

LEASE

1314 50TH STREET

1314 50th Street Lubbock, TX 79412



PROPERTY DESCRIPTION

The building contains multiple office suites, with suites 102 and 103 available for lease. Suite 102 is approx. 565 sq featuring a reception area, 2 private offices and storage room. Suite 103 is approx. 519 sq ft and features a reception area and 3 private offices. It has new paint and carpet in the unit. There is a shared bathroom / break area that is shared between all three suites. This professional office suite is great for the Monday-Friday, 8-5 pm type office user. Contact broker to schedule tour. Rate is modified gross. Tenant to pay additional nominal flat fee for utilities (water, sewer). Communication utilities (phone and internet), not included..

PROPERTY HIGHLIGHTS

- Professional Office Space
- nominal flat fee for utilities
- Private Suite
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$850.00 - 950.00 per month (MG)
Number of Units:	2
Available SF:	519 - 565 SF
Building Size:	3,658 SF
Zoning:	Auto-Urban Commercial (AC) - Formerly Called C-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,351	29,197	62,007
Total Population	12,140	74,947	162,373
Average HH Income	\$37,364	\$45,271	\$52,428

Jef Conn, CCIM, SIOR

806 787 4779

TX #572358



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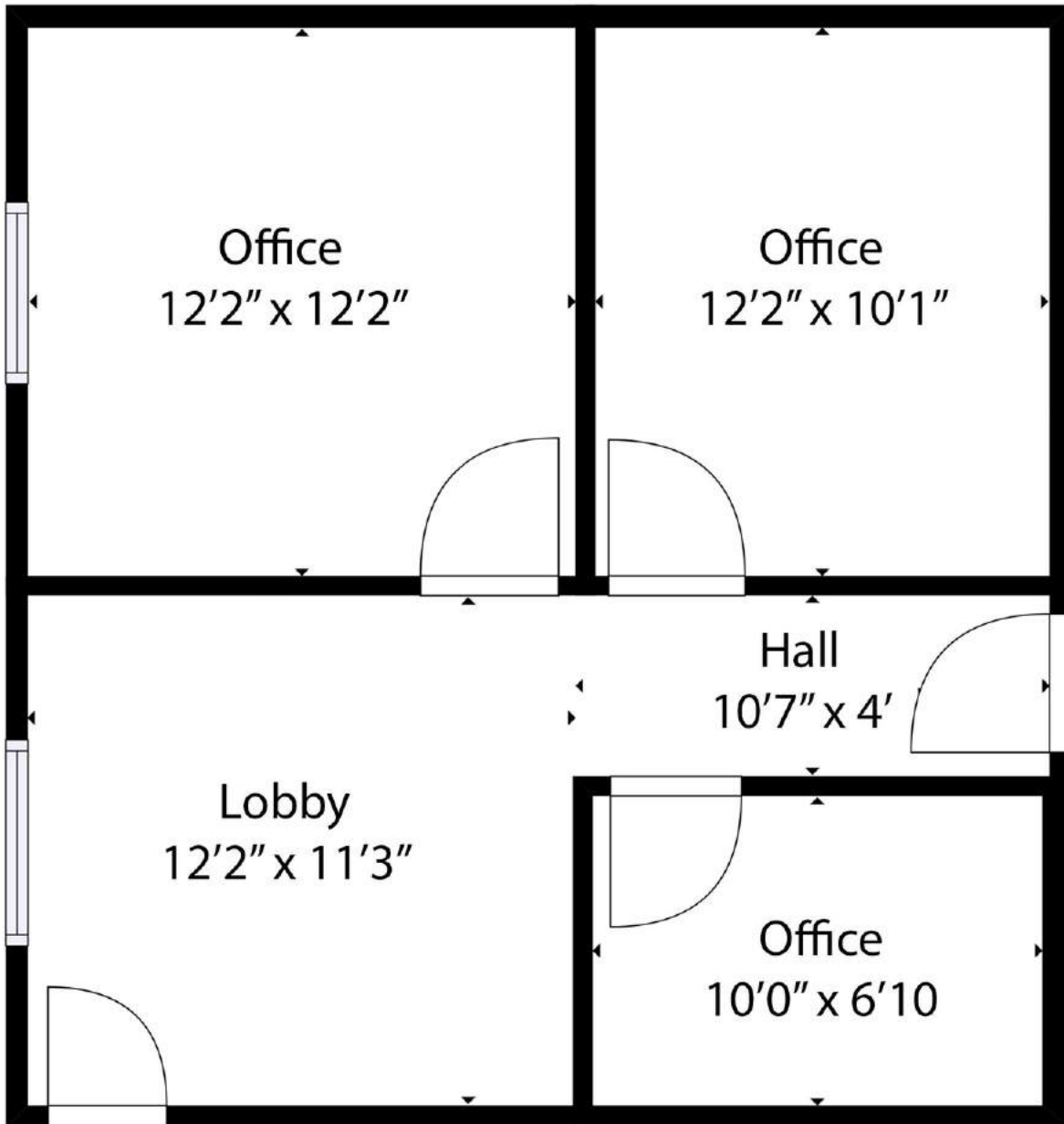
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SUITE 102

