

FOR LEASE

1607 UNIVERSITY AVE

Lubbock, TX 79401



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

Alex Eberhardt, CCIM

806 784 3258

TX #644944

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LEASE

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OFFERING SUMMARY

Building Size:	11,210 SF
Available SF:	5,605 - 11,210 SF
Lot Size:	13,008 SF
Zoning:	Auto-Urban Commercial (AC)

PROPERTY OVERVIEW

Coldwell Banker Commercial, Capital Advisors is pleased to offer for lease 11,210 total square feet of retail space across the street from Texas Tech University. The building can either be split up into 2 separate retail units or leased as a single unit space, depending on the tenant's needs. The lease is structured as a modified gross lease with tenant responsible for utilities and repairs/maintenance. Traffic along University Ave exceeds 30,600 vehicles per day. Texas Tech University currently has a student enrollment of 40,00+ students.

PROPERTY HIGHLIGHTS

- Both units can be combined if necessary
- High demand real estate location across the street from Texas Tech University
- Frontage along University Ave with 30,600+ vehicles per day

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,605 - 11,210 SF	Lease Rate:	\$4,600.00 - \$5,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	5,605 SF	Modified Gross	\$4,600 per month	-
Unit B	Available	5,605 SF	Modified Gross	\$5,600 per month	-

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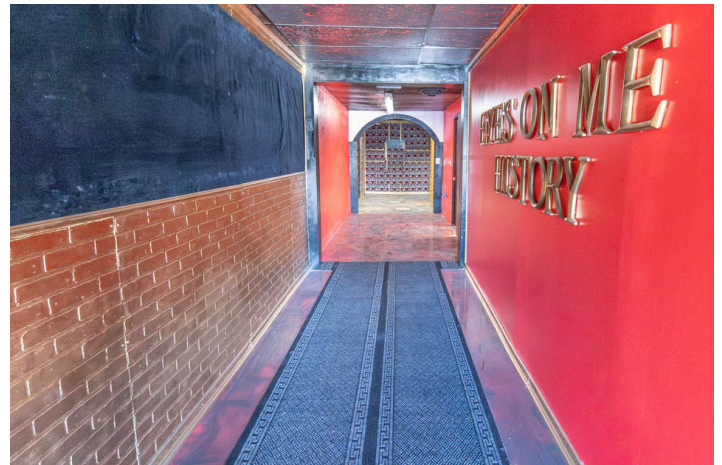
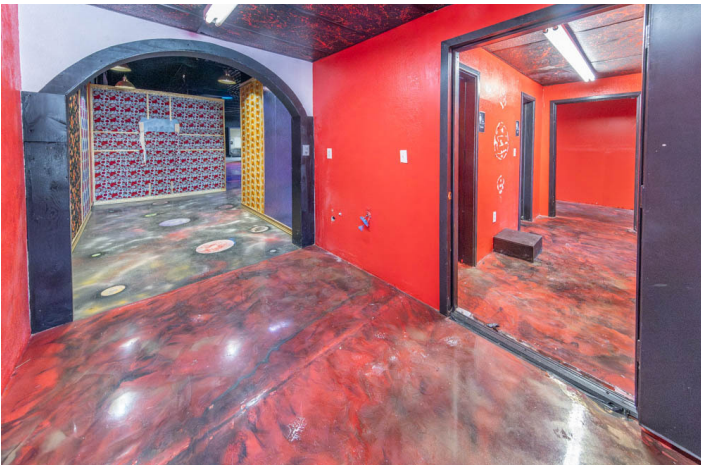
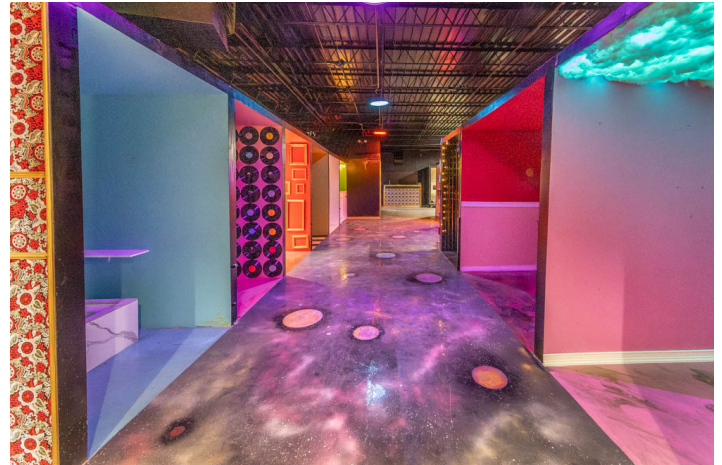


