

SPACE FOR LEASE



2301 N. UNIVERSITY
Lubbock, Texas



Jack Chapman, SIOR, CCIM
Associate Broker

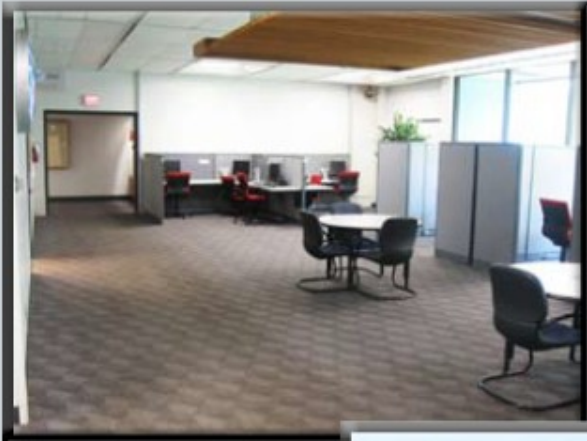
4621 S. Loop 289, Suite A Lubbock, TX 79424
Office: 806.687.7700 • Fax: 806.687.7705 Cell: 806.789.8257
jack@jchapmanrealtor.com

**BERKSHIRE
HATHAWAY**
HomeServices
Anderson Properties

COMMERCIAL DIVISION



Class A Call Center or Data Management Facility



Total Building Area for Lease • 88,787 Square Feet

Module D • 42,080 Square Feet

Module E • 42,080 Square Feet

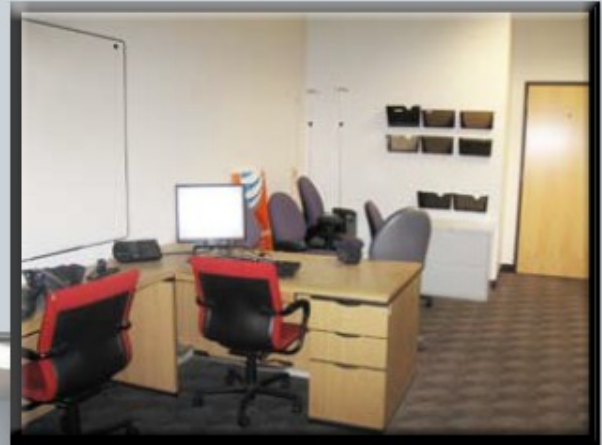
Lobby Area • 4,627 Square Feet

LEASE RATE • \$6 PSF NET, NET, NET

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Offices & Conference Rooms Connected to the Lobby



*Operating Cost
\$4.81 PSF*

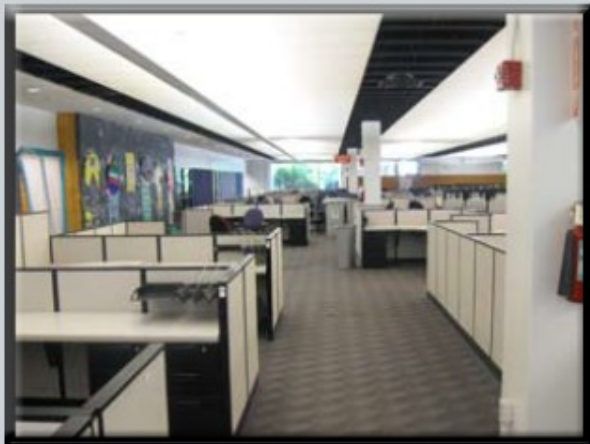
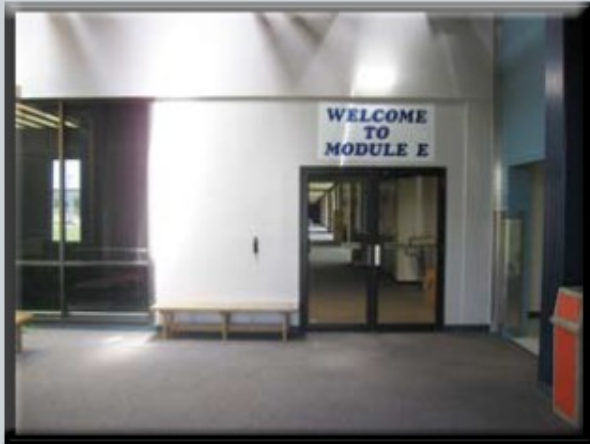
Operating Cost Include:

