

## Listing Agents:

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# Industrial FOR LEASE



## Santa Fe Park

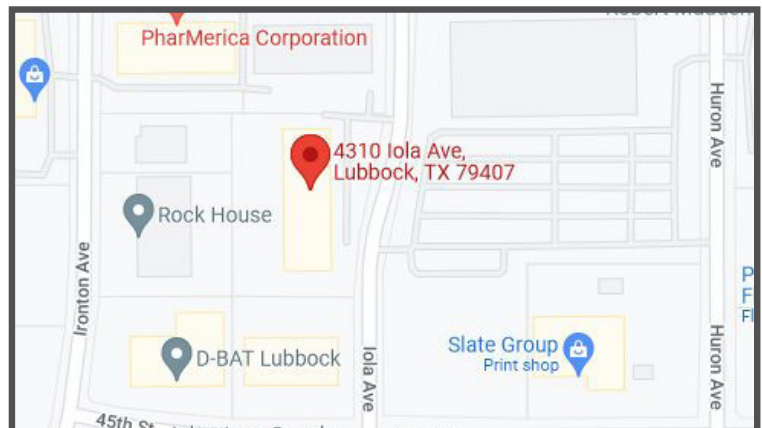


**4310 Iola Avenue, Lubbock, TX Suites D, E & F**

**Lease Rate:**.....\$10.00 NNN  
**Deposit:** ..... Equal to first months rent  
**Available Size:** ..... 15,000 / SF +/-  
**Term:** ..... 3-5 Years

## Office Space For Lease

- \* Great warehouse space in West Lubbock
- \* Multiple offices, breakroom, IT Room, Electrical Room, and reception (See Upgrades)
- \* Adequate parking in front and rear
- \* Shared truck well
- \* Central heat and air throughout
- \* Interior will require TI. TI is negotiable



# 806.797.3231

4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)  
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## ELECTRICAL

Well maintained and serviced heavy commercial electrical Service. Suitable for a vast array of occupancy configurations and/or power needs.

- 1200Amp 3phase 120/208-volt Service
- 300KW standby diesel generator
- 30KW ups system for critical loads

## INTERNET/PHONE

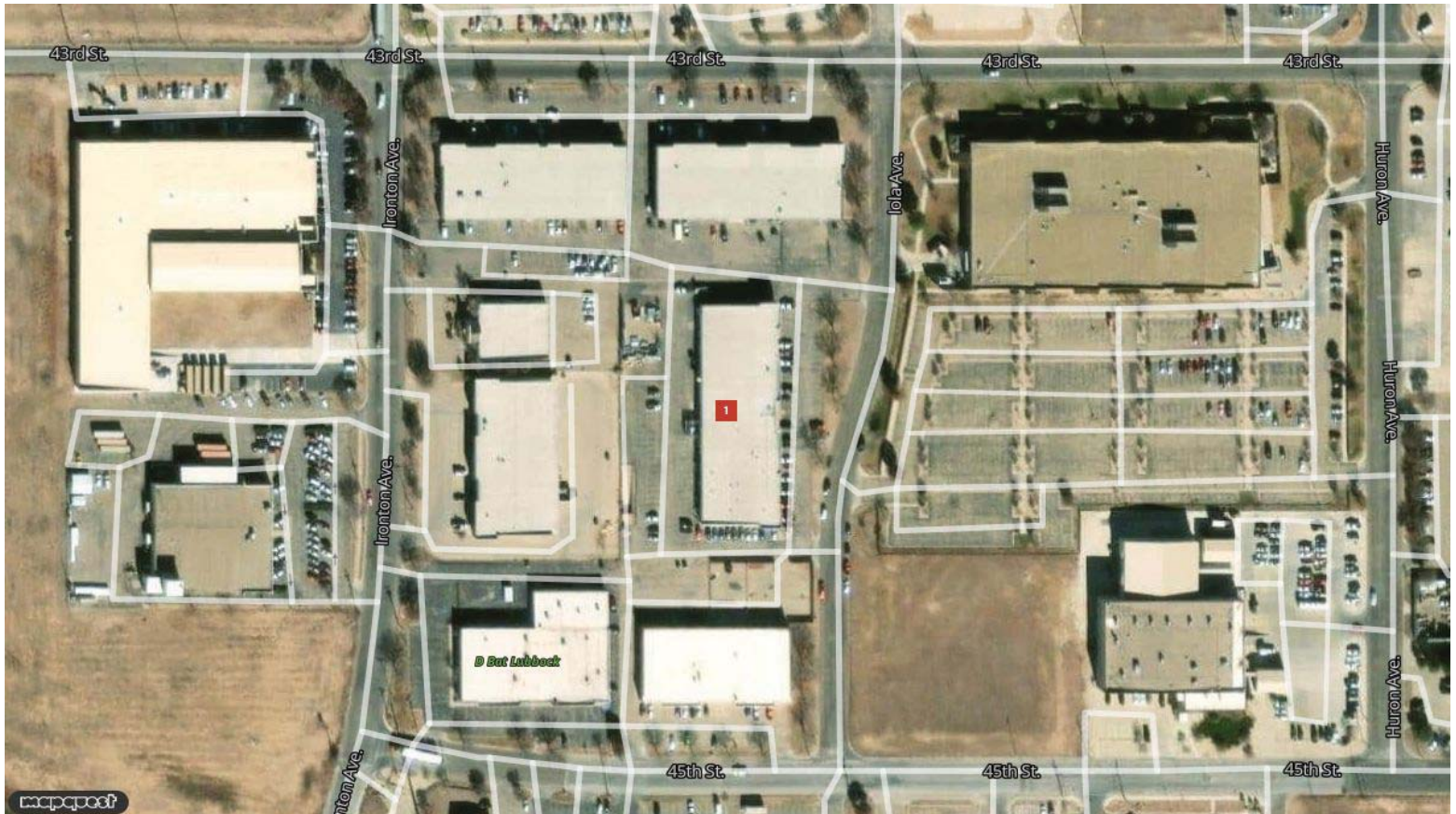
The office space boasts a top-notch network room that will meet any user's telecom and network needs. With an area of approximately 500 square feet, the dedicated network room is equipped with elevated flooring to protect network equipment from potential flooding. In addition to the elevated flooring, the network room comes with 8 standard network racks that have been fitted with a Panduit cable management system, 1 server rack, cable ladder trays, and overhead 220-volt power, providing ample space and resources for the tenant to optimize network operations.

Building was previously wired with approximately 400 drops of Cat5, Cat5E, and Cat6. This office space provides a unique opportunity for businesses to enhance their network capabilities and improve their overall internet and phone operations.



Westar Commercial Realty

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MOODY'S | Catlyst  
ANALYTICS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# Images - 4310 Iola Ave Suite: D, E, F





## 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.

11-2-2015



### 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.

<b>Westar Commercial Realty</b>	<b>9008174</b>		<b>(806) 797-3231</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Blake Truett</b>	<b>569964</b>	<b>Blake@Lubbockwestar.com</b>	<b>(806) 776-1279</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Blake Truett</b>	<b>569964</b>	<b>Blake@Lubbockwestar.com</b>	<b>(806) 776-1279</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Blake Truett</b>	<b>569964</b>	<b>Blake@Lubbockwestar.com</b>	<b>(806) 776-1279</b>
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](http://www.trec.texas.gov)

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