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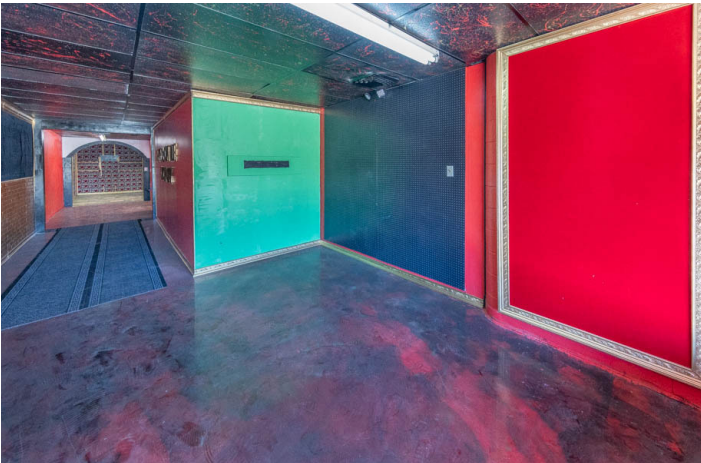
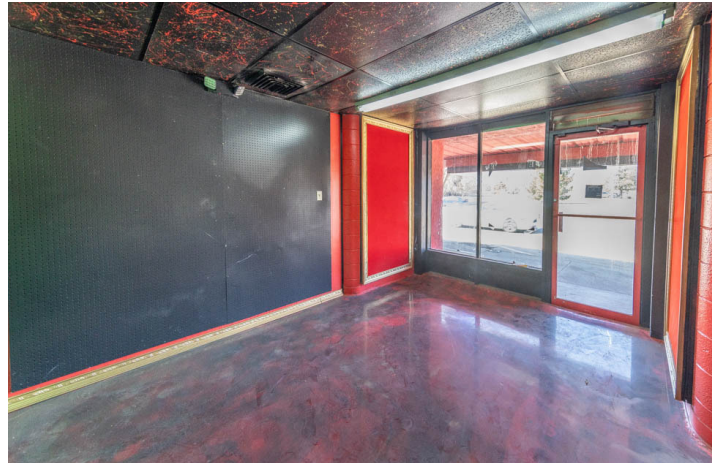


