

FOR LEASE

6102 Chicago

6102 Chicago Ave , Lubbock, TX 79424

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY



Lease Price

\$19.22/SF/YR Full Service



Available SF

1,180 SF



Total Building Size

10,404 SF



Year Built

1986



Zoning

NC (Neighborhood Commercial)

PROPERTY DESCRIPTION

This professionally managed, multi-tenant office building offers a welcoming environment for your business. Recently updated and meticulously maintained, this property features shared common area restrooms and a break room for tenant convenience.

Located at Chicago Avenue with excellent visibility along the South Loop 289 frontage road, the building provides outstanding accessibility for clients and staff alike. Ample on-site parking ensures easy access, while the quality updates and professional setting create an ideal workspace for a variety of office users.



KAREN HIGGINS, CCIM

806.776.2833 Office

khiggins@westmarkcommercial.com



KELSEY ZICKEFOOSE, MBA, CCIM

806.696.3863 Office

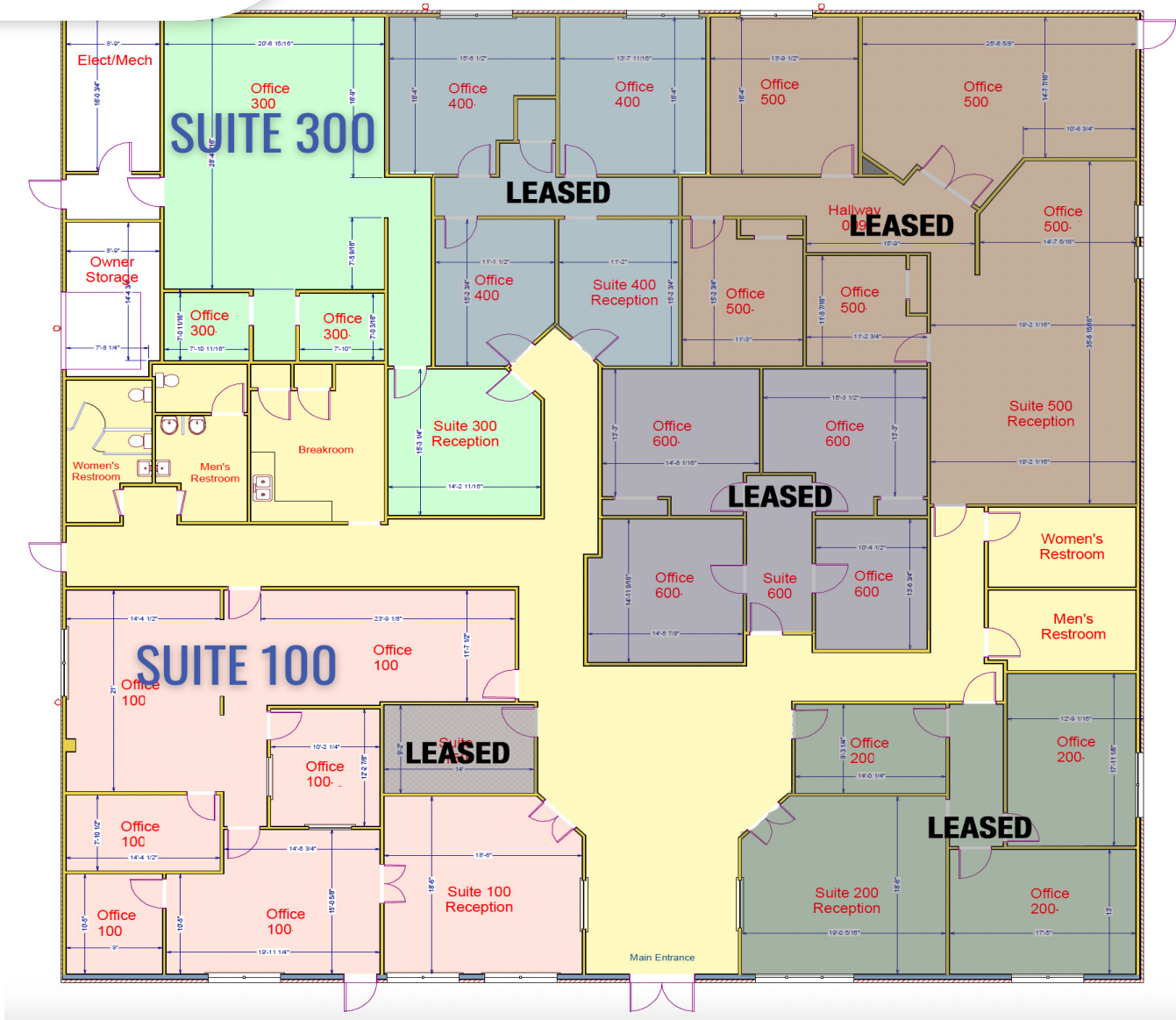
kelsey@westmarkcommercial.com



ALISON BLALOCK, CCIM

806.776.2821 Office

ablalock@westmarkcommercial.com



Full Service | Total Space 1,180 SF | Lease Term Negotiable | Lease Rate \$1,890 per month

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 300	Available	1,180 SF	Full Service	\$1,890 per month	Large training room or bullpen with 2 workspaces and another office or reception area

KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelseyz@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelseyz@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 Companies, LLC	9000344-BB	commercialinfo@westmarkrealtors.com	(806) 794-3300
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Amie Henry	622547-B	ahenry@westmarkrealtors.com	(806) 241-6363
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Crystal Howell-Edwards	595583-SA	cedwards@westmarkcommercial.com	(806) 786-7374
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Karen Higgins, CCIM	TX #0331521-B	khiggins@westmarkcommercial.com	806-776-2833
Kelsey Zickefoose, MBA, CCIM / Alison Blalock, CCIM	TX #724914-SA	kelsey@westmarkcommercial.com	806-696-3863
Name of Sales Agent/Associate	License No.	Email	Phone
		ablalock@westmarkcommercial.com	806-776-2821

Buyer/Tenant/Seller/Landlord Initials

Date