



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

1215 AVE J, LUBBOCK, TX 79401

Downtown Office Tower



FOR LEASE

CBCWORLDWIDE.COM

OFFICE

Nick Eyhorn, CCIM

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TX #617811

Scott Womack

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



DOWNTOWN OFFICE TOWER

1215 Ave J, Lubbock, TX 79401

LEASE



PROPERTY DESCRIPTION

Excellent professional office space in a recently-renovated historical building in Lubbock's Central Business District. The office spaces provide unmatched views of downtown and are perfectly suited to provide for a multitude of office uses. Parking garage available in the block south of the building (parking reserved for tenants only by permit only).

LOCATION DESCRIPTION

Located in the heart of Lubbock's Central Business District in close proximity to the county and federal courthouses, Lubbock's new city hall building (Citizen's Tower), the Depot Entertainment District, Lubbock Memorial Civic Center and the Buddy Holly Performing Arts Center.

OFFERING SUMMARY

Lease Rate:	\$15.00 - 17.00 SF/yr (MG; Full Service - Base Year)
Available SF:	1,329 - 5,715 SF
Building Size:	45,500 SF
NOI:	\$0.00
Cap Rate:	0.0%

SPACES	LEASE RATE	SPACE SIZE
Suite 150	\$15.00 SF/yr	1,329 SF
Suite 200	\$17.00 SF/yr	5,715 SF

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LUBBOCK, TX

Located on the South Plains of West Texas, Lubbock has long been known as the "Hub City." The nickname is related to Lubbock's accessible location on the crossroads of Interstate 27 and four major U.S. highways. Lubbock is in the central time zone and is equal distance to both coasts, allowing for ease of U.S. distribution. Within the city, you will find a well-planned transportation network with an average commute time of 16 minutes.

The transportation infrastructure that converges in Lubbock establishes it as a "Hub City." Lubbock is home to the Lubbock Preston Smith International Airport, which provides major carrier service across the country and around the world. More than 60 commercial arrivals and departures take place each day serving 1.2 million travelers annually. Major interstates and highways, including Interstate 27, connect the city to two major east-west Interstate systems: Interstate 20 and Interstate 40. Lubbock is located on the main line of the Burlington Northern Santa Fe Railway that connects the city to major metropolitan areas of Central and Western United States.

EDUCATION

The Lubbock area is home to more than 54,000 college students and nearly 13,200 college graduates annually, a number that continues to grow each year. With three universities and one of the state's strongest community colleges, there is a continual flow of eager and well-trained individuals entering the workforce. The labor force in Lubbock is distributed over a wide variety of industries and contains a diverse set of skills and knowledge.

TEXAS TECH UNIVERSITY

Texas Tech University is a Tier One university known nationally for its research endeavors. The university is home to more than 35,134 undergraduate and graduate students. New private and industry partnerships are offering unparalleled research opportunities in a variety of areas including sustainable energy, wind power, crop science and food safety. Texas Tech is world-renowned for its Wind Science and Engineering Research Center and currently offers the only Ph.D. program in Wind Science and Engineering in the U.S.

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LEASE TYPE | MG; Full Service - Base Year TOTAL SPACE | 1,329 - 5,715 SF LEASE TERM | 60 months LEASE RATE | \$15.00 - \$17.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	Available	1,329 SF	Modified Gross	\$15.00 SF/yr	Space on the first level of the historic Green Building at 1215 Avenue J and located immediately adjacent to Italian
Suite 200	Available	5,715 SF	Full Service - Base Year	\$17.00 SF/yr	This beautifully-appointed space on the second floor of the building was renovated in 2016 and offers a versatile flo

