



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

FOR LEASE

## COPPERTREE OFFICE PARK

\$15.00 SF/yr (Full Service)

4412 74th St | Suite B-102  
Lubbock, TX 79424

AVAILABLE SPACE  
1,103 SF

### FEATURES

- Full Service Leases, Including Custodial and Utilities
- In the Block West of Quaker Avenue on 74th Street
- Mature Landscaping & Quiet Park-Like Setting

### AREA

One block west of Quaker Avenue at 4412 - 74th Street in southwest Lubbock, in an area with other nice office buildings. The property is located in close proximity to South Loop 289 offering 10-15 minute access to all areas of the city including the medical district, Texas Tech University, the central business district and all rapidly-growing areas of south Lubbock.



### OFFICE

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

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**COLDWELL BANKER COMMERCIAL  
CAPITAL ADVISORS**  
4918 S. Loop 289, Lubbock, TX 79414  
806.793.0888



# COPPERTREE OFFICE PARK

4412 74th St, Suite B-102 Lubbock, TX 79424

LEASE



## OFFERING SUMMARY

Available SF:	1,103 SF
Lease Rate:	\$15.00 SF/yr (Full Service)
Year Built:	1997
Building Size:	33,206 SF
Submarket:	South Outer Lubbock

## PROPERTY OVERVIEW

Quality office suites in prestigious Coppertree Office Park with attractive and mature landscaping & excellent off-street parking. B-102 features a 2-office configuration (with oversized executive office), lobby, file/copy room and coffee bar.

## LOCATION OVERVIEW

One block west of Quaker Avenue at 4412 - 74th Street in southwest Lubbock, in an area with other nice office buildings. The property is located in close proximity to South Loop 289 offering 10-15 minute access to all areas of the city including the medical district, Texas Tech University, the central business district and all rapidly-growing areas of south Lubbock.

## PROPERTY HIGHLIGHTS

- Full Service Leases, Including Custodial and Utilities
- In the Block West of Quaker Avenue on 71st Street
- Mature Landscaping & Quiet Park-Like Setting

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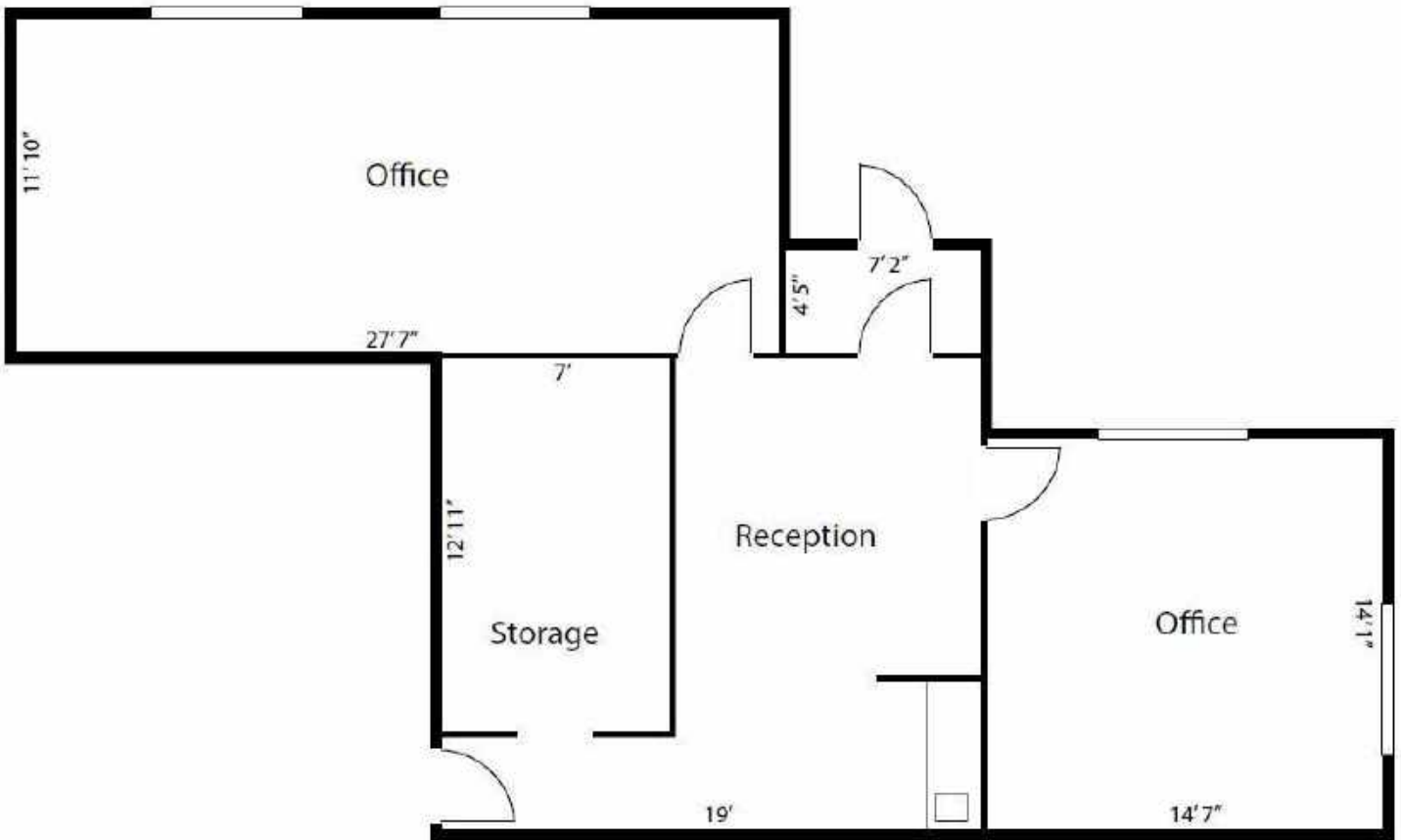




