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WestMark
COMMERCIAL

Marsha Sharp Office / Retail

2522 Marsha Sharp, Lubbock, TX 79415

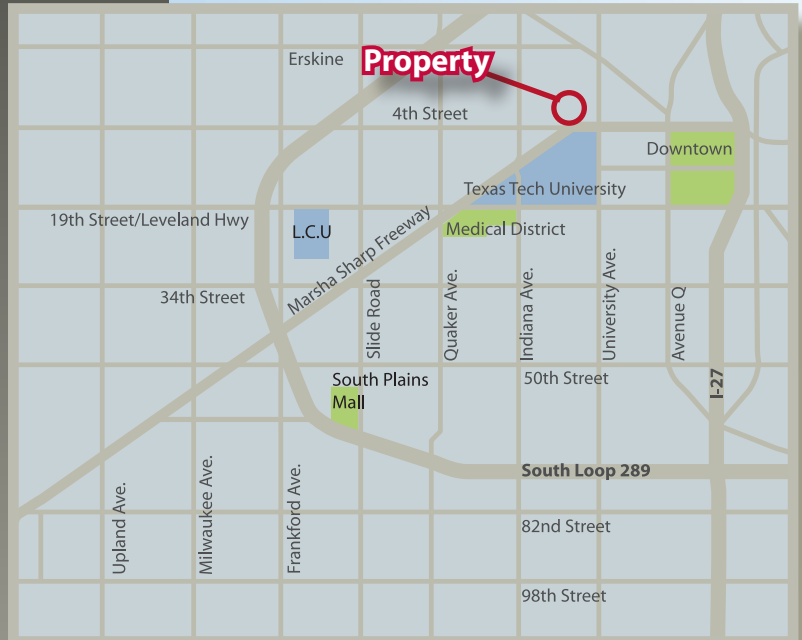
FOR LEASE • 1,800 - 5040 SF AVAILABLE

Rental Rate: \$12.00 PSF
 Rent Type: NNN (\$5.00 PSF)
 Rent Term: 36-60 Months
 Tenant Improvements: Negotiable
 Year Built: 2010
 Zoning: IHC
 Nearby Tenants: Apartments Next Door and Restuarant / Bar on First Floor

Suites Available:
 Suite 102: 3,510 SF - \$3,510 per month
 Suite 104: 1,800 SF - \$1,800 per month
 Suite 105: 3,240 SF - \$3,240 per month
 *Suites 104 & 105 can be leased together for a total of 5,040 SF

Prime Office / Retail Location on Marsha Sharp Freeway. Just west of Texas Tech University. Located on the ground level of Raider Park Parking Garage.

