



3,765 SF | \$880,000 or \$16.50 Annual/SF

8337 UPLAND AVE, LUBBOCK, TX 79424



806.317.0234

ETHAN.QUISENBERRY@MCDOUGAL.COM







PROJECT SCOPE

Discover unparalleled business excellence at this modern office building, ideally situated on the highly trafficked Upland Avenue. This prestigious property boasts high-end finishes throughout, offering a sophisticated and professional environment designed to impress. The luxurious interiors feature contemporary design elements, creating a refined atmosphere that is both functional and stylish. Enjoy the convenience and security of an attached garage, providing ample parking for employees and visitors. Positioned on Upland Avenue, this building benefits from excellent visibility and accessibility, making it a prime choice for businesses seeking a prominent address. Available for lease or purchase, the property offers flexible terms to suit your business needs. Elevate your business presence with this exceptional office building on Upland Avenue. Contact us today to schedule a viewing and explore the opportunities this prime location has to offer.

AREA RETAILERS:







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Available Space

FOR LEASE

• Total Available: 3,765 SF

• Primary Use: Office

• Asking Rate: \$16.50 Annual/SF

• Total Available: 3,765 SF Lease

• Type: NNN

FOR SALE

• Total Available: 3,765 SF

• Primary Use: Office

• List Price: \$880,000 List

• Price Per SF: \$233.73

• Terms: Cash to Seller

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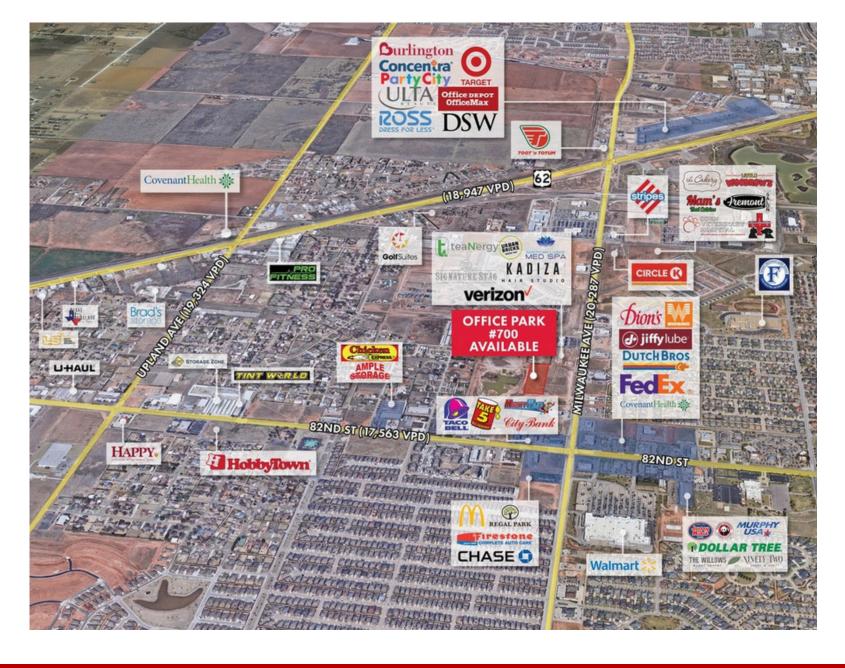


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9 1500 BROADWAY ST, STE 1400, LUBBOCK, TX 79401



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.

- · 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:
 - O that the owner will accept a price less than the written asking price;
 - O that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - O 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.

McDougal REALTORS	427591	marcm@mcdougal.com	806.793.0703
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marc McDougal	378075	marcm@mcdougal.com	806.793.0703
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate Ethan Quisenberry	License No. 758039	Email ethan.quisenberry@mcdougal.com	Phone 806.317.0234
Sales Agent/Associate's Name	License No.	Email	Phone
	-		
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission TXR-2501

McDougal, REALTORS, 1500 Broadway, Suite 1400 Lubbock TX 79401 | Phone: Fax: Ethan Quisenberry

Information available at www.trec.texas.gov IABS 1-0 Date 10608 MLK

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