



Office Building For Lease



7202 Slide Rd

Abbi Rankin

Commercial Agent

abbi@wcorealestate.com

806.329.8636

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Office Building For Lease

7202 SLIDE RD



WILLIAMS & CO

COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Office suites well-suited for a range of professional or medical office needs. 7202 Slide Road offers convenient access to major shopping and dining options and provides easy connectivity to all parts of the city.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	449	1,141	5,845
Total Population	1,054	2,533	12,961
Average HH Income	\$101,092	\$97,161	\$99,610

PROPERTY HIGHLIGHTS

- Office space available in building anchored by West Texas State Bank.
- Opportunity to utilize space for both medical or professional purposes.
- Positioned near the bustling Slide and South Loop retail hub.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	3
Available SF:	1,691 - 2,790 SF
Building Size:	18,674 SF

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,691 - 2,790 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200	Available	2,790 SF	Modified Gross	\$18.00 SF/yr	-
300	Available	1,691 SF	Modified Gross	\$18.00 SF/yr	-
303	Available	1,989 SF	Modified Gross	\$18.00 SF/yr	-

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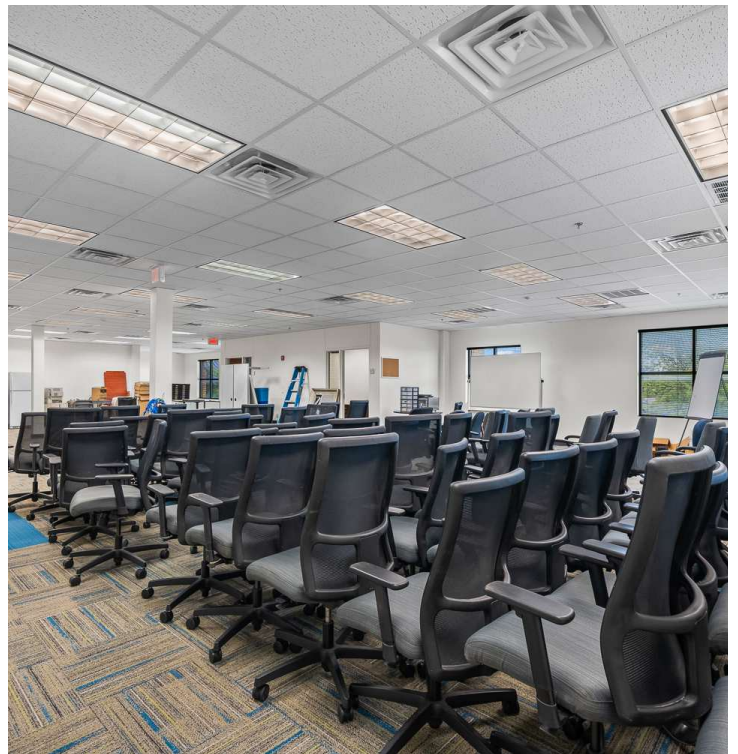
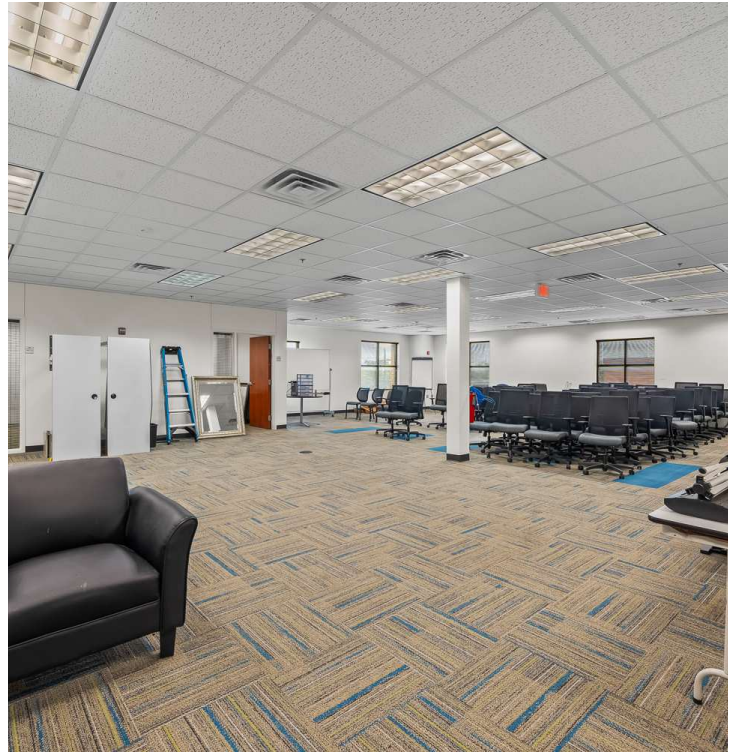
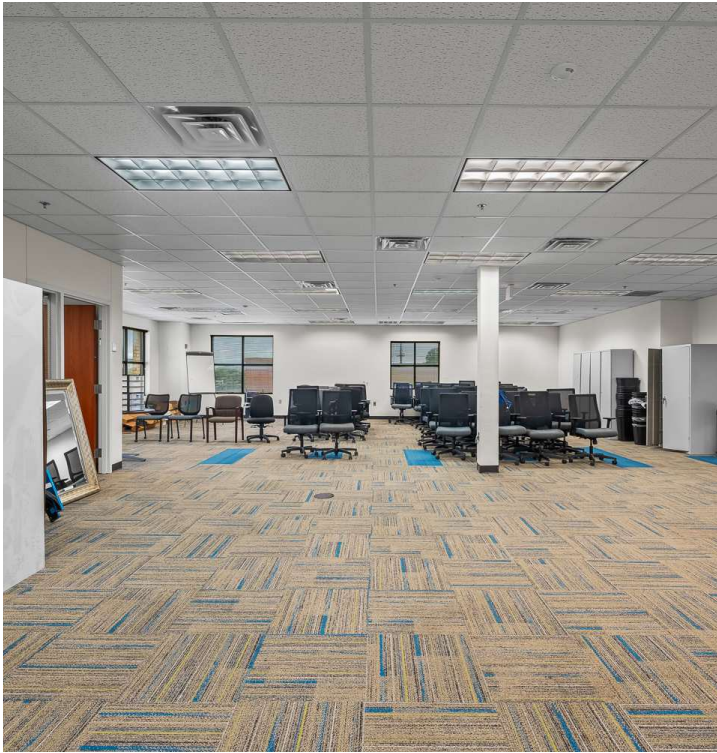
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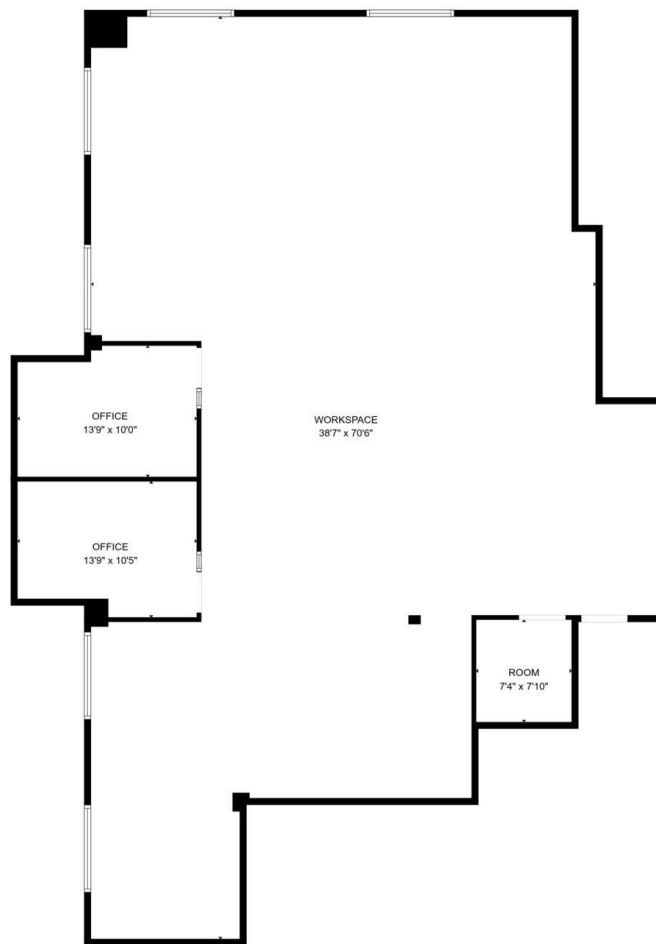
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 200 Floor Plan