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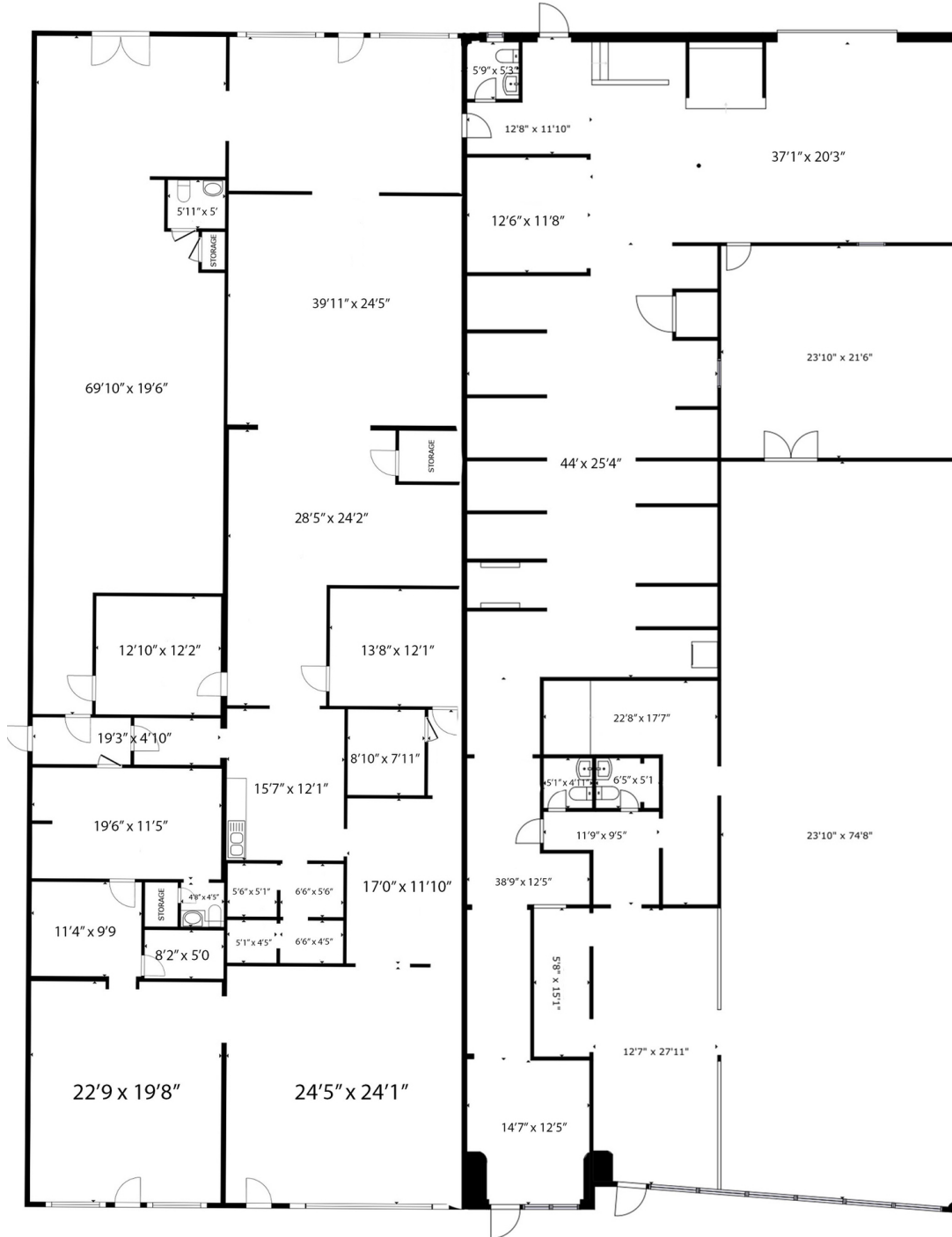


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FLOOR PLAN

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SITE AERIAL

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LUBBOCK, TX

1607 UNIVERSITY AVE

Lubbock, TX 79401



LOCATION DESCRIPTION

Lubbock, Texas, is a vibrant city located in the northwestern part of the state. As the economic and cultural hub of the South Plains region, Lubbock boasts a unique blend of West Texas charm and modern amenities. The city is known for its friendly community, welcoming atmosphere, and a strong emphasis on agriculture and education.

Lubbock is home to Texas Tech University, a major institution that significantly contributes to the city's lively energy and diverse population. The university brings in students, faculty, and researchers from around the world, fostering a dynamic cultural and intellectual environment.

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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>Alex Eberhardt</u> Sales Agent/Associate's Name	<u>644944 TX</u> License No.	<u>AlexE@CBCWorldwide.com</u> Email	<u>806-784-3258</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date