



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

FOR LEASE

THE SUITES AT STONEWOOD

\$19.00 SF/yr (Full Service)

11903 - 11915 Frankford Avenue
Lubbock, TX 79424

AVAILABLE SPACE
1,050 SF

FEATURES

- Designer Finishes
- Coffee Bars with Granite Countertops
- Prewired with CAT-5 Cabling



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OFFICE

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



THE SUITES AT STONEWOOD

11903 - 11915 Frankford Avenue, Lubbock, TX 79424

LEASE



OFFERING SUMMARY

Available SF:	1,050 SF
Lease Rate:	\$19.00 SF/yr (Full Service)
Lot Size:	1.408 Acres
Year Built:	2020
Building Size:	6,998 SF
Zoning:	Local Retail District

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PROPERTY OVERVIEW

The Suites at Stonewood is a carefully planned office community designed to create a relaxed work environment to satisfy the professional. One space of 1,050 sq. ft. remains in the property to lease and will accommodate a wide array of office users. Designer finishes, pre-wired with CAT-5 cabling, coffee bars with granite countertops, and ADA-compliant restrooms are just some of the features to discover at the property. Full-service lease rate includes utilities; tenant responsible for custodial service. Southwest Lubbock continues its rapid growth with new residential, multi-family, retail and restaurant construction in a one-mile radius of the development.

PROPERTY HIGHLIGHTS

- Designer Finishes
- Coffee Bars with Granite Countertops
- Prewired with CAT-5 Cabling



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THE OFFICES AT STONEWOOD | STANDARD FINISHES

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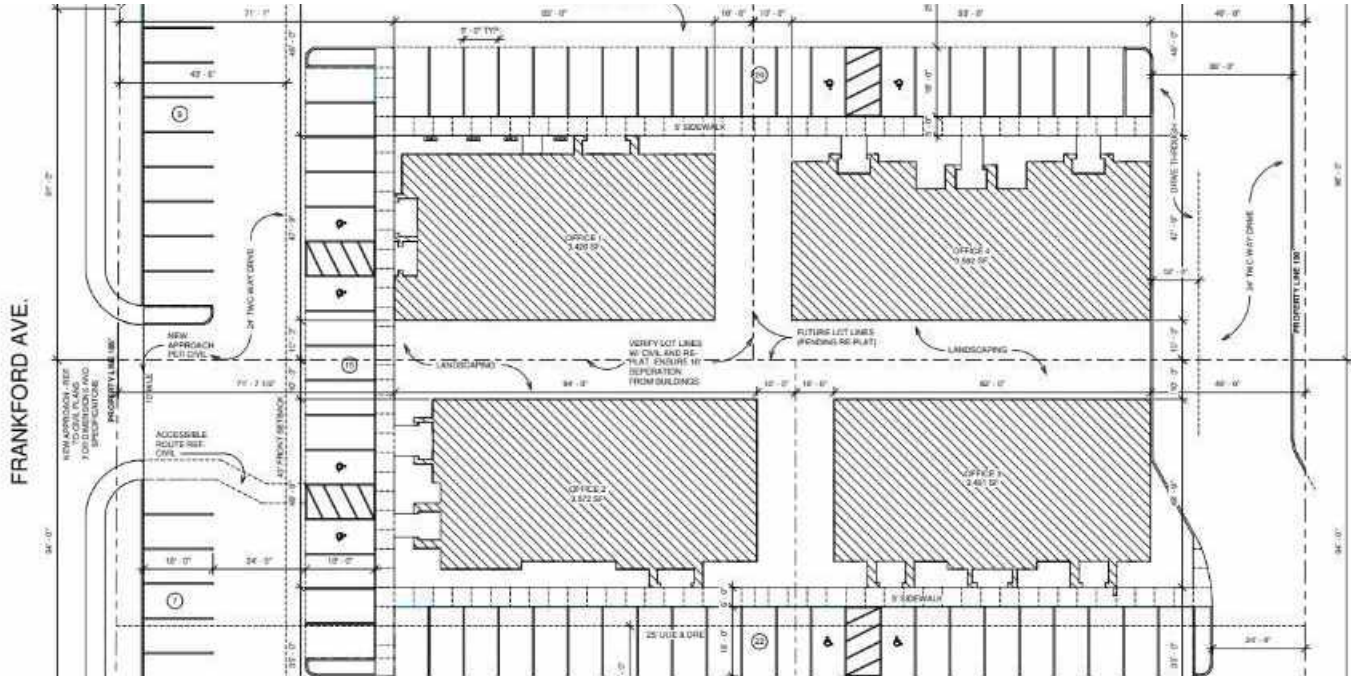




THE SUITES AT STONEWOOD

11903 - 11915 Frankford Avenue, Lubbock, TX 79424

LEASE



Site Plan - Clockwise from Top Left: 11903 Frankford | 11907 Frankford | 11915 Frankford | 11911 Frankford

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 to 60 months
Total Space:	1,050 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11915-300	Available	1,050 SF	Full Service	\$19.00 SF/yr	Space currently in shell condition, and available to be built out to accommodate multiple uses.