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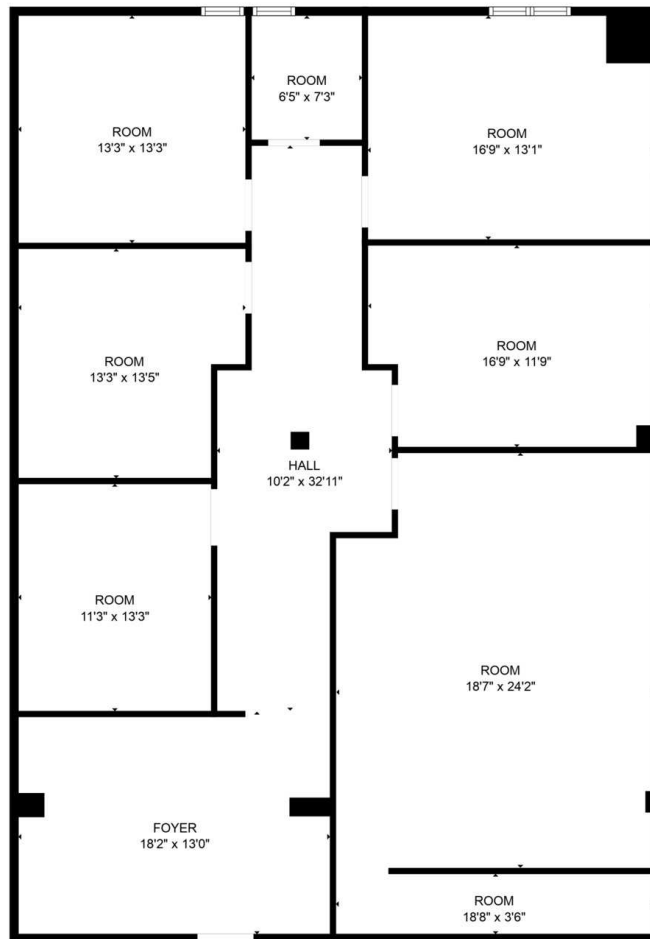
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 300 Floor Plan

