



6022 4th St.

3,386 SF | \$23/SF(NNN)

6024 4th St.

3,333 SF | \$23/SF(NNN)



6026 4th St.

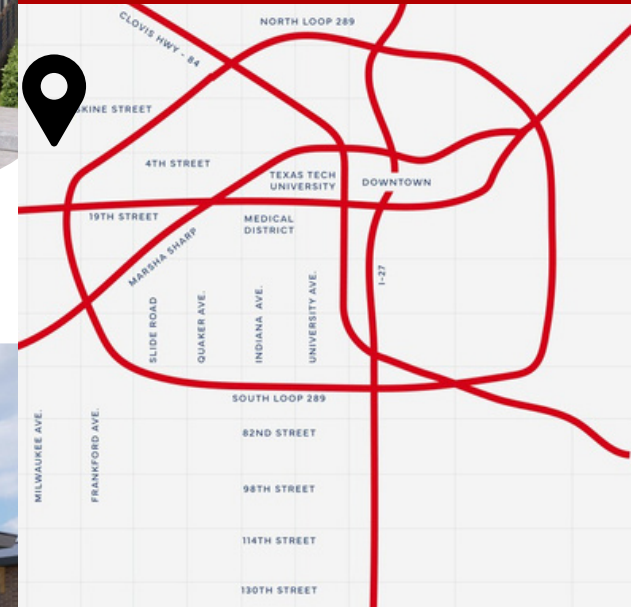
3,895 SF | \$23/SF(NNN)



6028 4th St.

3,250 SF | \$23/SF(NNN)

FOR LEASE



6022/6024/6026/6028 4TH STREET LUBBOCK, TX 79416



Ethan Quisenberry
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PROJECT SCOPE

Garden Offices with 4th Street Frontage

For Sale: McDougal Realtors is proud to present the 4th Street Garden Offices, a new professional office park offering premier space in one of West Lubbock's most desirable corridors. Located on 4th Street between Milwaukee and Frankford, this modern development provides high-quality office space designed for professional and medical users seeking both visibility and convenience.

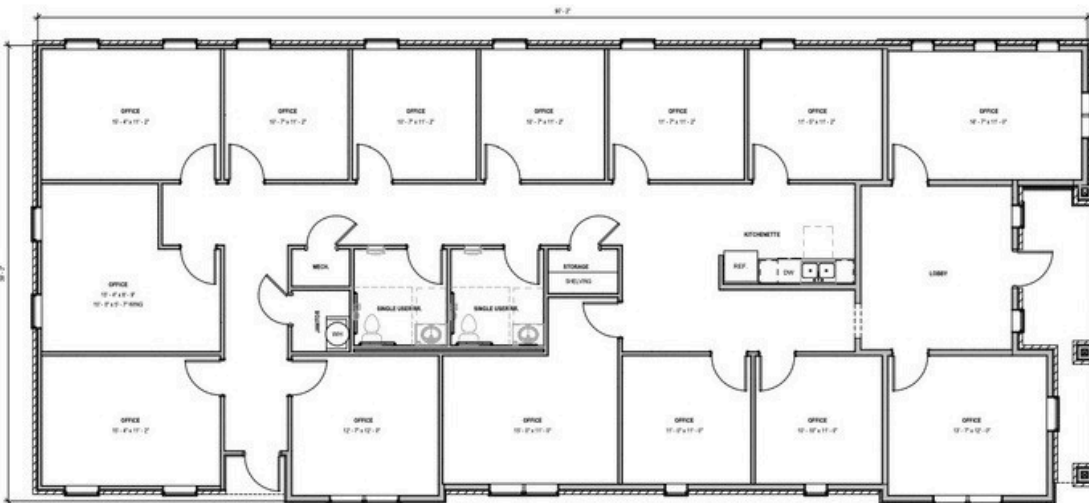
The four buildings feature efficient layouts, modern finishes, and ample natural light – ideal for growing businesses. Sizes range from 1,583 to 3,895 square feet, each offering a mix of private offices, restrooms, reception areas, and breakrooms or kitchenettes.

