



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

5607 114TH STREET

Sale - \$1,149,950 | Lease - See terms inside brochure

5607 114th Street
Lubbock, TX 79424

AVAILABLE SPACE FOR LEASE OR OWNER-OCCUPANCY

4,053 SF & 2,338 SF (Total Building Size-6,688 sq. ft.)

AREA

Located to the east of Frankford Avenue on the north side of 114th Street in a rapidly growing area of southwest Lubbock.



©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

OFFICE

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816

COLDWELL BANKER COMMERCIAL
CAPITAL ADVISORS
4924 S. Loop 289, Lubbock, TX 79414
806.793.0888

SALE / LEASE

CBCWORLDWIDE.COM



5607 114TH STREET

5607 114th Street, Lubbock, TX 79424

SALE /
LEASE



OFFERING SUMMARY

Sale Price:	\$1,149,950
Available SF:	2,388 - 4,053 SF
Lease Rate:	\$16.50 - 25.66 SF/yr (NNN)
Lot Size:	0.57 Acres
Year Built:	2020
Building Size:	6,688 SF
Zoning:	GO - Garden Office
Price / SF:	\$171.94

PROPERTY OVERVIEW

Freestanding office building nearing completion in prestigious Stonewood Office Park on the south side of 114th Street, just to the west of Frankford Avenue in southwest Lubbock. A modern floorplan, high ceilings, state-of-the-art amenities and designer finishes throughout the building make this property a must-see. The building features two individual suites of 2,338 sq. ft. (suitable for multiple uses including medical, day spa, physical therapist, massage therapy, etc.) built out with beautifully-appointed reception area/lobby, 10 offices (suitable for exam rooms, many with sinks in the room), an executive office, conference room, break area, and two ADA-compliant restrooms and a 4,053 sq. ft. that is built out as beautiful professional office space that consists of a large entry/lobby and reception area, large executive office, 12 additional offices, large executive conference room, large break room, two ADA-compatible restrooms, and storage room.

PROPERTY HIGHLIGHTS

- Two Suites Available for Lease
- Designer Finishes Throughout
- Located in Rapidly Growing Area of Southwest Lubbock
- Project Completion - January 2021
- Two Units Giving a Purchaser Opportunity to Offset Occupancy Costs with Rental Income

CBCWORLDWIDE.COM

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



5607 114TH STREET

5607 114th Street, Lubbock, TX 79424

SALE /
LEASE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 to 120 months
Total Space:	2,388 - 4,053 SF	Lease Rate:	\$16.50 - \$25.66 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	--------	-----------	------------	------------	-------------

Suite 100	Available	2,388 SF	NNN	\$25.66 SF/yr	Freestanding office building under construction in prestigious Stonewood Office Park on the south side of 114th Street, just to the west of Frankford Avenue in southwest Lubbock. A modern floorplan, high ceilings, state-of-the-art amenities and designer finishes throughout the building make this property a must-see. Suite 100 consists of a 2,338 sq. ft. (suitable for multiple uses including medical, day spa, physical therapist, massage therapy, etc.) built out with beautifully-appointed reception area/lobby, 10 offices (suitable for exam rooms, many with sinks in the room), an executive office, conference room, break area, and two ADA-compliant restrooms.
Suite 200	Available	4,053 SF	NNN	\$16.50 SF/yr	Freestanding office building under construction in prestigious Stonewood Office Park on the south side of 114th Street, just to the west of Frankford Avenue in southwest Lubbock. A modern floorplan, high ceilings, state-of-the-art amenities and designer finishes throughout the building make this property a must-see. Suite 200 consists of a large entry/lobby and reception area, large executive office, 12 additional offices, large executive conference room, large break room, two ADA-compatible restrooms, and storage room.