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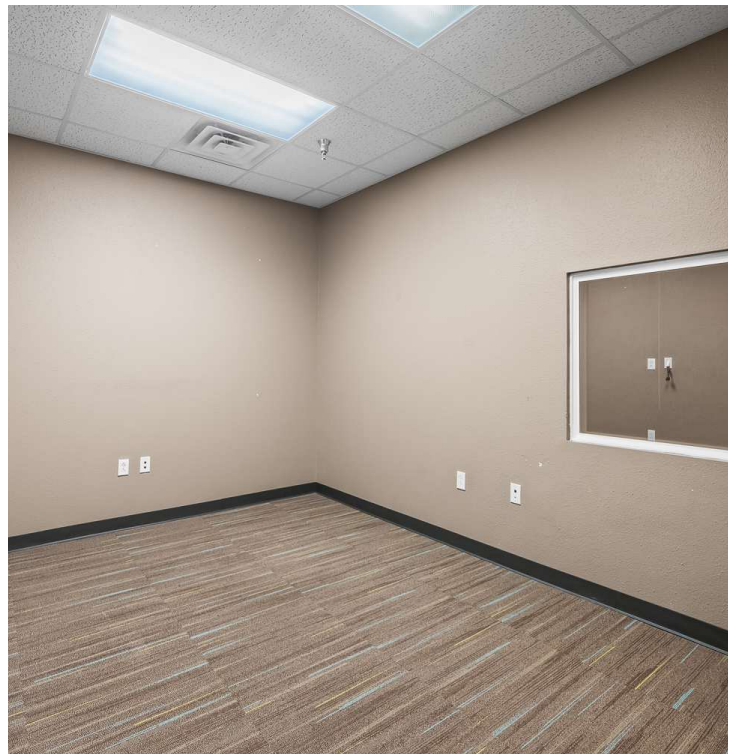
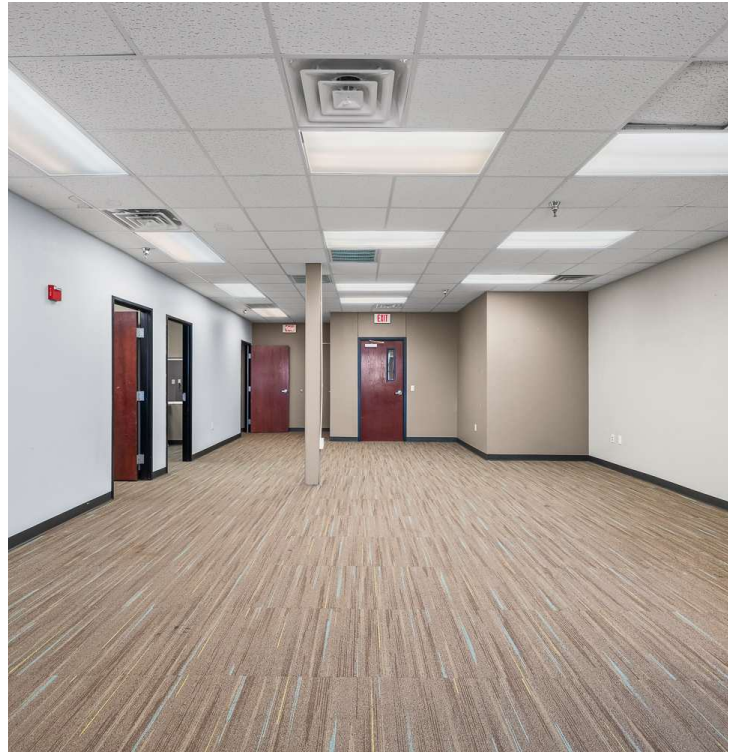
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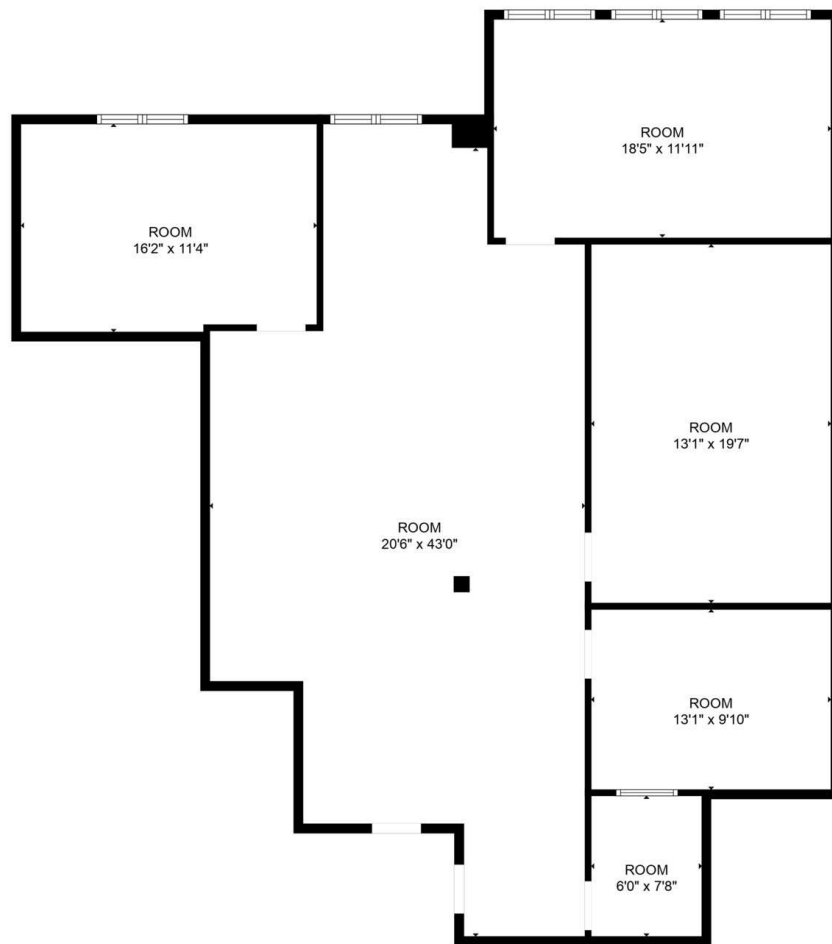
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 303 Floor Plan

