

PROFESSIONAL CONDO OFFICE FOR LEASE

4416 74th Street , Lubbock , TX 79423



OFFERING SUMMARY

AVAILABLE SF:	11,268 SF
LEASE RATE:	\$14.00 SF/yr (NNN) NNN: \$4.36 +/- SF/yr.
BUILDING SIZE:	11,268 SF

PROPERTY OVERVIEW

Professional Office Space For Lease in highly desired Condo Office Park in Southwest Lubbock. Located off Quaker Avenue with easy access to Loop 289. Office Park is home to many professionals. Property offers ample parking, multiple private offices, 3 waiting and reception areas, multiple conference rooms, file storage and IT rooms, large flex open work spaces, 2 employee break rooms, one with full kitchen, ADA restrooms, and private entrances for each suite.

Space lends itself for flexible usage and functional layouts idea for research and development firms, engineering, accounting, and many other corporate uses.

PROPERTY HIGHLIGHTS

- Easy Access to Loop 289
- High Traffic Count
- Building can be subdivided

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

PHOTOS

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ADDITIONAL PHOTOS

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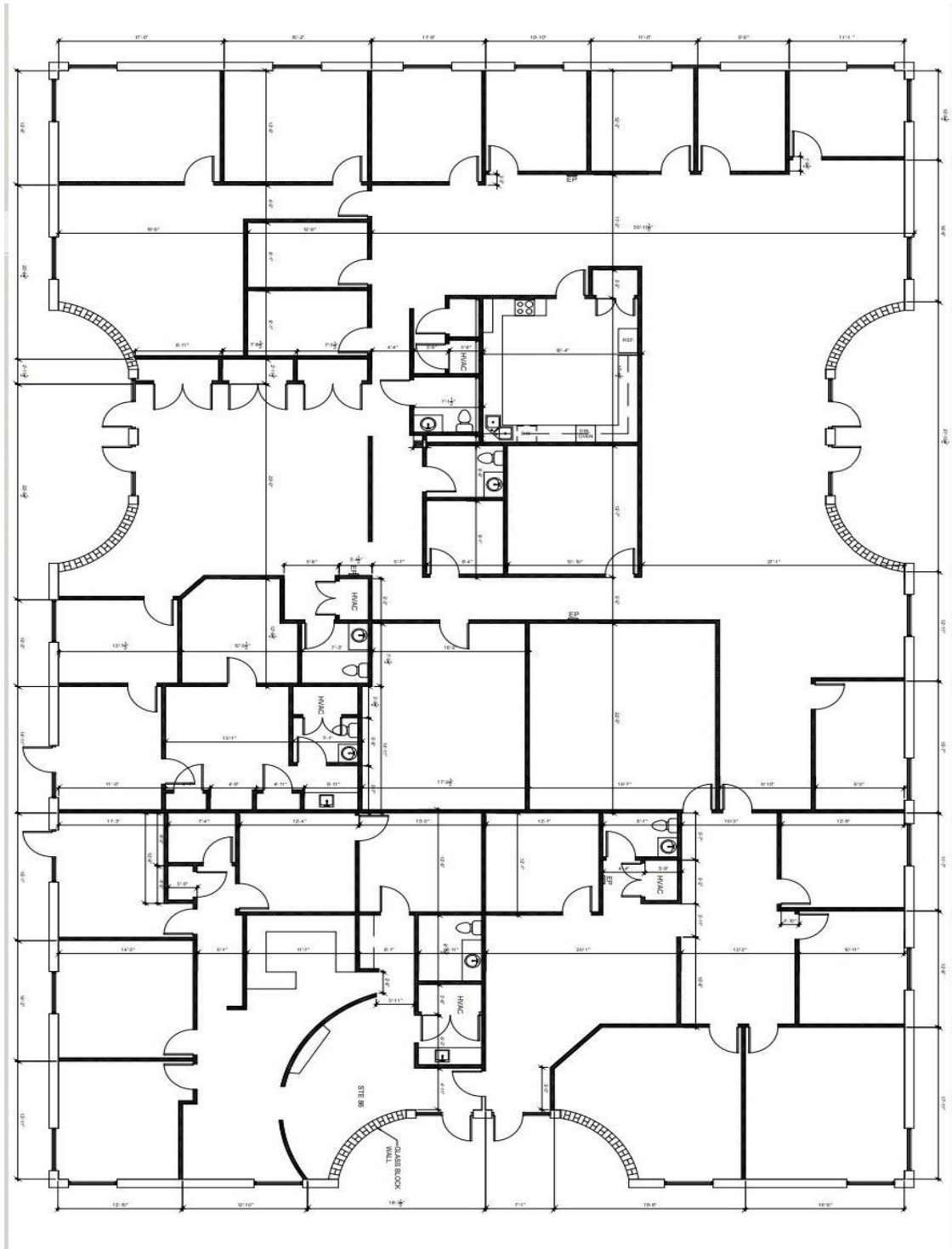
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FLOOR PLAN

