



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

FOR LEASE

## THE OFFICES AT WOODBURY

\$18.00 SF/yr (Full Service)

7021 Kewanee St, Suite 3-102  
Lubbock, TX 79424

AVAILABLE SPACE  
1,250 SF

### FEATURES

- State of the art conference room available at no charge to tenants.
- Utilities included in the base rent.
- Located one block east of the Milwaukee Avenue corridor in Lubbock's fastest growing area.
- Upgraded finishes throughout.
- Professionally managed by Coldwell Banker Commercial.

### AREA

Located on the northeast corner of 71st Street & Kewanee Avenue, approximately 1 block east of Milwaukee Avenue in the rapidly developing Milwaukee corridor between Marsha Sharp Freeway and 82nd Street.



### OFFICE

Scott Womack  
806 784 3265  
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TX #437816

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



# THE OFFICES AT WOODBURY

7021 Kewanee St, Suite 3-102, Lubbock, TX 79424



## OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$18.00 SF/yr (Full Service, includes utilities)
Tenant Responsibility	Custodial Service
Year Built:	2012
Building Size:	24,942 SF
Zoning:	C-3
Submarket:	South Outer Lubbock

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## PROPERTY OVERVIEW

The Offices at Woodbury is a carefully planned office community designed to create a relaxed work environment to satisfy the professional. Classic, traditional style architecture combined with open courtyards makes Woodbury the ideal community for every professional. The Offices at Woodbury features a center courtyard with upscale landscaping appointed with trellises to courtyard gardens, gazebos, and a Pavilion. The Pavilion serves as a state-of-the-art conference room with a wall mounted monitor, WiFi access, and restroom. The conference room is available on a reservation basis as part of the tenant's amenity package.

## LOCATION OVERVIEW

Located on the northeast corner of 71st Street & Kewanee Avenue, approximately 1 block east of Milwaukee Avenue in the rapidly developing Milwaukee corridor between Marsha Sharp Freeway and 82nd Street.

## PROPERTY HIGHLIGHTS

- State of the art conference room available at no charge to tenants.
- Utilities included in the base rent.
- Located one block east of the Milwaukee Avenue corridor in Lubbock's fastest growing area.
- Lobby, reception area, four offices, ADA-compliant restroom, small break area with coffee bar, file room and small conference area.



## THE OFFICES AT WOODBURY

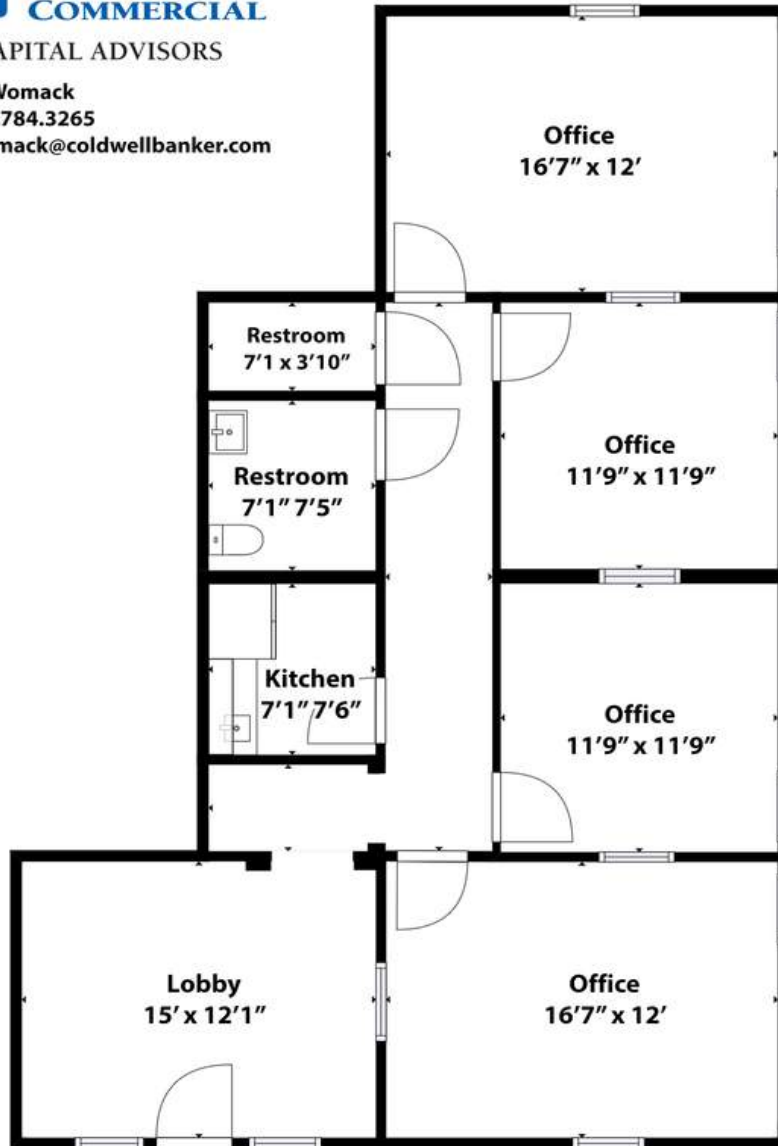
7021 Kewanee St, Suite 3-102, Lubbock, TX 79424