For More Information, Text Code 21929 to 35244



Karen Higgins, CCIM
 806.776.2833 (office)
 khiggins@ccim.net



Karen Higgins
 AND
Alison Blalock



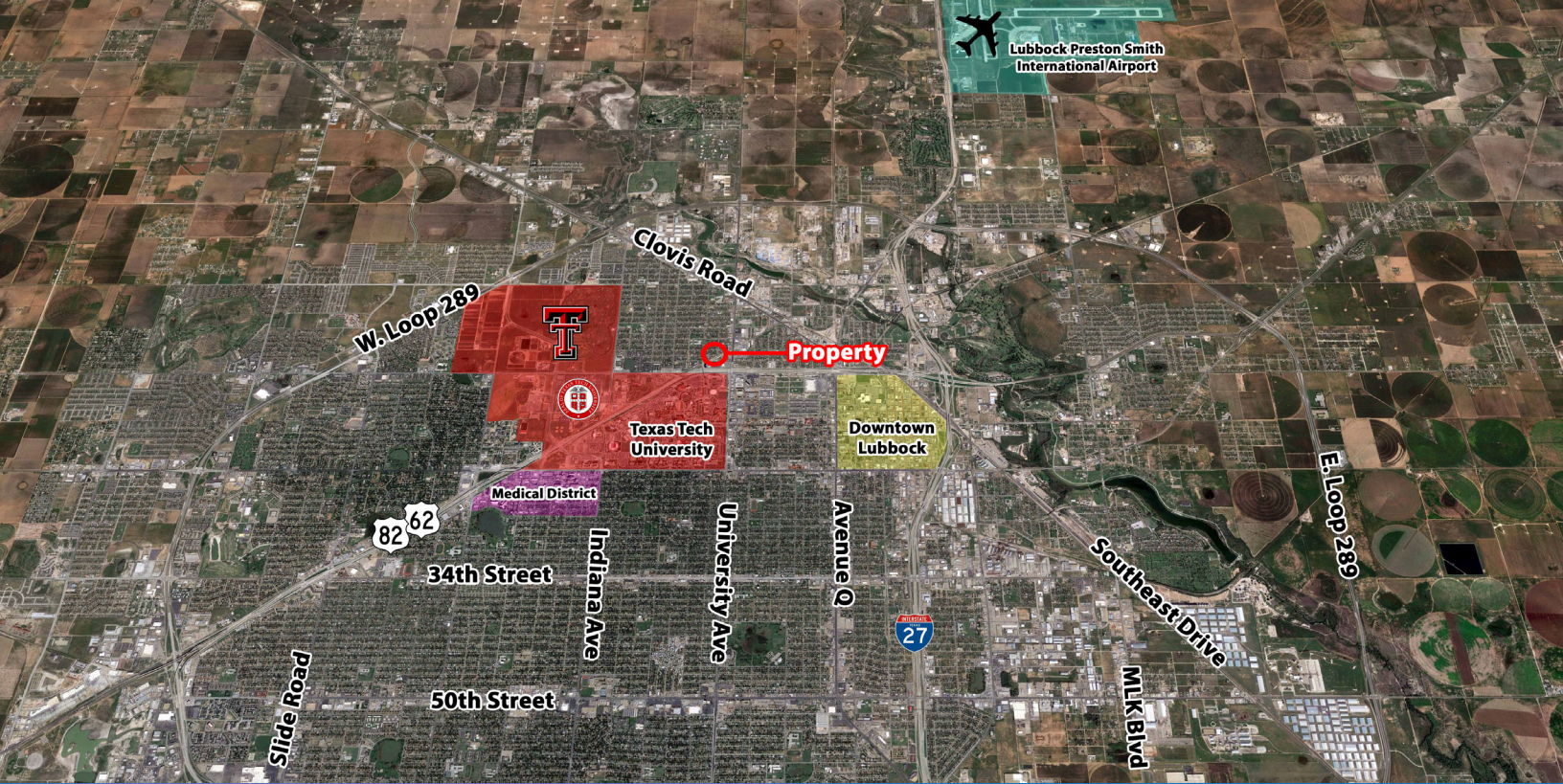
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Commercial Real Estate

4105 84th St, Lubbock, TX 79423



www.westmarkcommercial.com



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Demographics (2015)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	18,761	74,767	168,697
Average Household Income	\$31,369	\$45,265	\$48,697

Traffic Counts (2015)

Marsha Sharp & University • 36,000 VPD

Lubbock Texas

As the 11th largest city in Texas, Lubbock boasts a metropolitan base of more than 336,000 people. Lubbock's size affords businesses access to both dedicated community leaders and personalized service. Home to Texas Tech University, Lubbock Christian University, Wayland Baptist University and South Plains College, Lubbock County boasts more than 50,000 college students. Texas Tech University is the only campus in the nation with a comprehensive university, a health sciences center, and agriculture college and a law school in one location, making it the second largest contiguous university campus in the United States. Lubbock serves as the "Hub City" - the economic, educational, and health care hub for a multi-county trade area of almost 700,000 people.

Texas Tech University

- Population: 35,893 students (Fall 2015) • Projected Population: 40,000 students by 2020 • Founded in 1923
- 11 Colleges • 2 Graduate and Professional Schools • Degrees: 150 Undergraduate, 100 Master's and 50 Doctoral
- Athletic Conference: Big XII • \$70 million capital campaign for a new state-of-the-art business building
- \$84 million renovations to the football stadium, of which \$25 million is for the addition of 20 new luxury suites and 500 club seats to the East side of the stadium, increasing the capacity by 1,000 seats.