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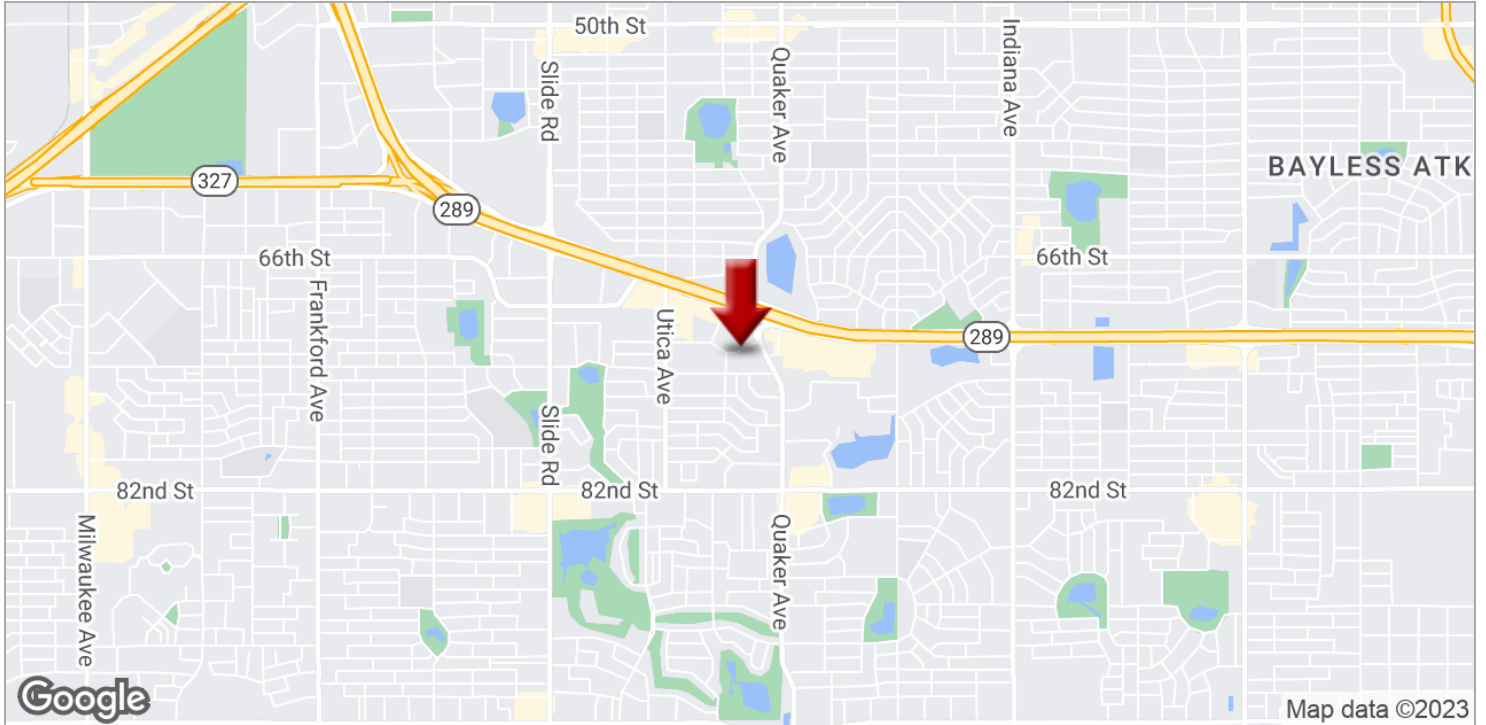
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