1314 50TH STREET
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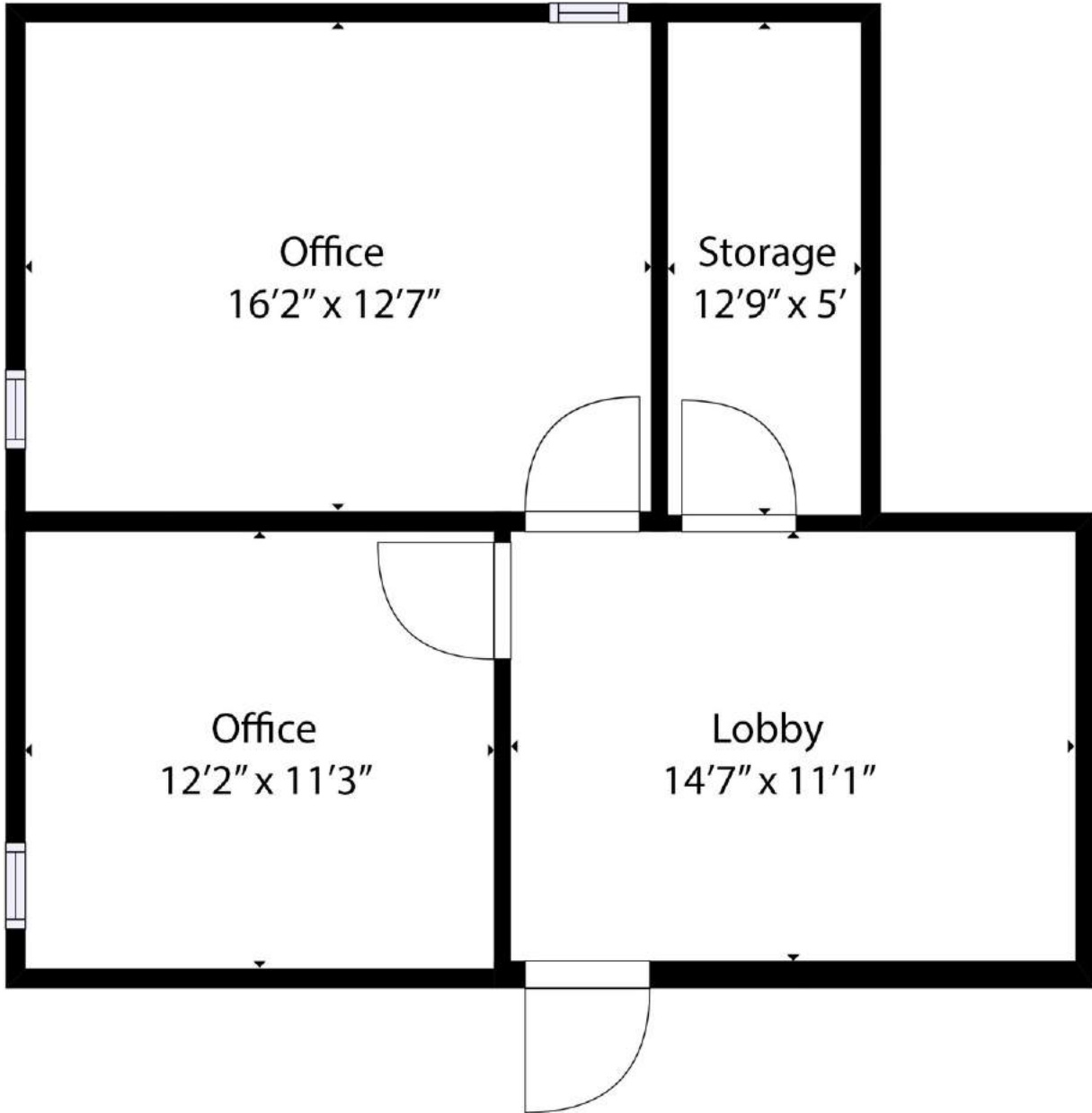
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SUITE 103