- Taxes
- Insurance
- CAM
- Security
- HVAC Maintenance



Interior Access & On-Site Security Office

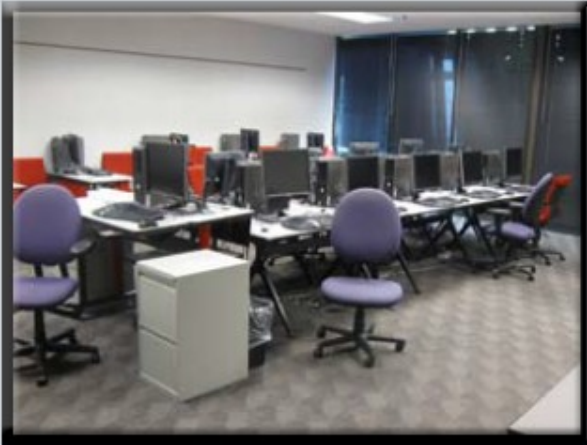
Module D & E Interior Pictures



200 Work Stations Per Module • Furniture will remain

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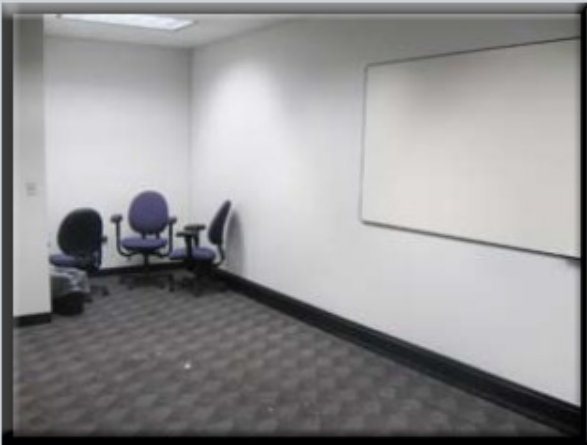
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Training Room



Small Conference Room



Supervisor Office Space



Administrative Office Space



Break Area



Coffee Bar



TENANT



AMENITIES!



Full Service Cafeteria

Seating for 200-400 Patrons

(Dependent upon seating arrangement)

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Tranquil Outdoor Community Break Area
(Open to All Employees)



Additional Module Information:

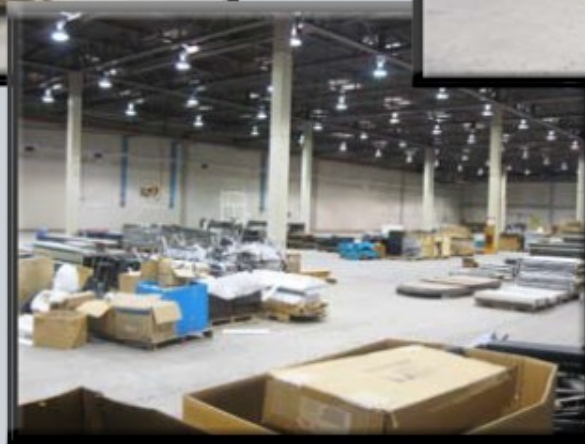
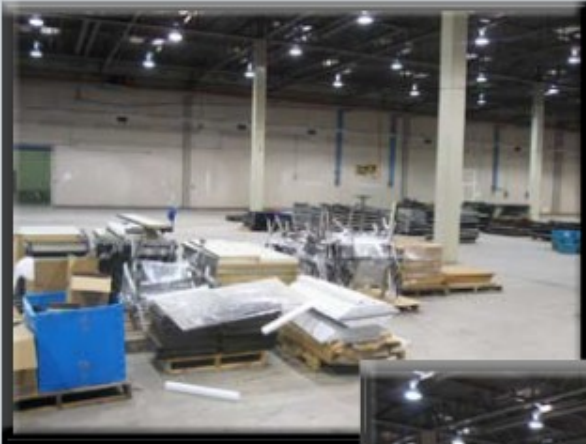
Modules are wired with CAT 5 Fiber Optic Cabling