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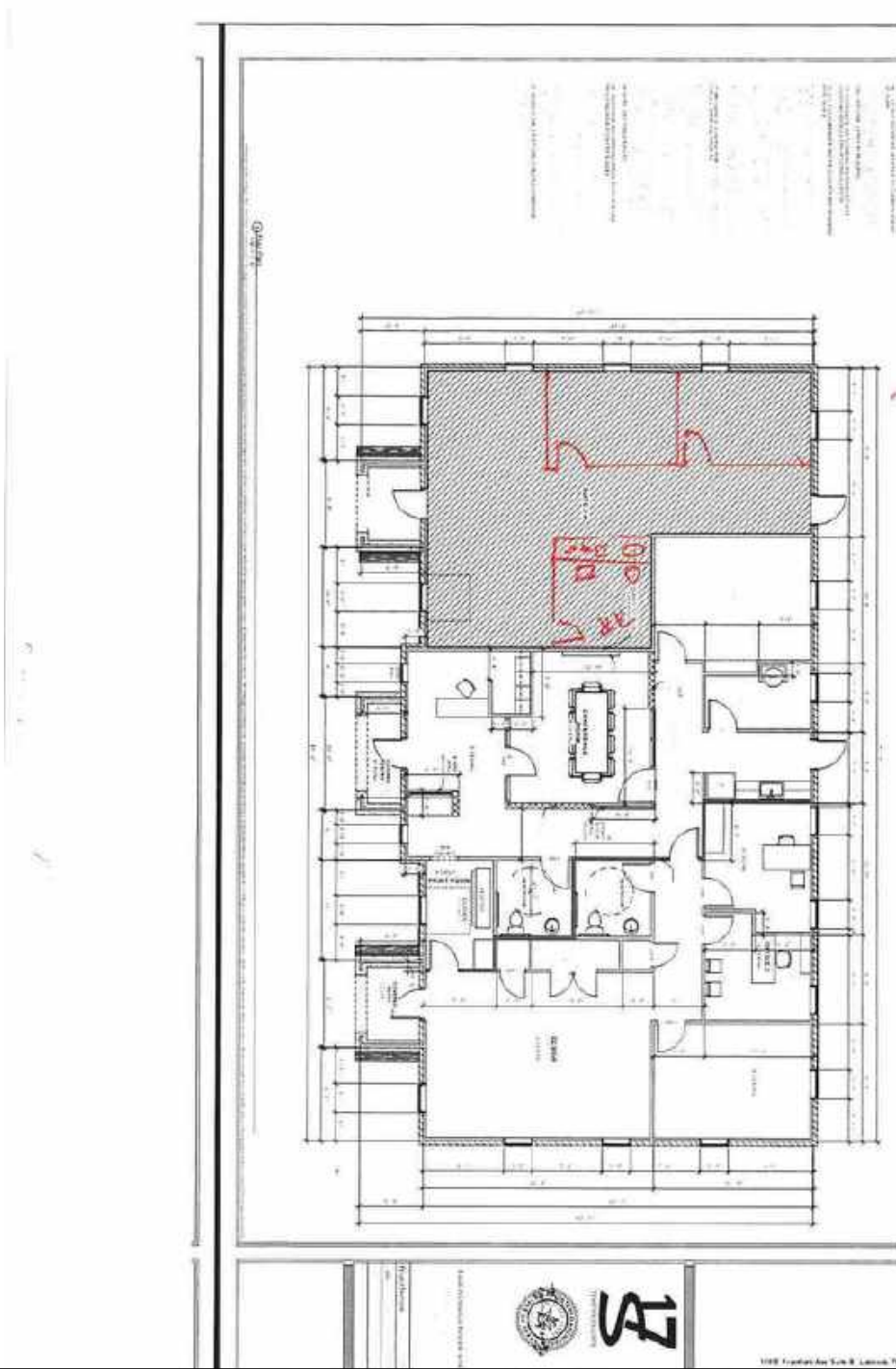




THE OFFICES AT STONEWOOD | 11915 FRANKFORD FLOORPLAN

11903 - 11915 Frankford Avenue, Lubbock, TX 79424

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The Suites at Stonewood - 11915 Frankford

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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
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<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