

FOR LEASE

Tidwell Plaza - Office Suites

2315 & 2321 50th Street , Lubbock , TX
79412

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY



Lease Price

\$250.00 - 1,300.00(Full Service)



Available SF

156 - 1,569 SF



Combined Lot Size

62,711 SF



Combined Building Size

20,140 SF



Year Built

1961-1964



Zoning

NC

PROPERTY DESCRIPTION

Multiple office suite options available at 2315 & 2321 50th Street, Tidwell Plaza a prime commercial property for lease with 50th Street frontage. Offering versatile space options in a highly visible location with a myriad of possibilities for retail, office, or showroom use. Property features expansive storefront windows, ample parking, and several strategic layouts that cater to a wide variety of business needs.

PROPERTY HIGHLIGHTS

- Full Service Lease
- 50th Street Frontage
- Ample Parking

LOCATION DESCRIPTION

This property is located on 50th Street between University avenue and Avenue W.



SHELLI ECHEVARRIA, MBA

806.283.3936 Office

sechevarria@westmarkcommercial.com



DAVID HAYMES, CCIM

806.776.2831 Office

dhaymes@westmarkcommercial.com

LEASE INFORMATION

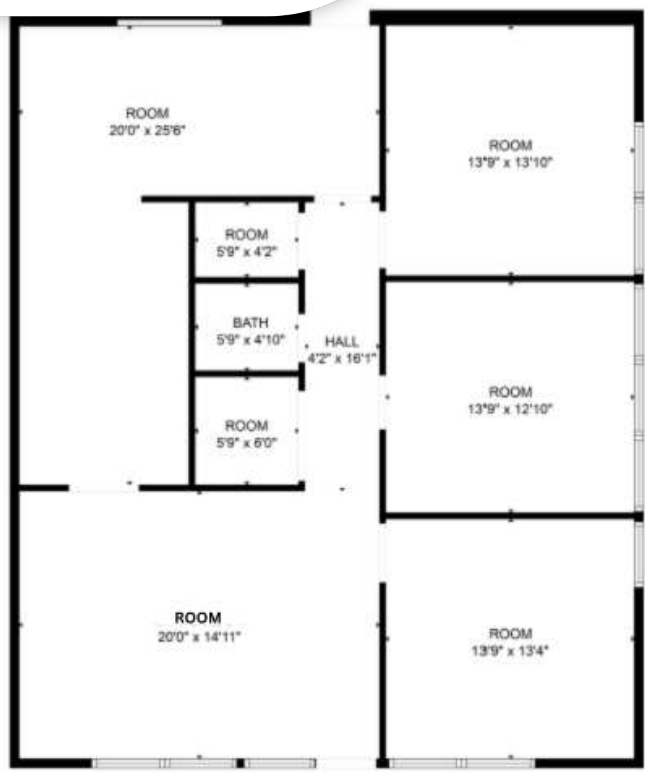
Lease Type:	Full Service	Lease Term:	12 to 60 months
Total Space:	156 - 1,569 SF	Lease Rate:	\$250.00 - \$1,300.00 per month

AVAILABLE SPACES

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2315 - Suite A	Available	1,569 SF	Full Service	\$1,300 per month	(4) rooms with (2) restrooms, built in shelving, and credenzas for storage, newly remodeled with LED lighting, and beautiful floors.
2315 - Suite C & D	Available	1,320 SF	Full Service	\$1,100 per month	(4) rooms, a reception area, large business office or conference area, storage area , lounge, (2) restrooms, and ample parking.
2315- Suite H	Available	762 SF	Full Service	\$750 per month	(2) room Suite with 1 private restroom.
2321 - Suite H-1	Available	156 SF	Full Service	\$250 per month	(1) room suite with access to common hallway restrooms
2321 - Suite J	Available	515 SF	Full Service	\$525 per month	(3) room suite with access to common hallway restrooms