Fire Sprinkler maintained by Landlord

8" Riser floor in modules (under operating stations)

Electrical Cost to Tenant is currently billed at .05/kilowatt hour

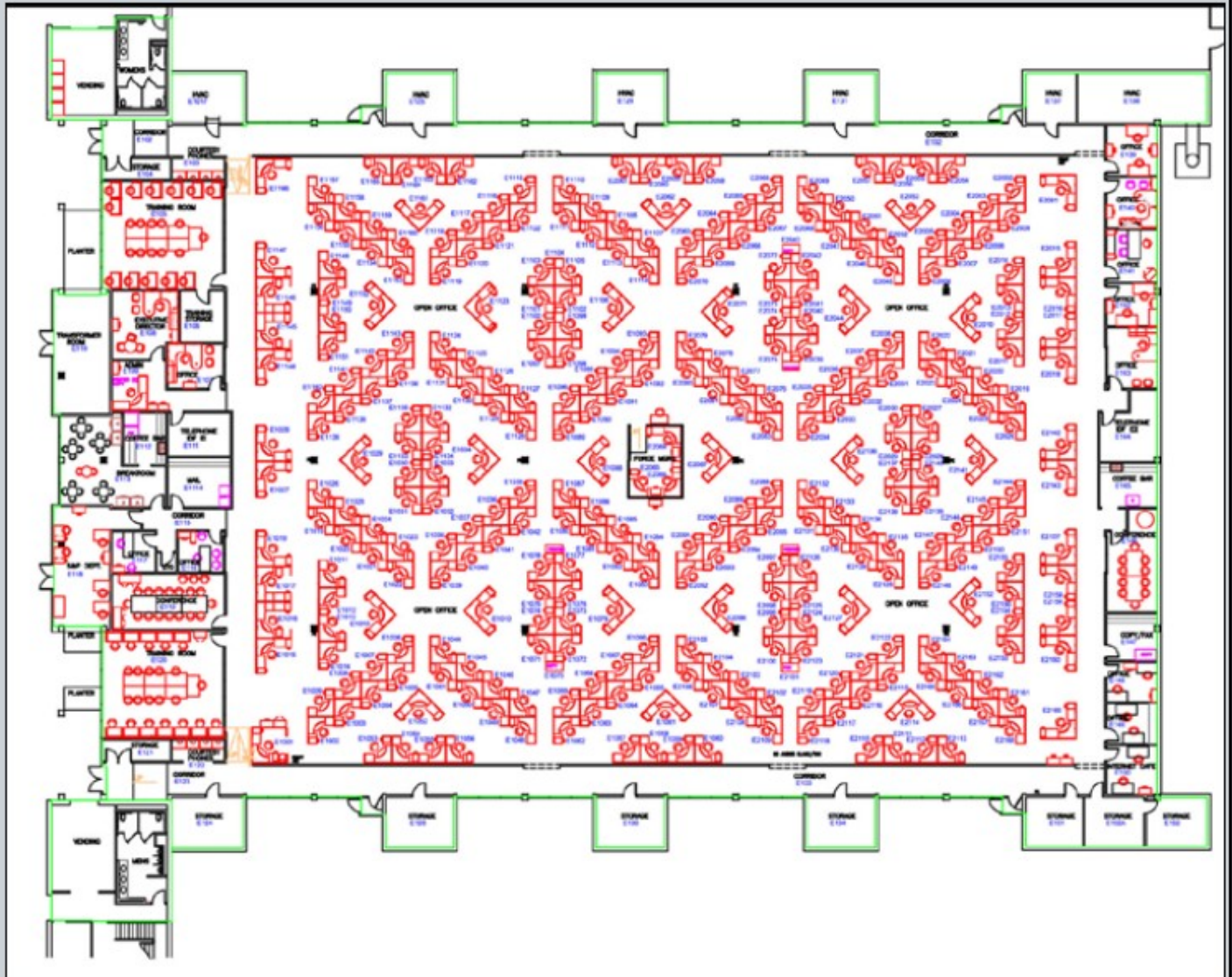
**85,000 SF Additional Warehouse Space Available to
Tenants with Mezzanine Office Space of 20,000 SF**



