



**COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS

FOR LEASE

NEW - SOUTH QUAKER AVE OFFICE

\$17.25 SF/yr (NNN)

12509 Quaker Ave
Lubbock, TX 79423

CBCWORLDWIDE.COM



OFFICE

Nick Eyhorn, CCIM
806.784.3215
NEyhorn@CBCWorldwide.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

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



NEW - SOUTH QUAKER AVE OFFICE

12509 Quaker Ave, Lubbock, TX 79423



PROPERTY DESCRIPTION

New construction, Class A office building on South Quaker Avenue. Built by Clearview Custom, the property contains 10 private offices, large conference room, copy/storage, kitchenette, and two ADA restrooms. Laminate wood flooring and carpet. Insulated interior walls, ceiling fans, wood molding, solid core doors.

PROPERTY HIGHLIGHTS

- 10 Private Offices
- Large Conference Room
- Two ADA Restrooms
- Laminate Wood & Carpet
- High End Finish-outs

OFFERING SUMMARY

Lease Rate:	\$17.25 SF/yr (NNN)
Available SF:	3,406 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	290	39,731	104,747
Total Population	791	95,302	270,546
Average HH Income	\$100,861	\$74,146	\$59,436

CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
NEyhorn@CBCWorldwide.com



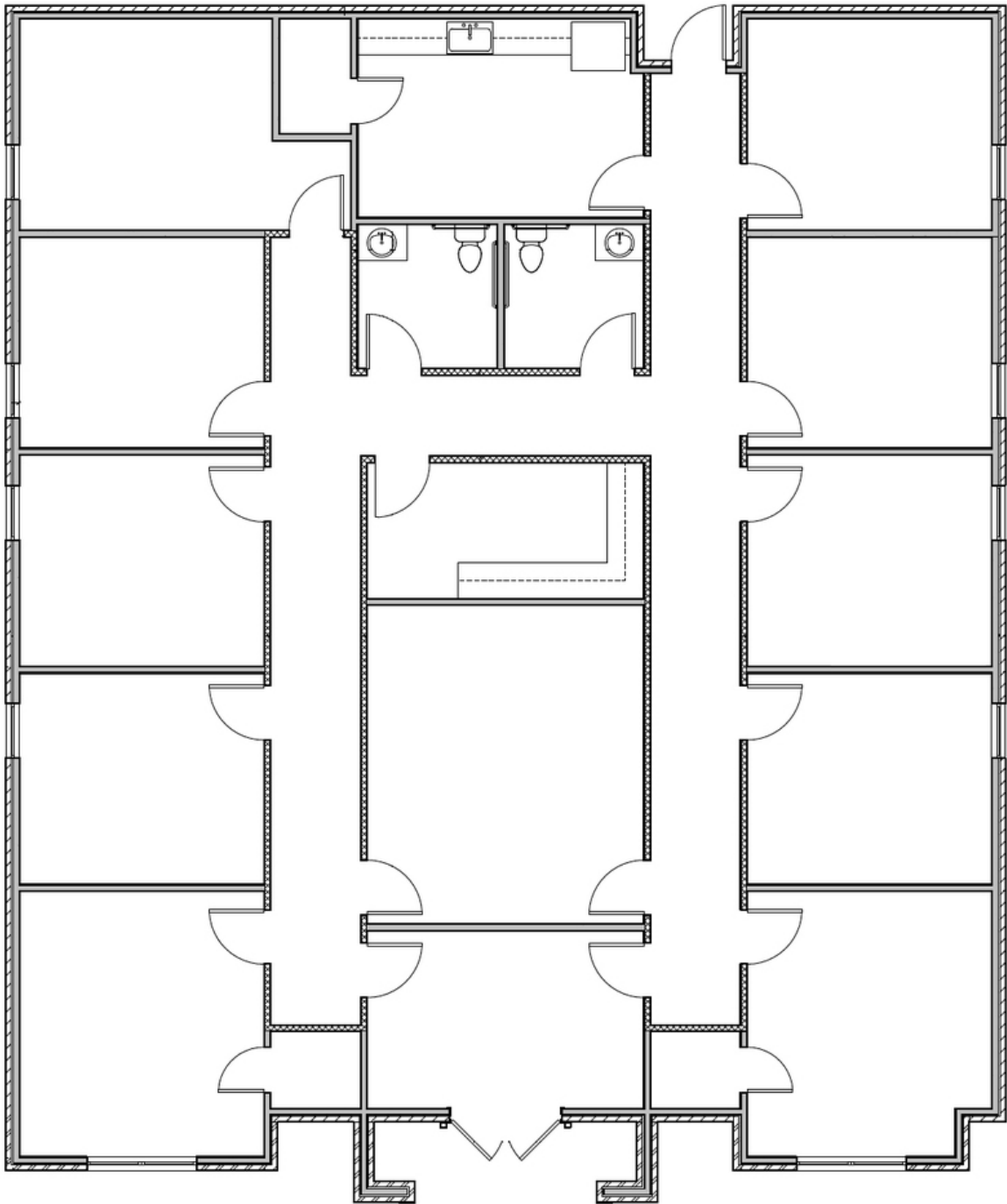
**COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