DETAILS

- 1,583 to 3,895 SF
- \$23 Annual/SF
- Lease Type: NNN



6022 4th St. Floorplan



6024 4th St. Floorplan



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Available Space

SPACE DETAILS

- 6022 4th Street: 3,386 sq. ft. – 14 offices, 2 restrooms, kitchenette, and lobby
- 6024 4th Street: 3,333 sq. ft. – 14 offices, 2 restrooms, break area, and lobby
- 6026 4th Street: 3,895 sq. ft. – 16 offices, 2 restrooms, breakroom, lobby, and reception
- 6028 4th Street: 3,250 sq. ft. duplex – Suite 100 (1,667 sq. ft.) and Suite 200 (1,583 sq. ft.), each with 6 offices, 2 restrooms, reception, and kitchenette

PROPERTY HIGHLIGHTS

- Type- Office
- Size- 13,864 Total SF
- Number of Buildings, Floors- 4,1



6026 4th St. Floorplan



6028 4th St. Floorplan

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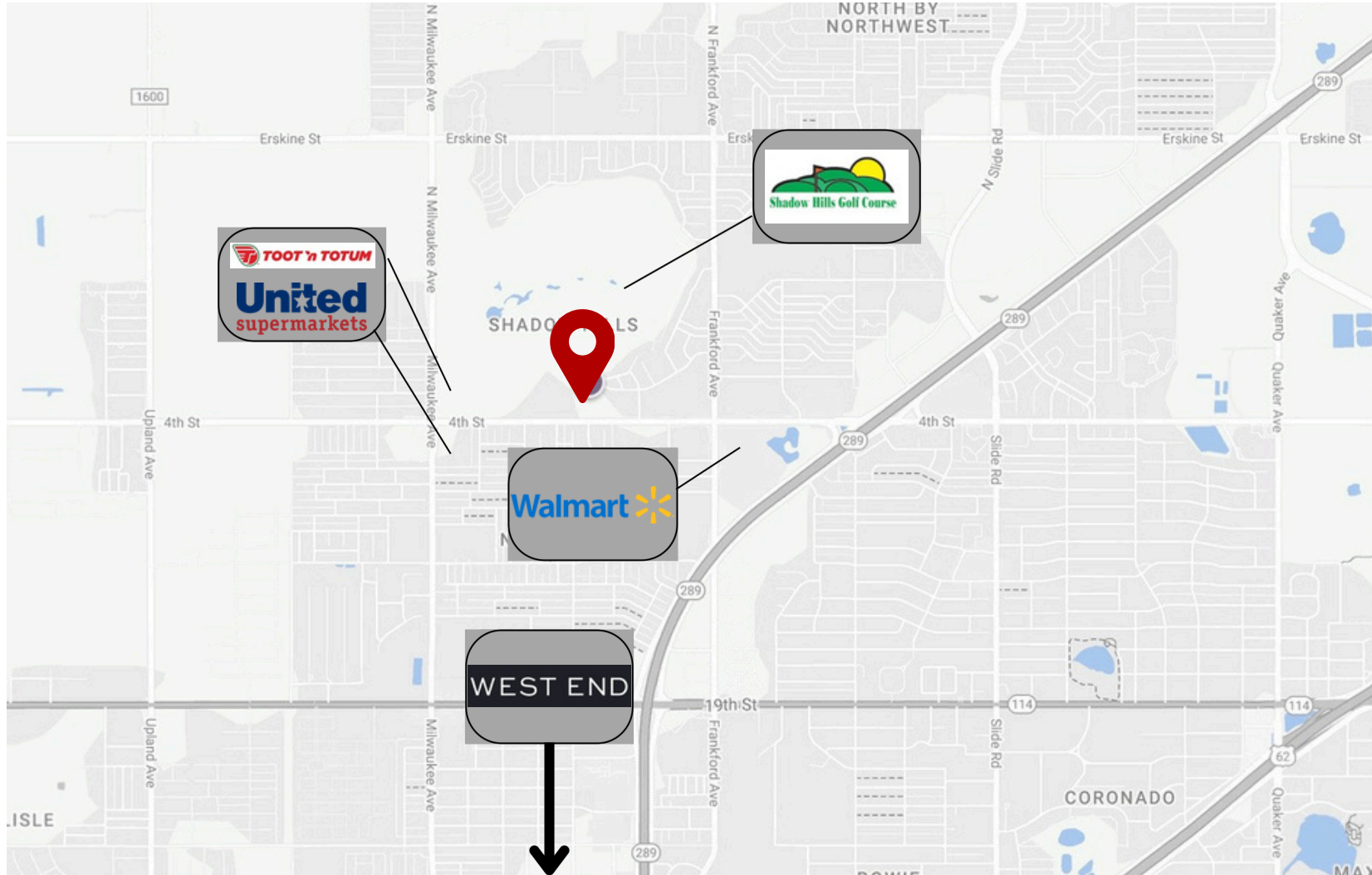
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the Texas Real Estate Commission
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Information available at www.trec.texas.gov
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