CBCWORLDWIDE.COM

Scott Womack
 806 784 3265
 swomack@coldwellbanker.com
 TX #437816





5607 114TH STREET | FLOORPLAN

5607 114th Street, Lubbock, TX 79424

SALE /
LEASE



CBCWORLDWIDE.COM

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816

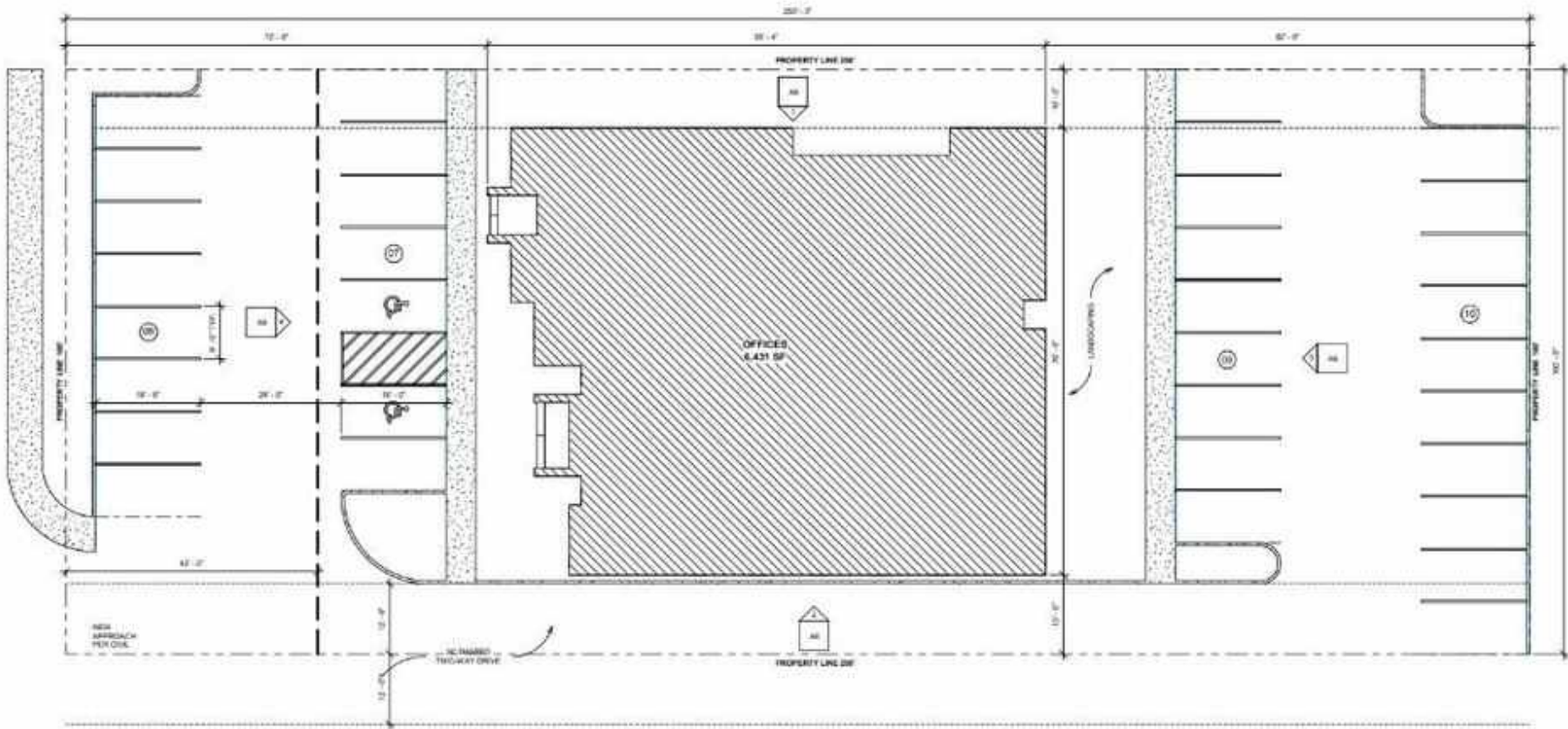
 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



