# **Sublease** | 22,500sf Retail Available



# EGENBACHER Commercial Properties

## 4525 Milwaukee Ave, Suite 1300, Lubbock, TX 79407

Suite Size • 22,500 sf Building Size • 103,560 sf Year Built • 2015

Lease Type • NNN

Call for Pricing & Additional Lease Details

## **Property Description**

- Large Open Concept Floor Plan
- Heated Warehouse Space
- Dock High Loading w/ 10' Overhead Door
- Large Break Room with Stove
- (2) Private Offices
- 122' Bay Depth
- 16' Ceiling Height
- ± 319 Parking Spaces

#### **Location Description**

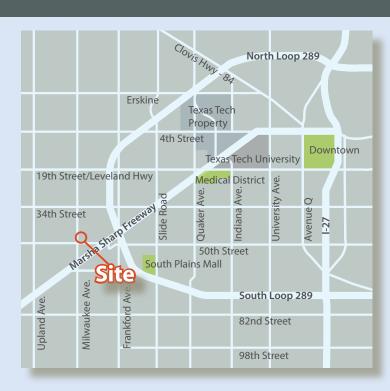
Located on 45th & Milwaukee with quick access to the Marsha Sharp Freeway and Loop 289.

#### Contact

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see pages 2 - 5 for surrounding area, demographics, floor plans & photos



Disclaimer: The information contained herein has been obtained from sources believed reliable. However, Egenbacher Real Estate and/or its Agents have not verified it and make no guarantee, warranty or representation about it. The price, terms and the information contained herein are subject to change, and the Property is subject to be withdrawn from the market without notice.



## **SURROUNDING AREA** | 22,500sf Suite for Sublease

## **Canyon West Shopping Center** 900,000 sf Retail



















Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,022	77,500	172,019
Total HH	2,051	34,243	72,806
Average HHI	\$92,309	\$85,301	\$94,681

#### **Traffic Counts**

Milwaukee Ave.  $\pm$  22,000 VPD Marsha Sharp FWY ± 37,500 VPD Spur 327 ± 32,7000 VPD

#### **Co-Tenants**

MaxxAir Lubbock Trampoline Park, TEGA Kids, Mulligan's Golf Bar, El Mitote Mexican Bar & Grill, and Domino's Pizza



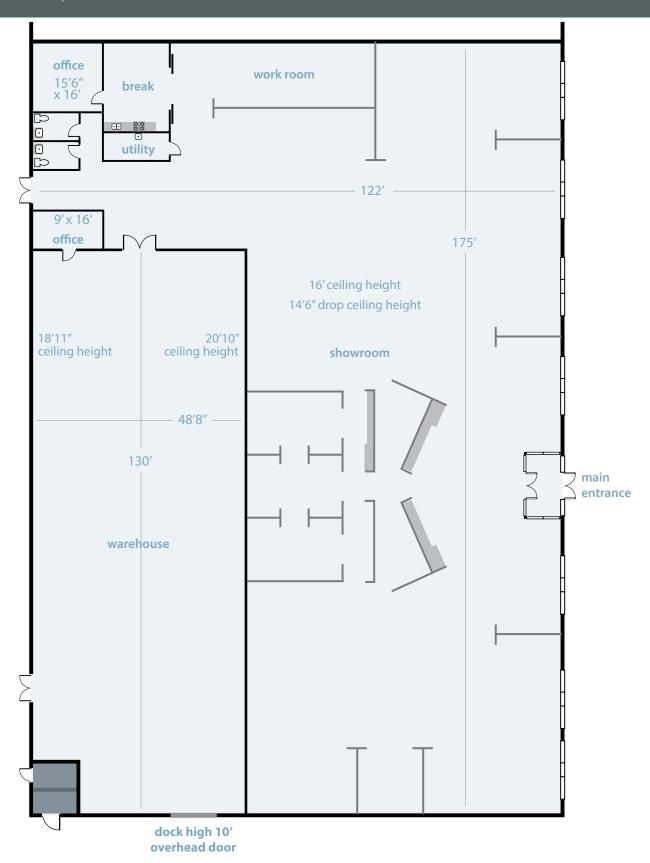
# **SURROUNDING AREA** | 22,500sf Suite for Sublease







## **FLOOR PLANS** | 22,500sf Suite for Sublease





# EGENBACHER Commercial Properties

# **PHOTOS** | 22,500sf Suite for Sublease















# **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.

#### 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/Tena	nt/Seller/Land	lord Initials Date	