NEW - SOUTH QUAKER AVE OFFICE

12509 Quaker Ave, Lubbock, TX 79423

LEASE



CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
NEyhorn@CBCWorldwide.com



COLDWELL
BANKER
COMMERCIAL

CAPITAL ADVISORS



NEW - SOUTH QUAKER AVE OFFICE

12509 Quaker Ave, Lubbock, TX 79423

LEASE



CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
NEyhorn@CBCWorldwide.com

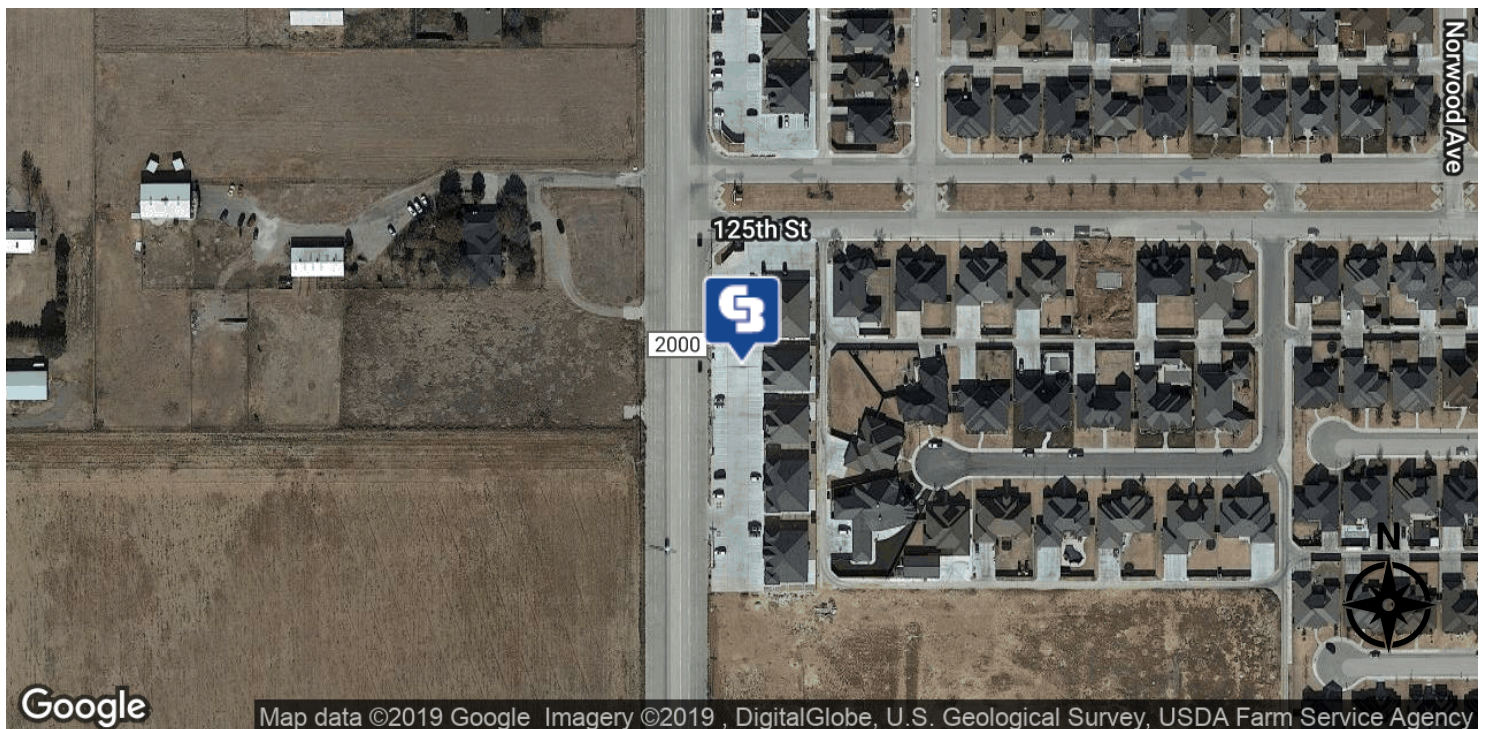
 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