5607 114TH STREET | SITE PLAN

5607 114th Street, Lubbock, TX 79424

SALE /
LEASE



CBCWORLDWIDE.COM

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816





5607 114TH STREET

5607 114th Street, Suite 100, Lubbock, TX 79424

SALE /
LEASE



CBCWORLDWIDE.COM

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



5607 114TH STREET

5607 114th Street, Suite 200 Lubbock, TX 79424

SALE /
LEASE



CBCWORLDWIDE.COM

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816

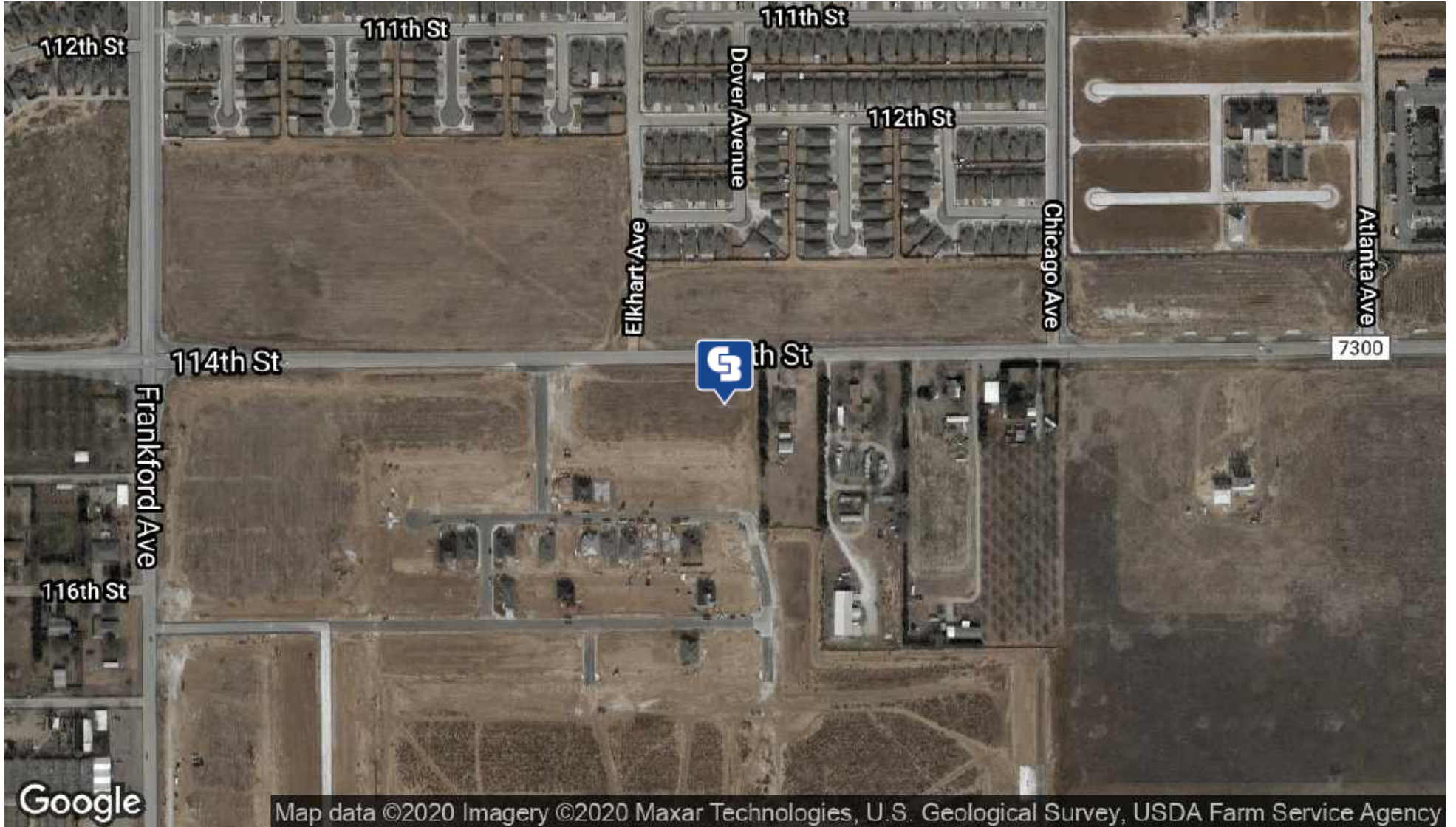
 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



5607 114TH STREET

5607 114th Street, Lubbock, TX 79424

SALE /
LEASE



CBCWORLDWIDE.COM

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



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