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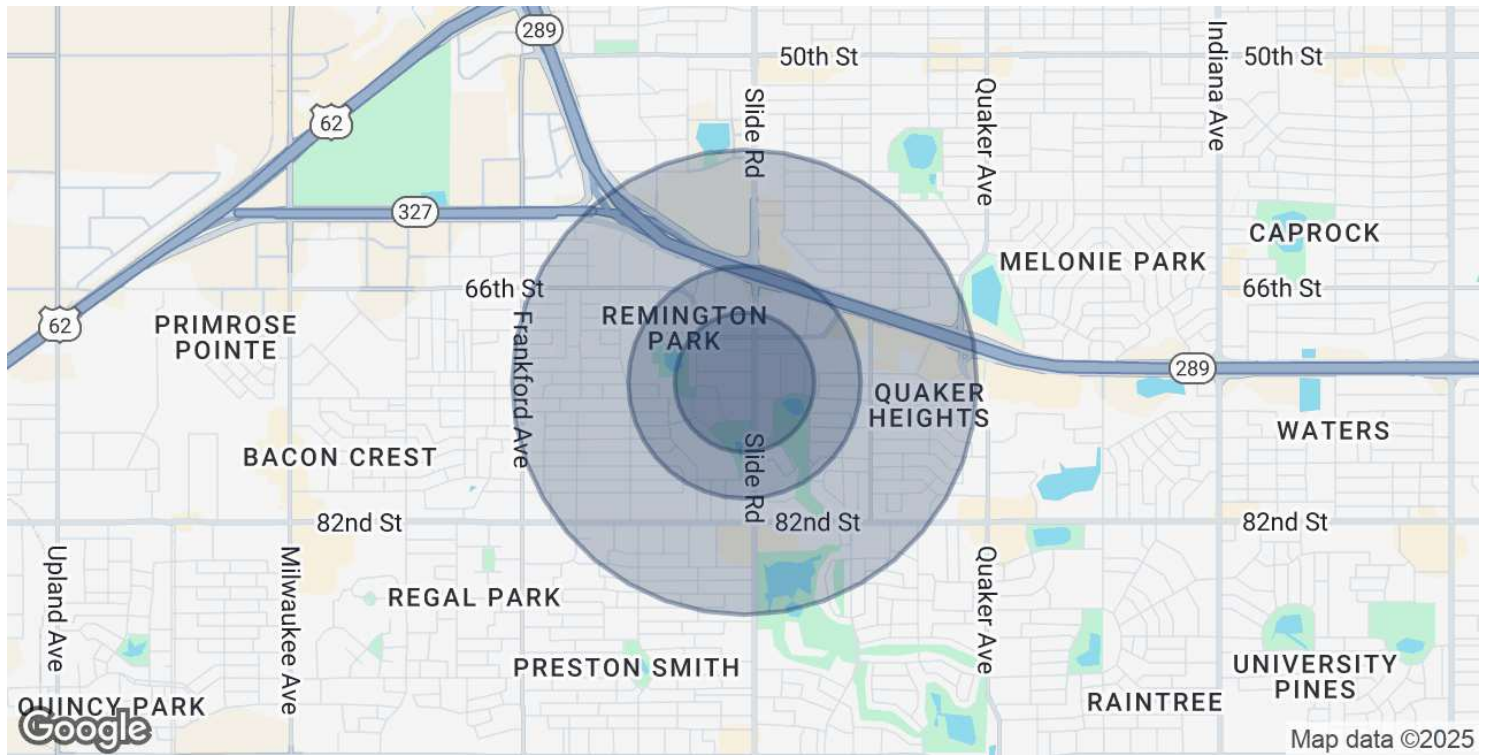
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,054	2,533	12,961
Average Age	43	42	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	449	1,141	5,845
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$101,092	\$97,161	\$99,610
Average House Value	\$249,554	\$259,542	\$264,357

Demographics data derived from AlphaMap

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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.

Williams and Co	9006022	info@wcorealestate.com	806-860-6945
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	806-777-1310
Designated Broker of Firm	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	806-777-1310
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Abbi Rankin	818198	abbi@wcorealestate.com	806-329-8636
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date