

FOR LEASE

North Point Center

5402 4th St, Lubbock, TX 79416

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY



Lease Price

\$9.00 SF/yr (NNN)



Available SF

19,553 - 35,895 SF



Lot Size

7.4 Acres



Total Building Size

89,257 SF



Year Built

1982



Zoning

Heavy Commercial (HC)

PROPERTY DESCRIPTION

This expansive big box retail property offers an exceptional leasing opportunity in a prime location. Prominently located in Northwest Lubbock just minutes from two universities and healthcare providers serving the entire region of West Texas and Eastern New Mexico. The building features a substantial open-concept floor plan, high ceilings, and extensive square footage, providing maximum flexibility for a wide range of retail operations. Key highlights include dedicated loading dock access for efficient logistics, ample onsite customer parking, and prominent exterior signage opportunities designed to maximize visibility. The is ready for immediate tenant build-out, offering a blank canvas to create a custom retail environment. Large glass storefront windows ensure abundant natural light and excellent product display potential, making this a premier destination for high-traffic retail business.



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Lease Type NNN | **Total Space** 19,553 - 35,895 SF | **Lease Term** 60 months | **Lease Rate** \$9.00 SF/yr

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
5402 4th St. #1	Available	19,553 SF	NNN	\$9.00 SF/yr	Large rectangular space with high ceilings, restrooms, office area and loading dock.
5402 4th St. #2	Available	35,895 SF	NNN	\$9.00 SF/yr	Expansive retail space with restrooms, office area and a loading dock. Formerly occupied by Big Lots.