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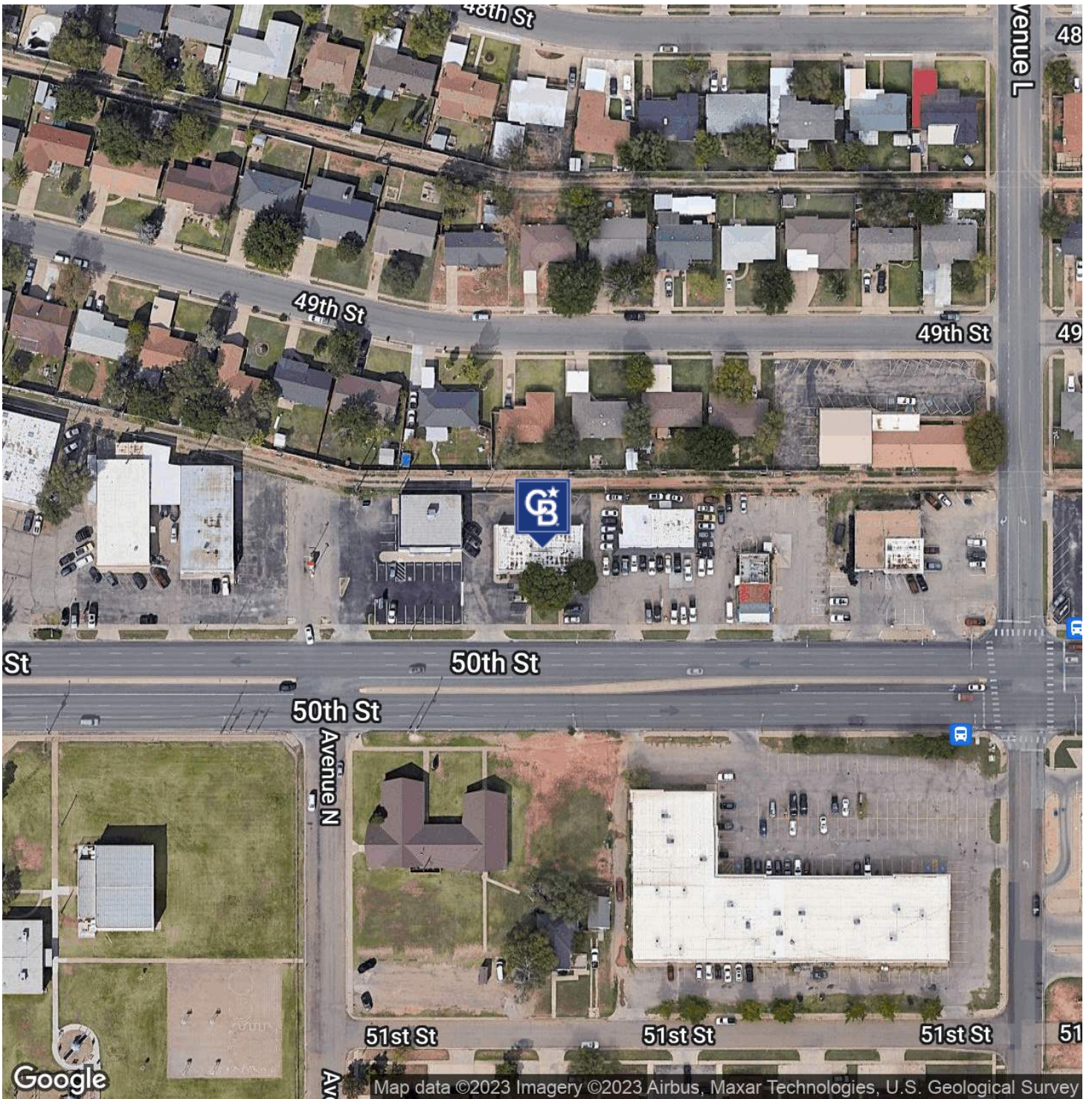