**On-Site 20,000 SF Daycare Facility Available
(Could be Alternate Usage of Warehousing)**

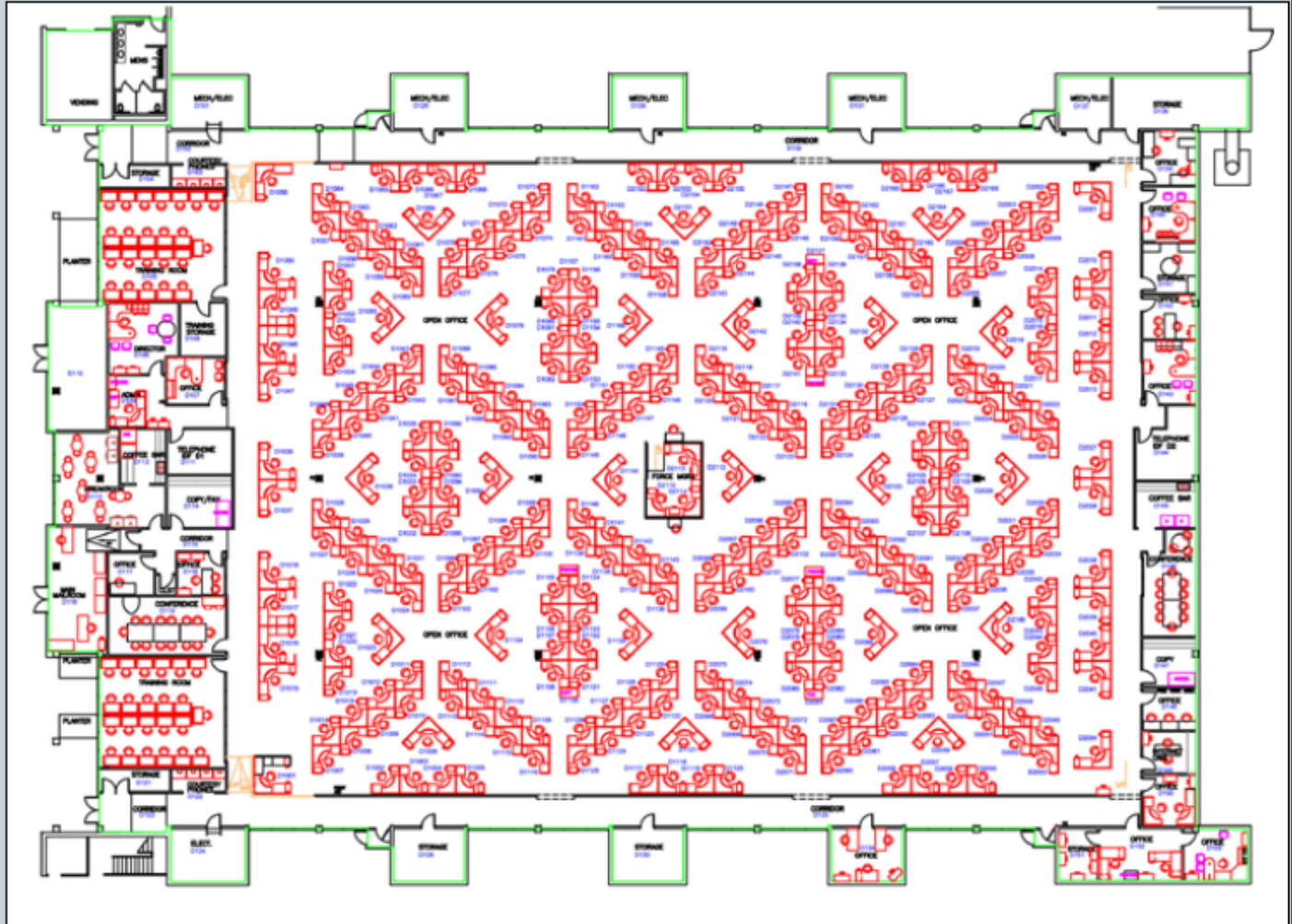
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Module D Floor Plan

