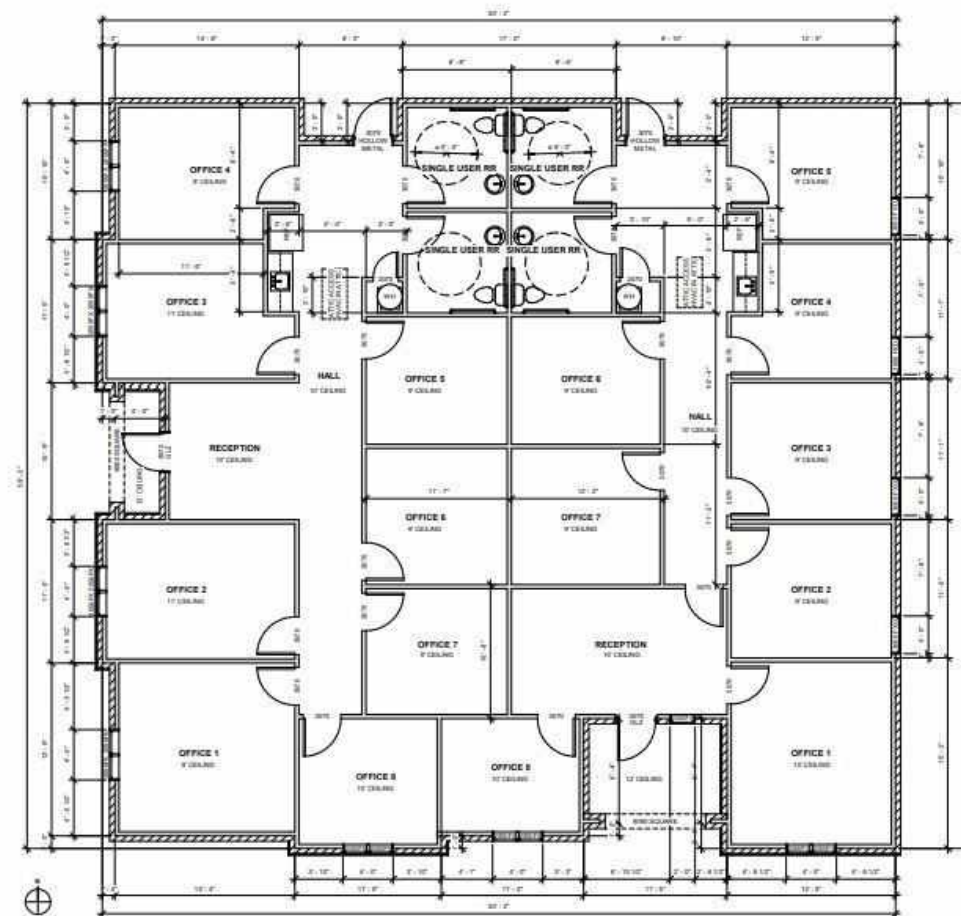


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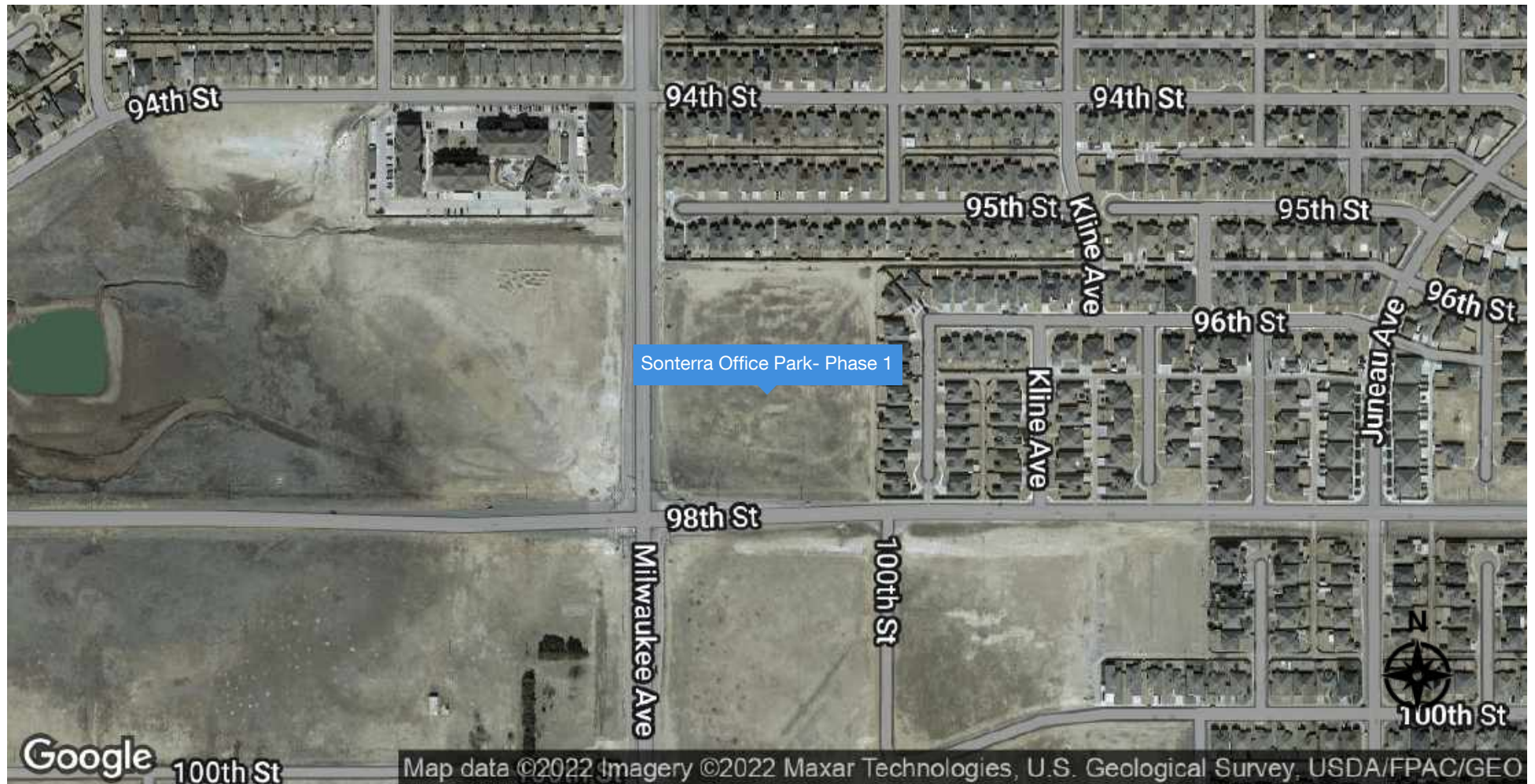


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Information About Brokerage Services

Texas law requires all real estate license holders 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>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date