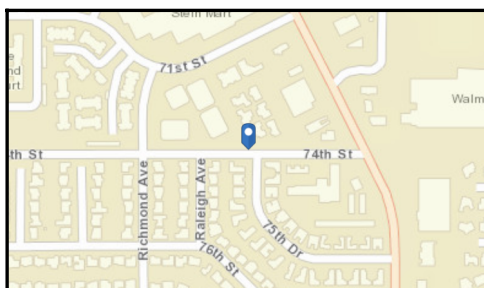
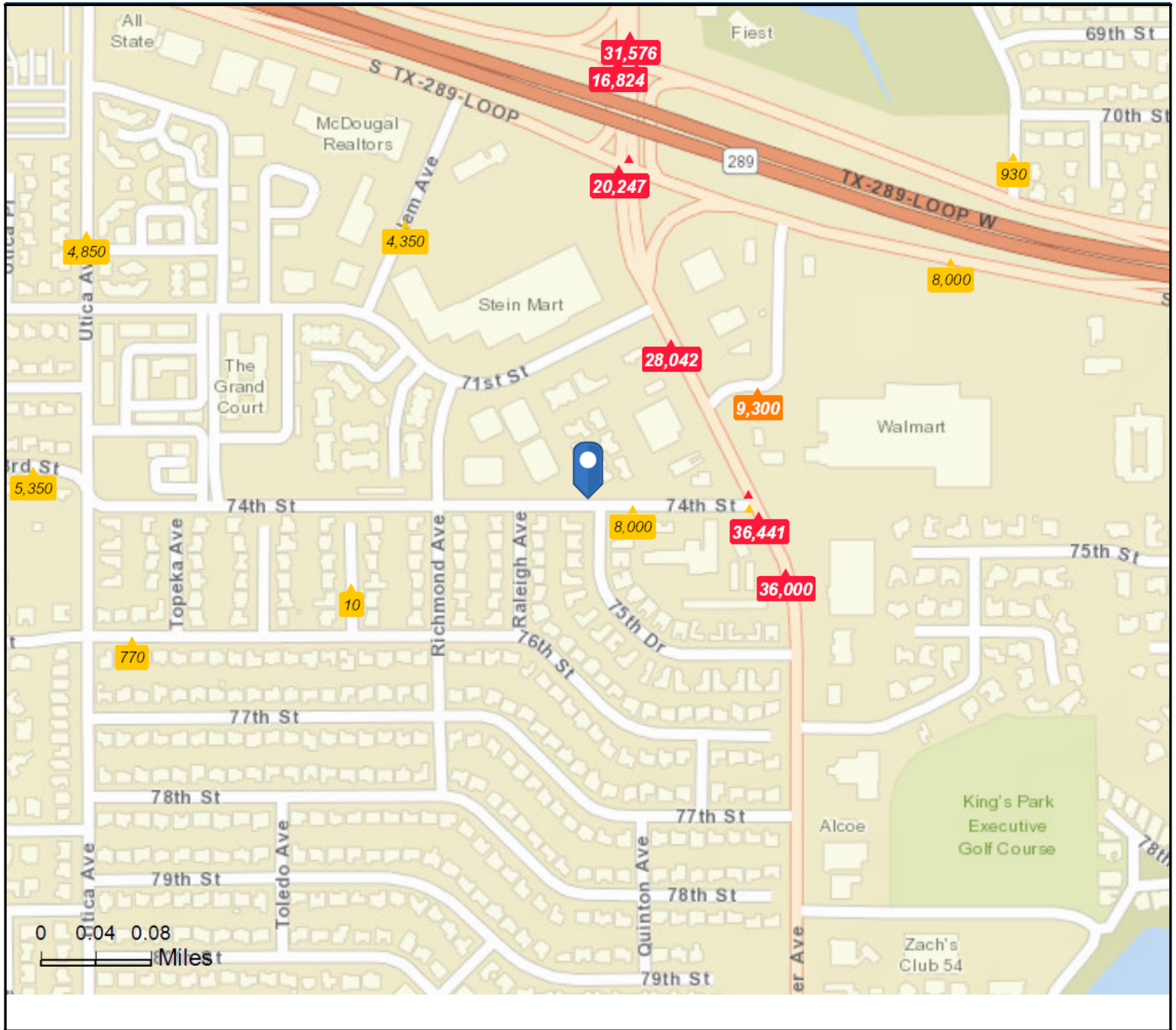
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Traffic Count Map - Close Up