LEASE



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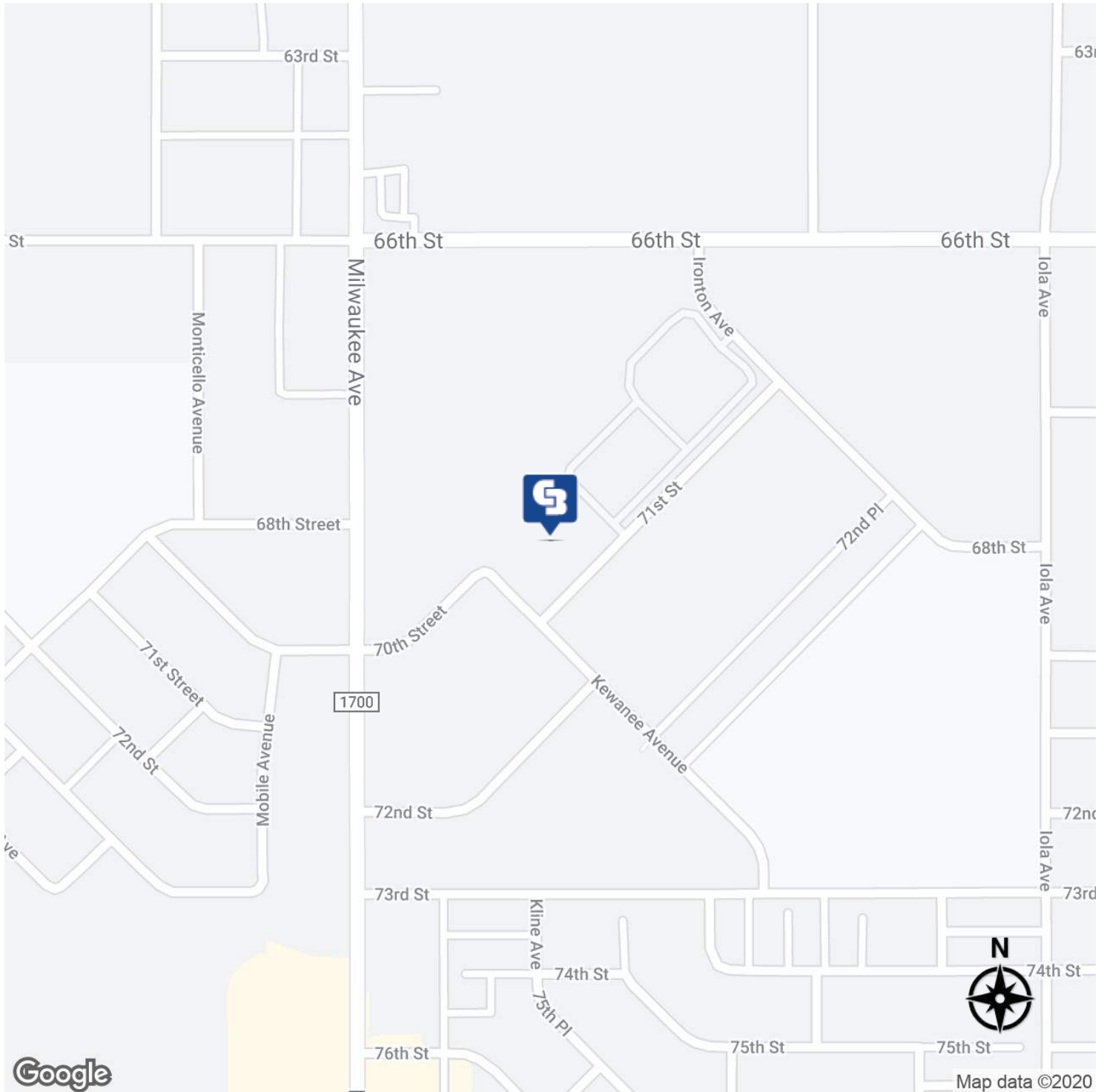
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## Information About Brokerage Services

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