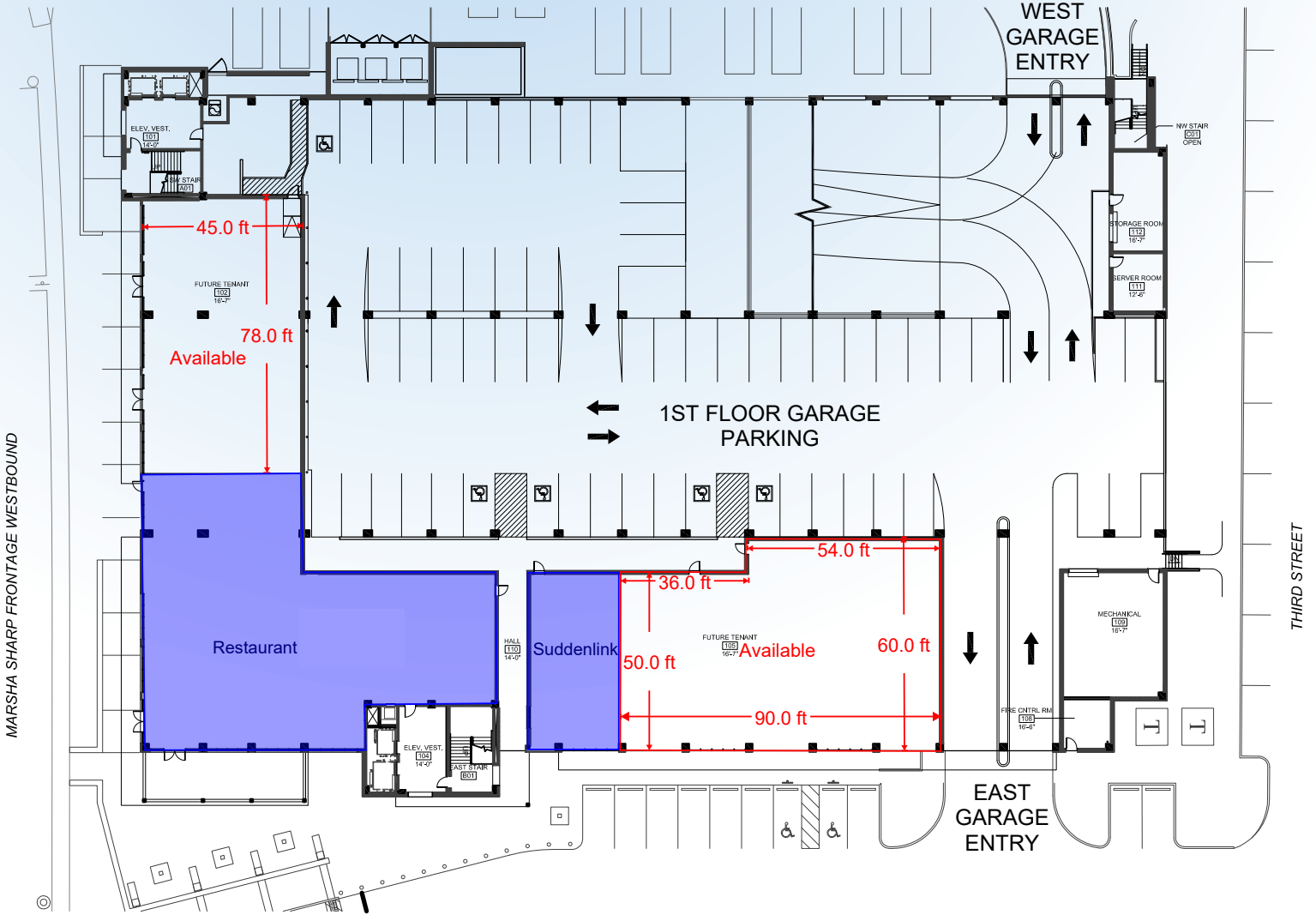
Floor Plan

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Additional Photos

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing.

A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BUYER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- shall treat all parties honestly;
- may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

WestMark Commercial	9000344	info@westmarkcommercial.com	806-794-3300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licence No.	Email	Phone
Linda Ferguson	200808	lferguson@westmarkrealtors.com	806-794-6000
Designated Broker of Firm	Licence No.	Email	Phone
Marty Cleckler	0421600	mcleckler@westmarkcommercial.com	806-794-3300
Licensed Supervisor of Sales Agent/Associate	Licence No.	Email	Phone
Karen Higgins / Alison Blalock	0331521 / 0612008	khiggins@ccim.net	806-776-2833
Sales Agent/Associate's Name	Licence No.	Email	Phone

Buyer, Seller, Landlord or Tenant Initials

Date