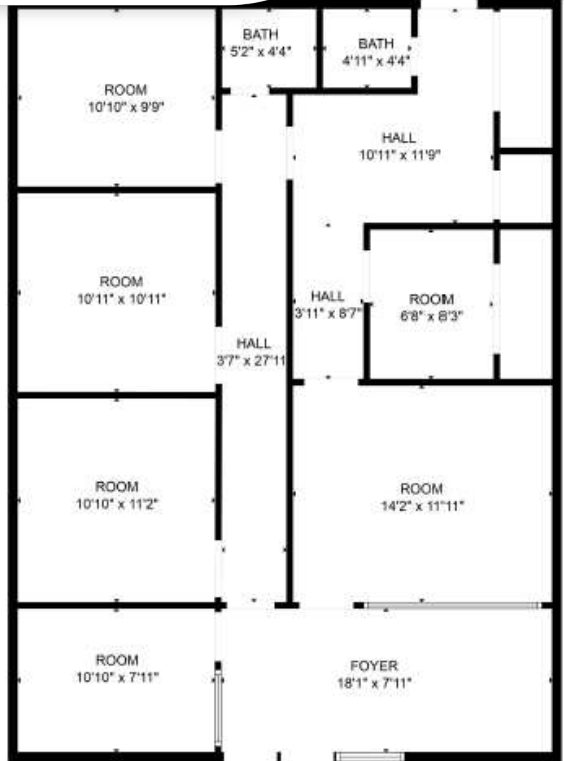
SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.776.2831 Office
dhaymes@westmarkcommercial.com



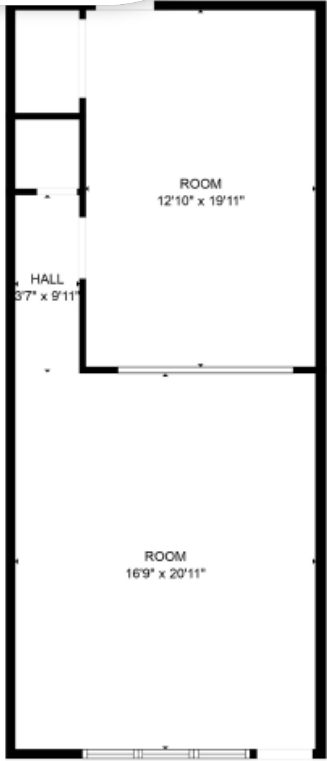
SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.776.2831 Office
dhaymes@westmarkcommercial.com



SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.776.2831 Office
dhaymes@westmarkcommercial.com



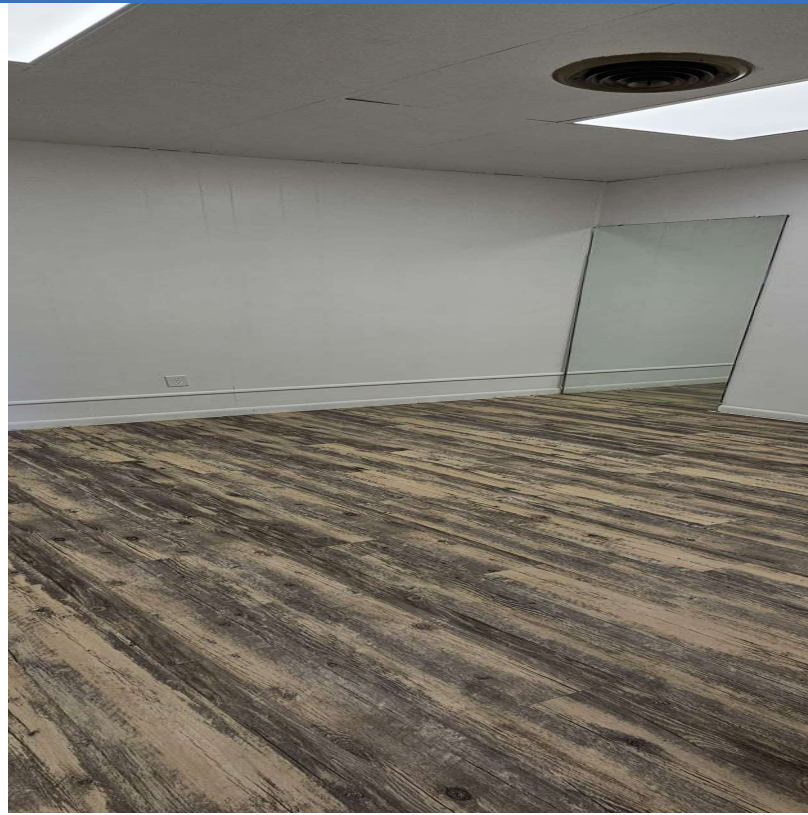
SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.776.2831 Office
dhaymes@westmarkcommercial.com