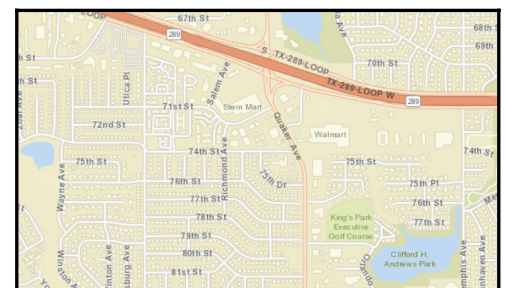
4416 74th St, Lubbock, Texas, 79424
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 33.52708
 Longitude: -101.90755



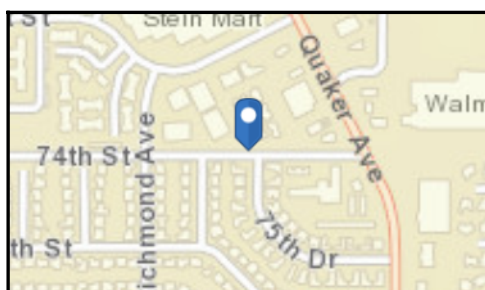
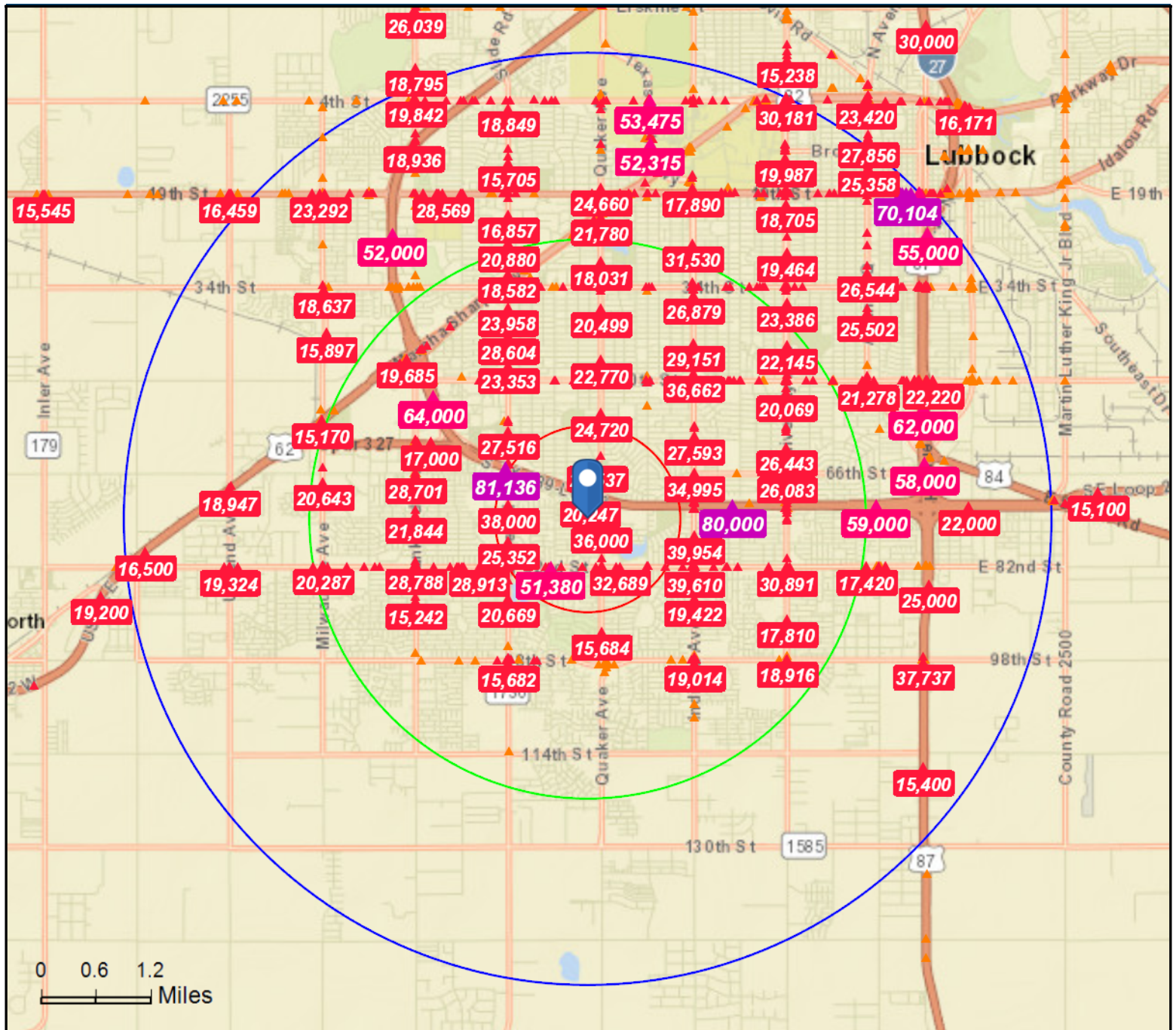
Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



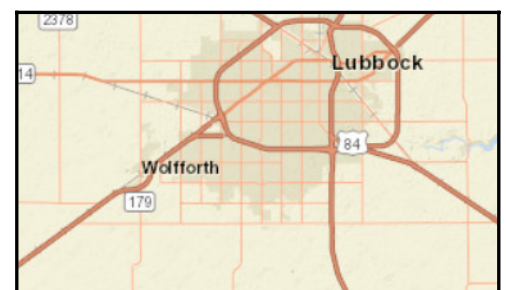
Source: ©2018 Kalibrate Technologies (Q2 2018).

October 18, 2018



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