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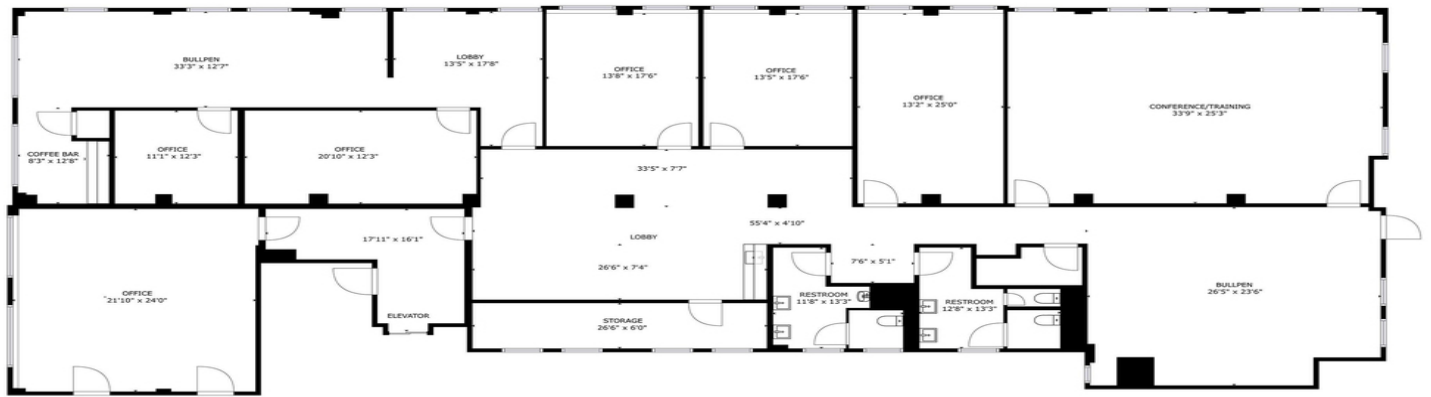




1215 AVE J - 2ND FLOOR

1215 Ave J, Lubbock, TX 79401

LEASE



FLOOR 2 - 5715

FLOOR 2

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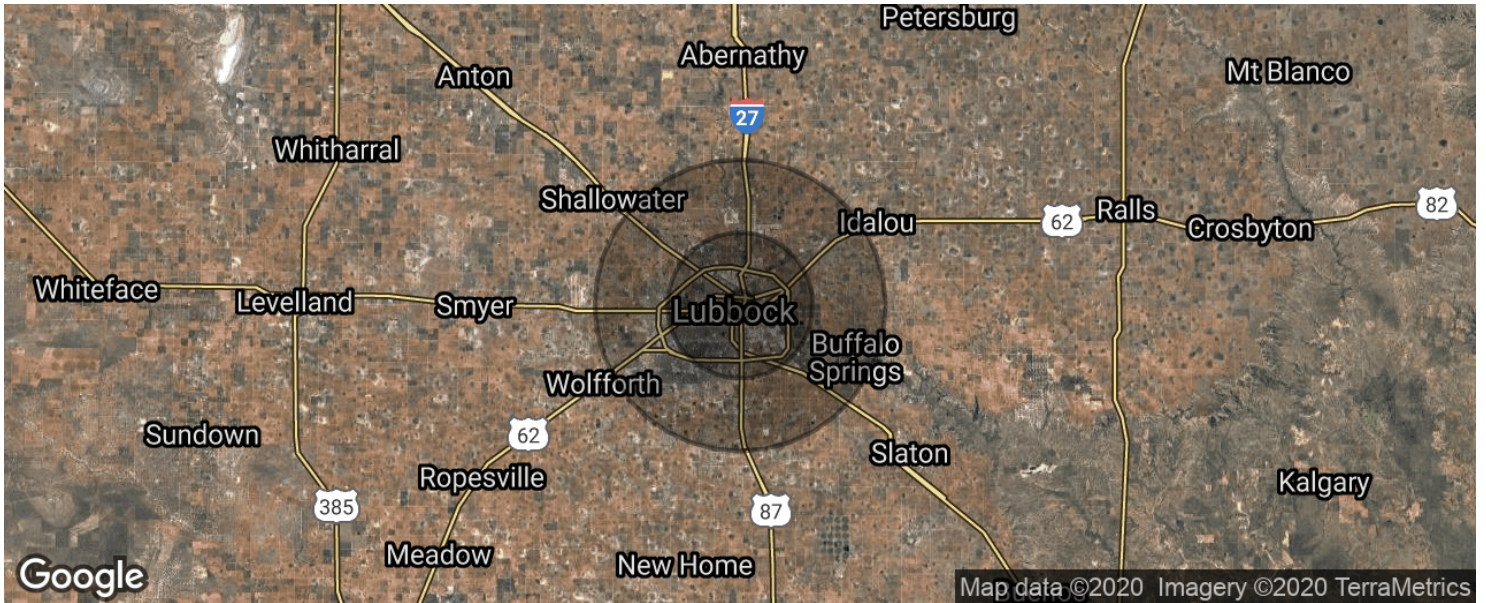
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,984	138,152	265,493
Median age	30.2	29.6	31.5
Median age (Male)	28.6	28.1	30.5
Median age (Female)	33.1	31.2	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,867	50,714	102,547
# of persons per HH	2.7	2.7	2.6
Average HH income	\$32,153	\$46,582	\$57,294
Average house value	\$142,814	\$135,698	\$139,315

* Demographic data derived from 2010 US Census

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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>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