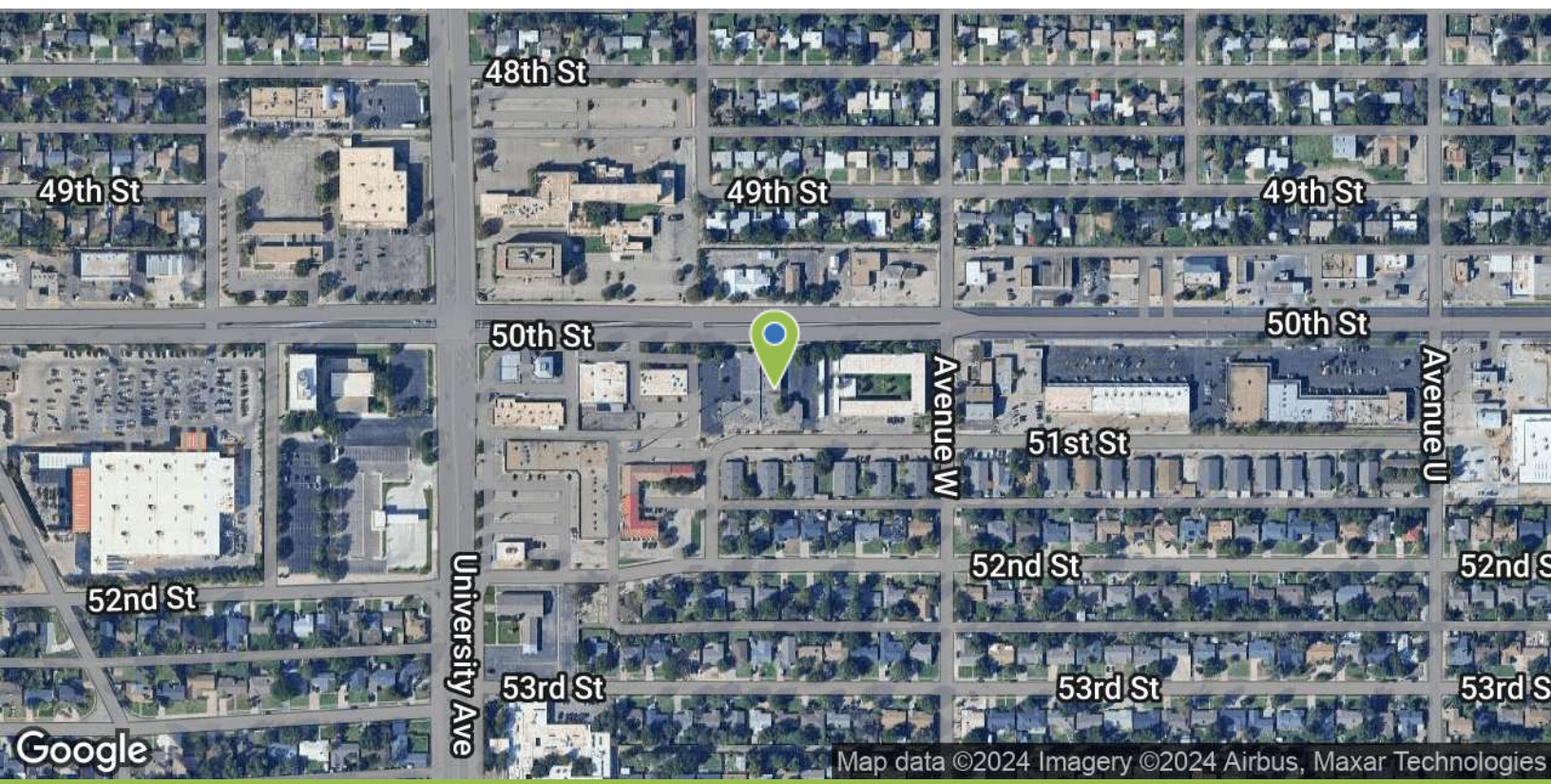
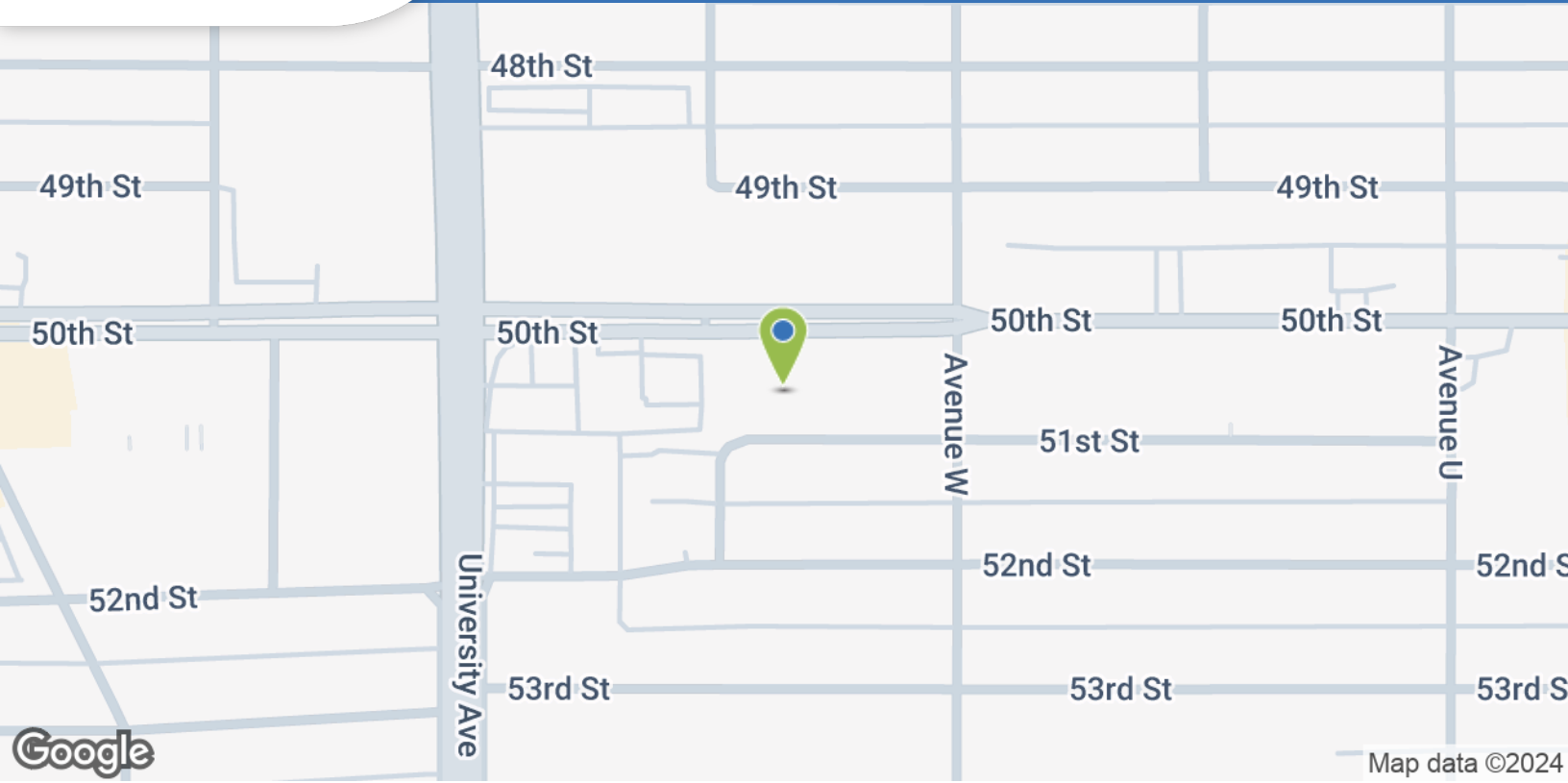
SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.776.2831 Office
dhaymes@westmarkcommercial.com



SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.776.2831 Office
dhaymes@westmarkcommercial.com



SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.776.2831 Office
dhaymes@westmarkcommercial.com



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.

WestMark Commercial TCN Worldwide	9000344	commercialinfo@westmarkrealtors.com	806-794-3300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-241-6363
Designated Broker of Firm	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-794-3300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shelli Echevarria, MBA / David Haymes, CCIM	TX #0745799 TX #0618395	sechevarria@westmarkcommercial.com dhaymes@westmarkcommercial.com	806-283-3936 806-776-2831
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
IABS 1-0 Date