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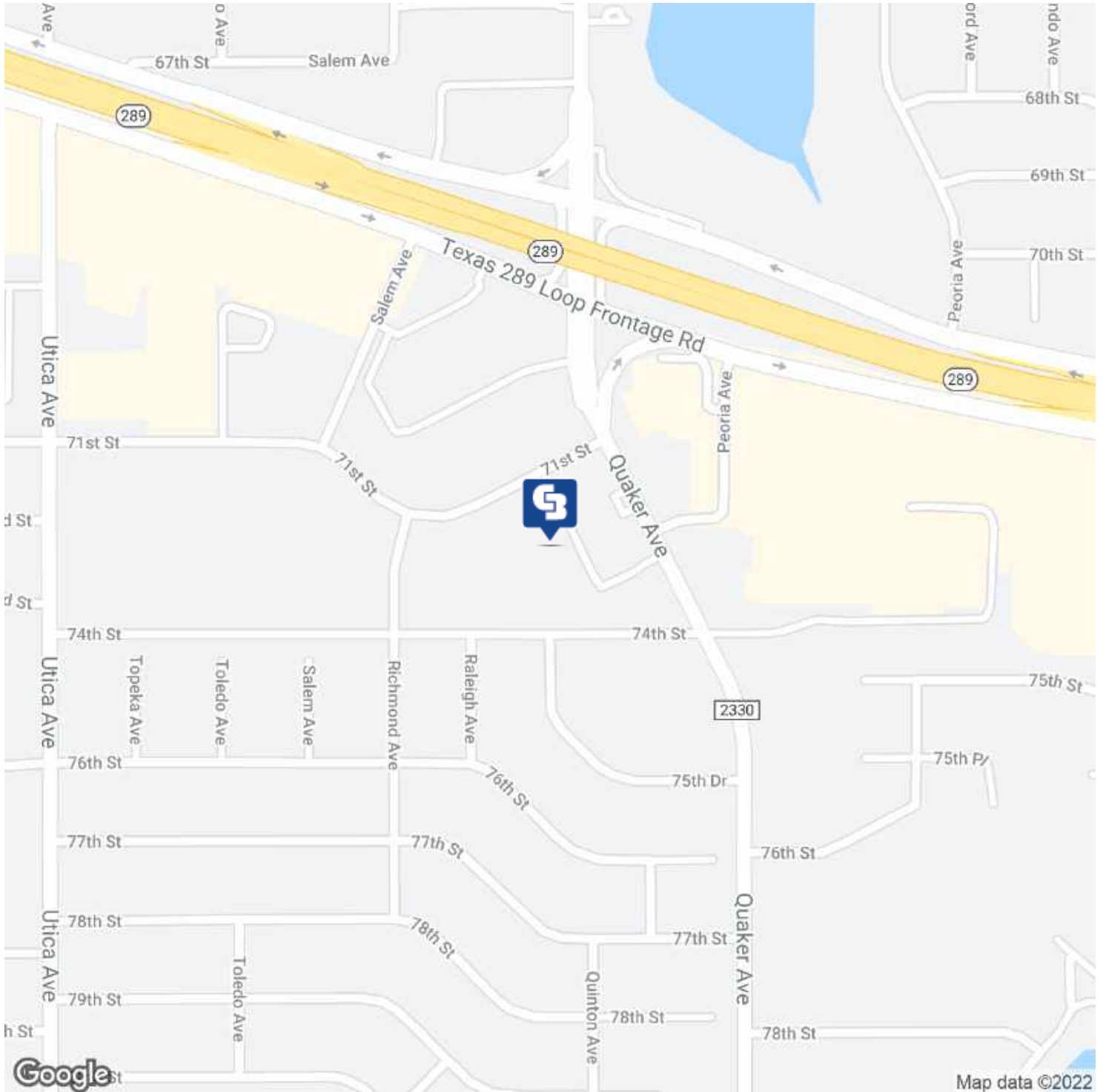




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## Information About Brokerage Services

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