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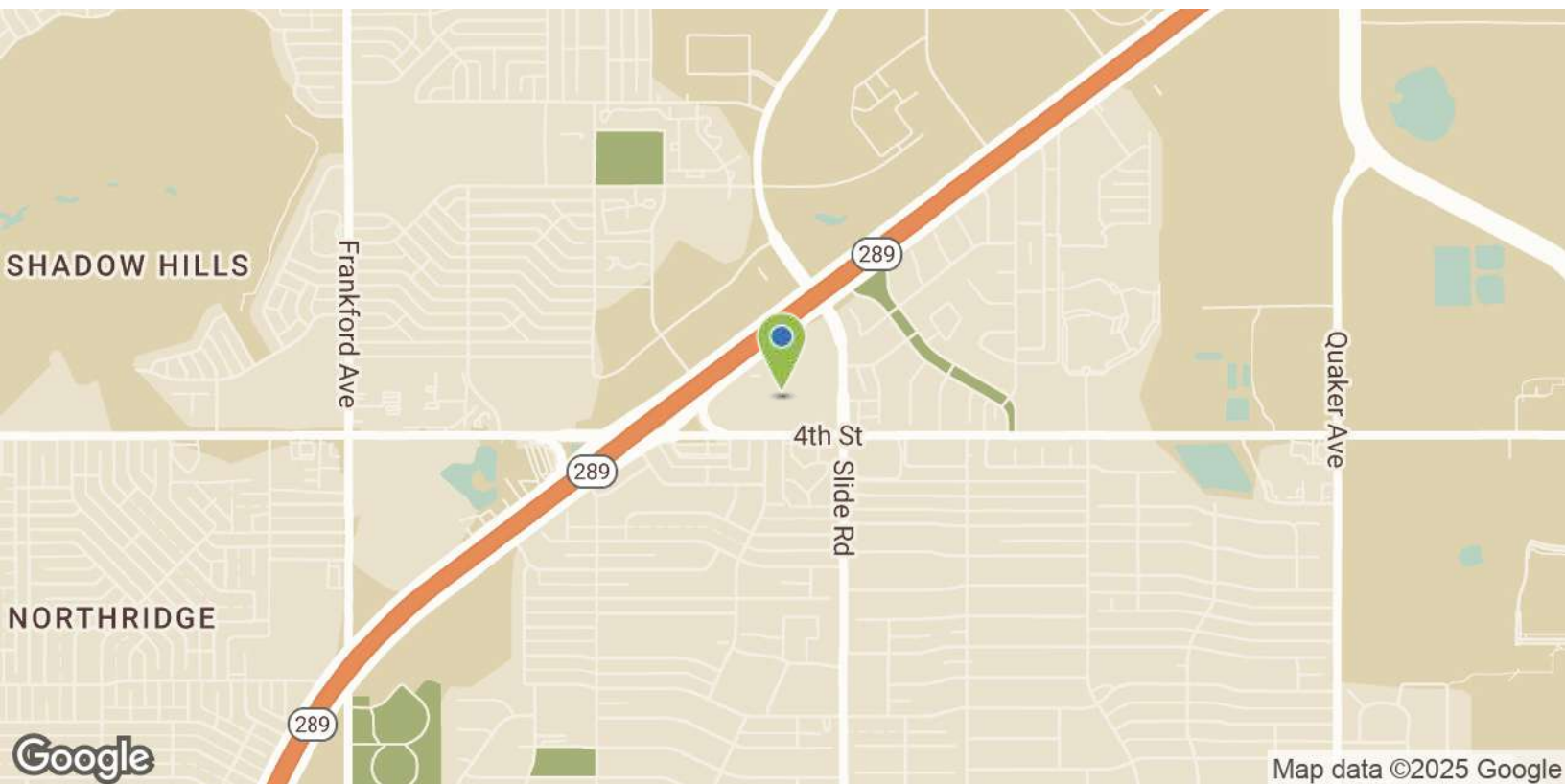
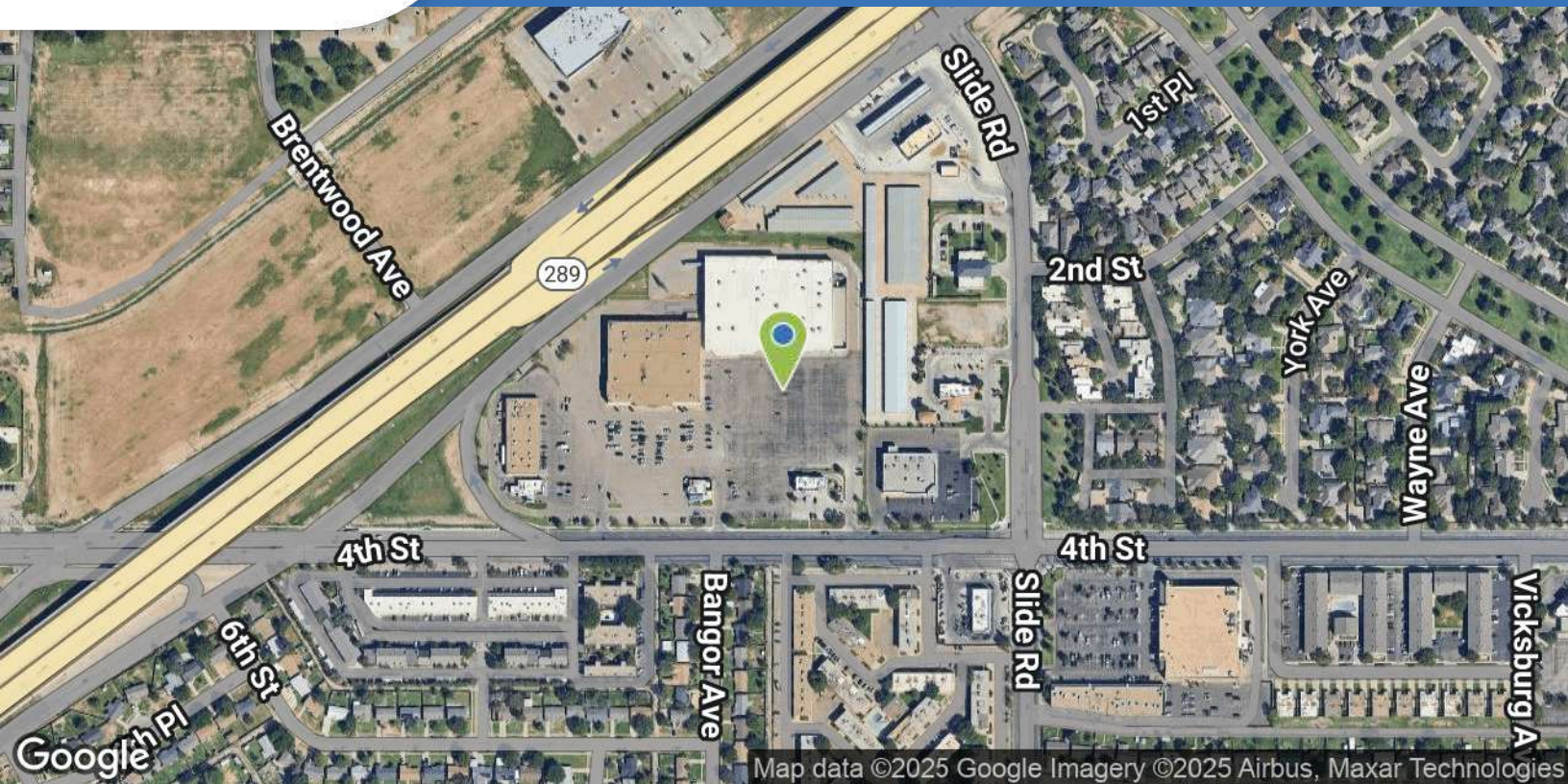
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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date