Module E Floor Plan



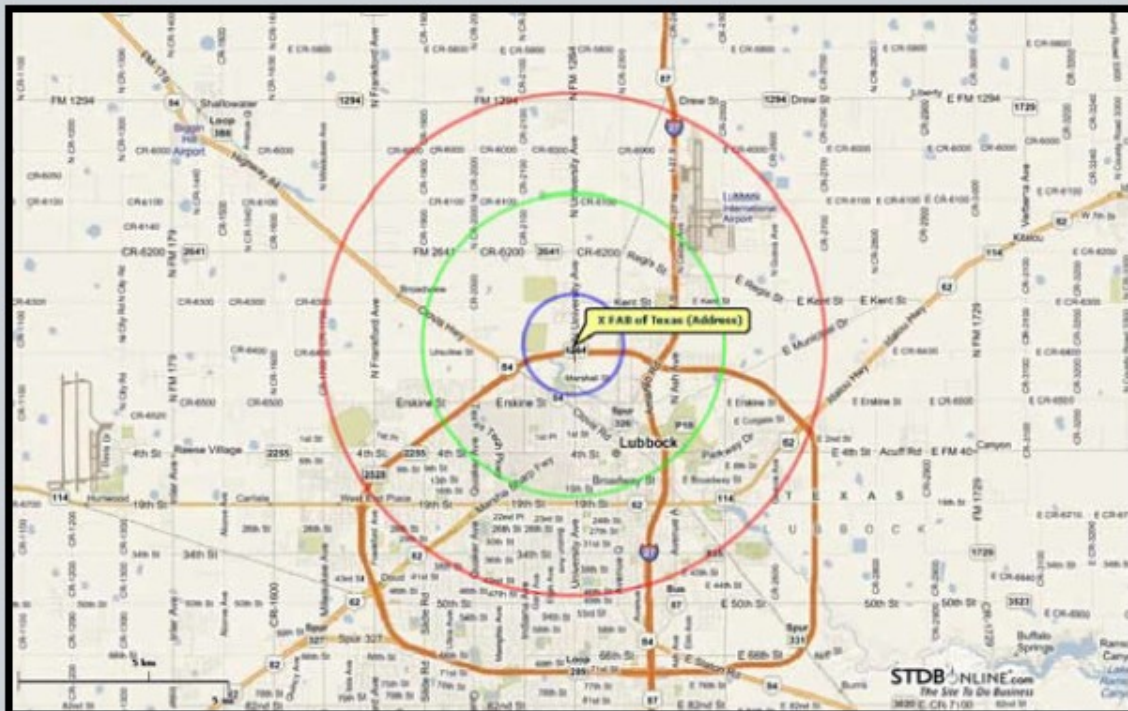
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Property Maps



Aerial Map



Street Map

For More Information, Contact:

Jack Chapman, CCIM, SIOR, Broker Associate

5001 W. Loop 289

Lubbock, TX 79414

Office 806.793.0703 • Fax 806.796.7874

jackc@mcdougal.com • www.mcdougalrealtors.com



Find Important Information about Lubbock on the
Lubbock Economic Alliance Web site:

www.lubbockeda.org

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Berkshire Hathaway HomeServices Anderson	604417	terry@manz-re.com	(806)687-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MIKE HUFF	501323	MIKE@ANDERSONPROPS.COM	(713)862-0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JACK CHAPMAN	215913	jack@jchapmanrealtor.com	(806)789-8257
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date