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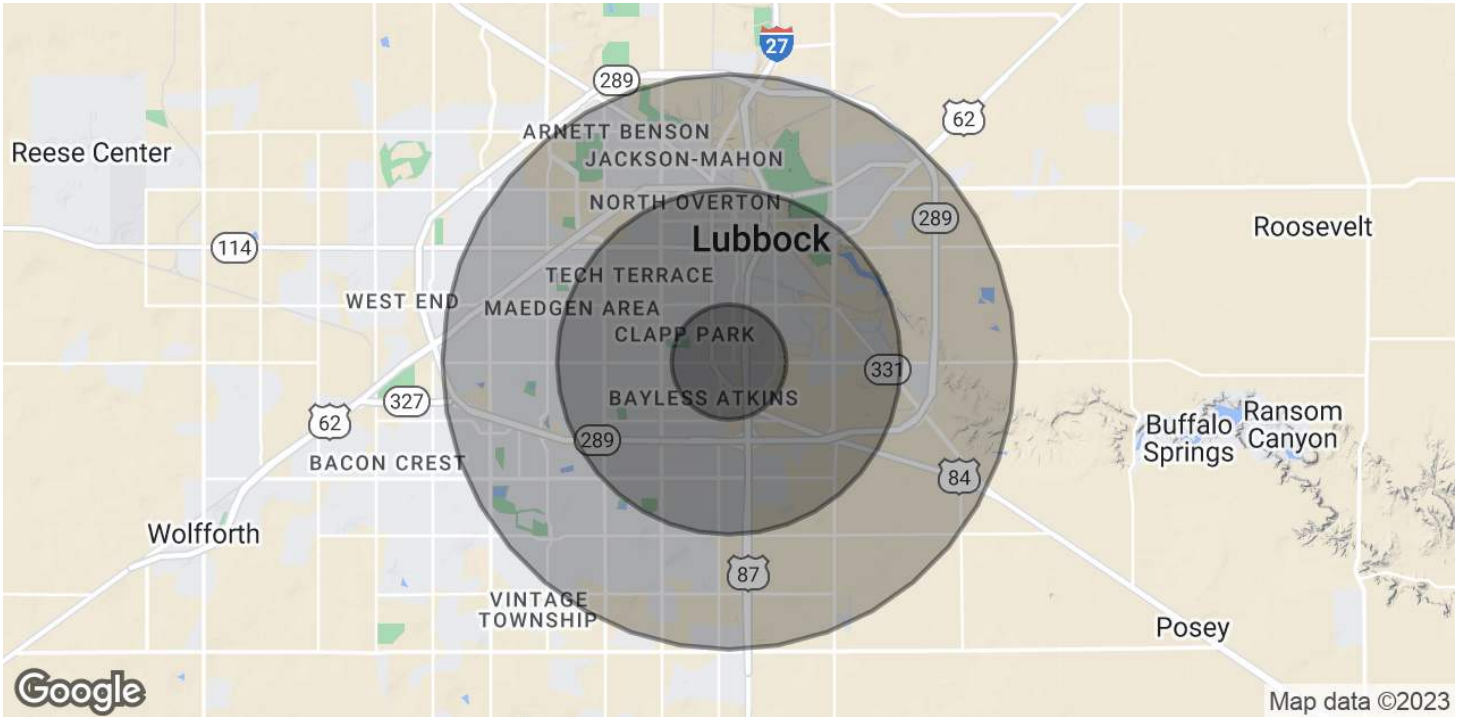


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,140	74,947	162,373
Average Age	30	30	31.3
Average Age (Male)	28	28.7	30.1
Average Age (Female)	30.8	31.4	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,351	29,197	62,007
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$37,364	\$45,271	\$52,428
Average House Value	\$70,052	\$123,261	\$140,556

* Demographic data derived from 2020 ACS - US Census

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Nonresidential Zoning District Chart

Zoning District (Abbreviation)	Purpose The purpose of this zoning district and neighborhood type is to provide for:	Former Zoning Districts
Neighborhood Commercial (NC)	Small-scale retail and moderate density residential uses located away from major intersections (nodes), with building and site design standards that are compatible and have adjacent residential uses.	C-1, C-2A, C-2
Auto-Urban Commercial (AC)	A broad range of single-use and multi-tenant centers that vary in scale, and that provide for retail, service, and office uses typically with on-site, surface parking. The district may be located along major thoroughfares or at nodes with increased intensity.	C-3
Office (OF)	Development of centers for professional employment. The district can be used as a transition between more intense uses and residential uses with site and building compatibility required with adjacent residential uses.	GO, IHO
Heavy Commercial (HC)	Development of heavy vehicle repair, wholesale trade, and warehousing and freight movement uses that typically are characterized by outside storage of materials or merchandise. The district should be located away from residential areas or, if unavoidable, should be heavily buffered.	C-4, IHC
Industrial Park (IP)	Accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings, typically within industrial park settings.	IPD
Light Industrial (LI)	Industrial uses (non-retail) that are less intensive than what can be accommodated into Heavy Industrial and that may include office, warehousing, distribution, and light assembly of parts, materials, and equipment, with operations conducted indoors without the creation of smoke, gas, odor, dust, soot, or other noxious elements.	M-1, IHI
Heavy Industrial (HI)	More intensive industrial uses (non-retail) located away from residential areas and that may include manufacturing of raw materials, fabrication, assembly, and warehousing with both indoor and outdoor storage, and may have heavy truck and rail traffic.	M-2



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>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date