LEASE

NEW - SOUTH QUAKER AVE OFFICE

12509 Quaker Ave, Lubbock, TX 79423



CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
NEyhorn@CBCWorldwide.com



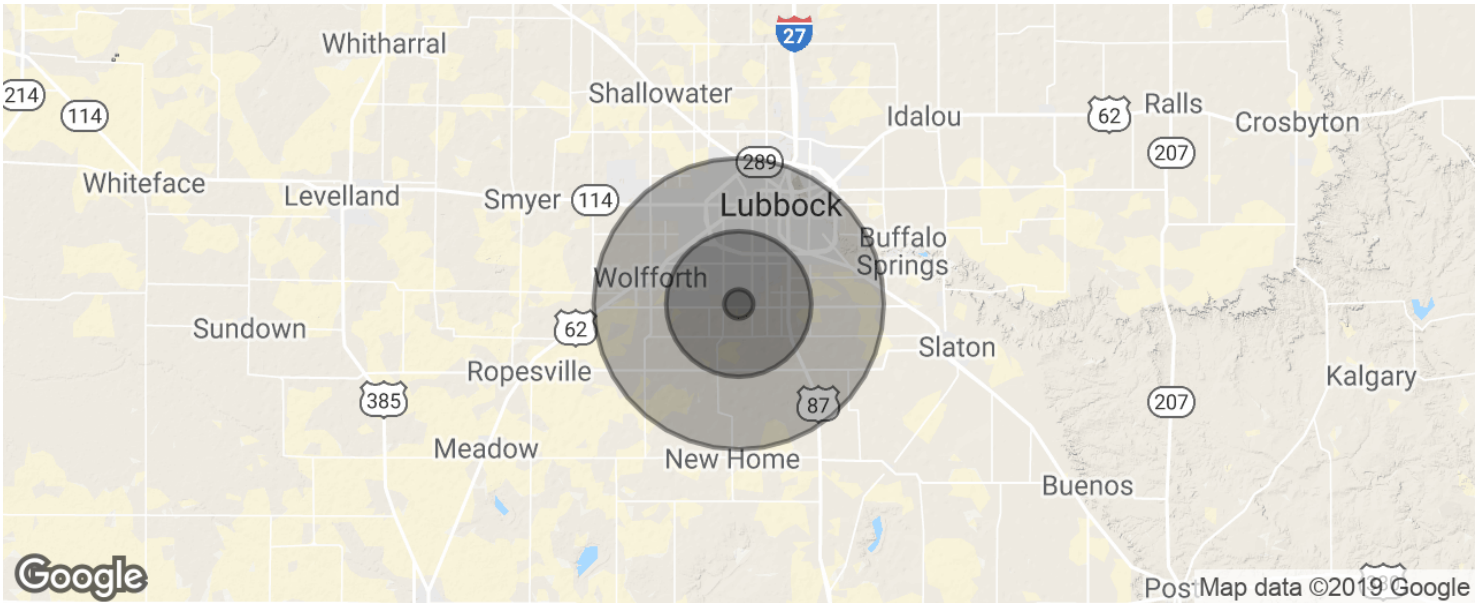
**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



NEW - SOUTH QUAKER AVE OFFICE

12509 Quaker Ave, Lubbock, TX 79423



POPULATION	1 MILE	5 MILES	10 MILES
Total population	791	95,302	270,546
Median age	39.1	37.2	31.7
Median age (Male)	36.9	36.0	30.8
Median age (Female)	41.3	38.3	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	290	39,731	104,747
# of persons per HH	2.7	2.4	2.6
Average HH income	\$100,861	\$74,146	\$59,436
Average house value		\$153,508	\$145,439

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
NEyhorn@CBCWorldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



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>Nick Eyhorn</u> Sales Agent/Associate's Name	<u>617811 TX</u> License No.	<u>NEyhorn@CBCWorldwide.com</u> Email	<u>806-784-3215</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date