

OFFICE BUILDING

FOR LEASE



Pyramid Plaza | Suite 460
3223 S Loop 289, Lubbock, TX 79423



PROPERTY INFORMATION

PROPERTY DESCRIPTION:

Quality office space in a glass and steel building which is uniquely designed in the shape of a Pyramid in Lubbock's iconic and most recognizable office building; the building features a large atrium area landscaped with a variety of artificial plants and groundcovers and a multi-level waterfall at the base of the glass-enclosed elevators and provides for multiple seating areas for impromptu and informal meetings on two atrium levels. The property is suited for occupancy for tenants requiring a single office in our executive suites to office space suitable for a corporate headquarters accommodating 75+ employees. Full-service rates include the cost of utilities, five-day-per-week custodial service, and full-time, on-site maintenance personnel. Common area restrooms have all been remodeled and a full common-area refurbishment is planned for early 2019.

LOCATION:

Located on South Loop 289 between Indiana Avenue and University Avenue, the building is located immediately adjacent to a full-service hotel and is in close proximity to Texas Tech University (8-10 minutes), Lubbock Christian University (10 minutes), the medical district (8-10 minutes), the central business district (10 minutes via I-27) and our regional 1.7 million sq. ft. South Plains Mall (5 minutes). There are dozens of quick service and full-service restaurants in a 5-10 minute drive from the property.

UNIT DESCRIPTION:

Large office suite lobby, three private offices, large bullpen area suitable for cubicle placement, IT room, storage closets, break room, large conference/training room. Lots of exterior windows across the entire east elevation of the building and subject to remodeling for tenant.

LEASE RATE:

\$16.50 per sq. ft. (Full Service)

SPACE SIZE:

4,898 SF

LEASE TERM:

5 years



Scott Womack
Office & Retail Brokerage & Leasing

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PROPERTY DETAILS

Property Subtype: Office Building

Year Built: 1981

Building Class: B

Building Size: 94,606 SF (GLA)

Gross Leaseable Area: 4,898 SF

Common Area Factor: 5%

Parking: 532 off-street parking spaces (6+ spaces per 1,000 sq. ft. of leaseable area)

Lease Structure: Full Service Leases Including Utilities & Custodial Full-time On-site Maintenance Personnel

Handicap Access: Yes

Data: Fiber Connectivity Through Multiple Providers, including AT&T, NTS Communications and Suddenlink

Security Guard: After-hours patrol service and controlled card access system

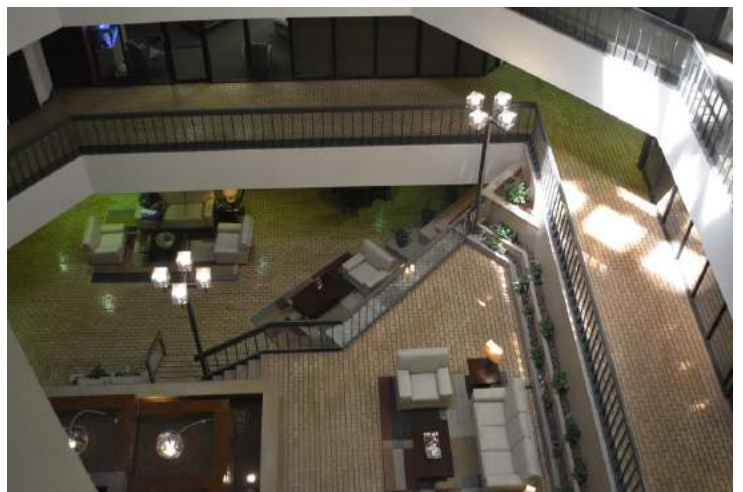


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**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

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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.

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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<u>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date