



South Quaker Office Suites

13033 Quaker Avenue Lubbock, TX 79423

Property Features

This beautiful garden office is located in the highly-desirable path of development in South Lubbock! Located just south of the new Loop 88, this property provides easy access to many Lubbock area residents. The building features two suites with common areas including reception, a conference room, and restrooms. Both suites feature private offices and flexible work areas. The suites can be combined or leased separately.

Offering Summary

SPACE AVAILABLE	2,620 - 6,038 SF
TOTAL SF:	6,038 SF
LEASE RATE:	\$16/SF + NNN
NNNs:	\$5.91/SF
AVAILABLE:	Now

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Shannon Powell
shannon@naiwheelhouse.com
 +1 281 788 1758
naiwheelhouse.com

Jax Collier
jax@naiwheelhouse.com
 +1 325 207 6118
naiwheelhouse.com

FOR LEASE

Suite A (2,620 SF): 6 Offices, Kitchenette & Conference Room



NAIWheelhouse

Shannon Powell
shannon@naiwheelhouse.com
+1 281 788 1758
naiwheelhouse.com

Jax Collier
jax@naiwheelhouse.com
+1 325 207 6118
naiwheelhouse.com

FOR LEASE

Suite B (3,417 SF): 8 Offices, Work Room, Storage Room & Kitchenette

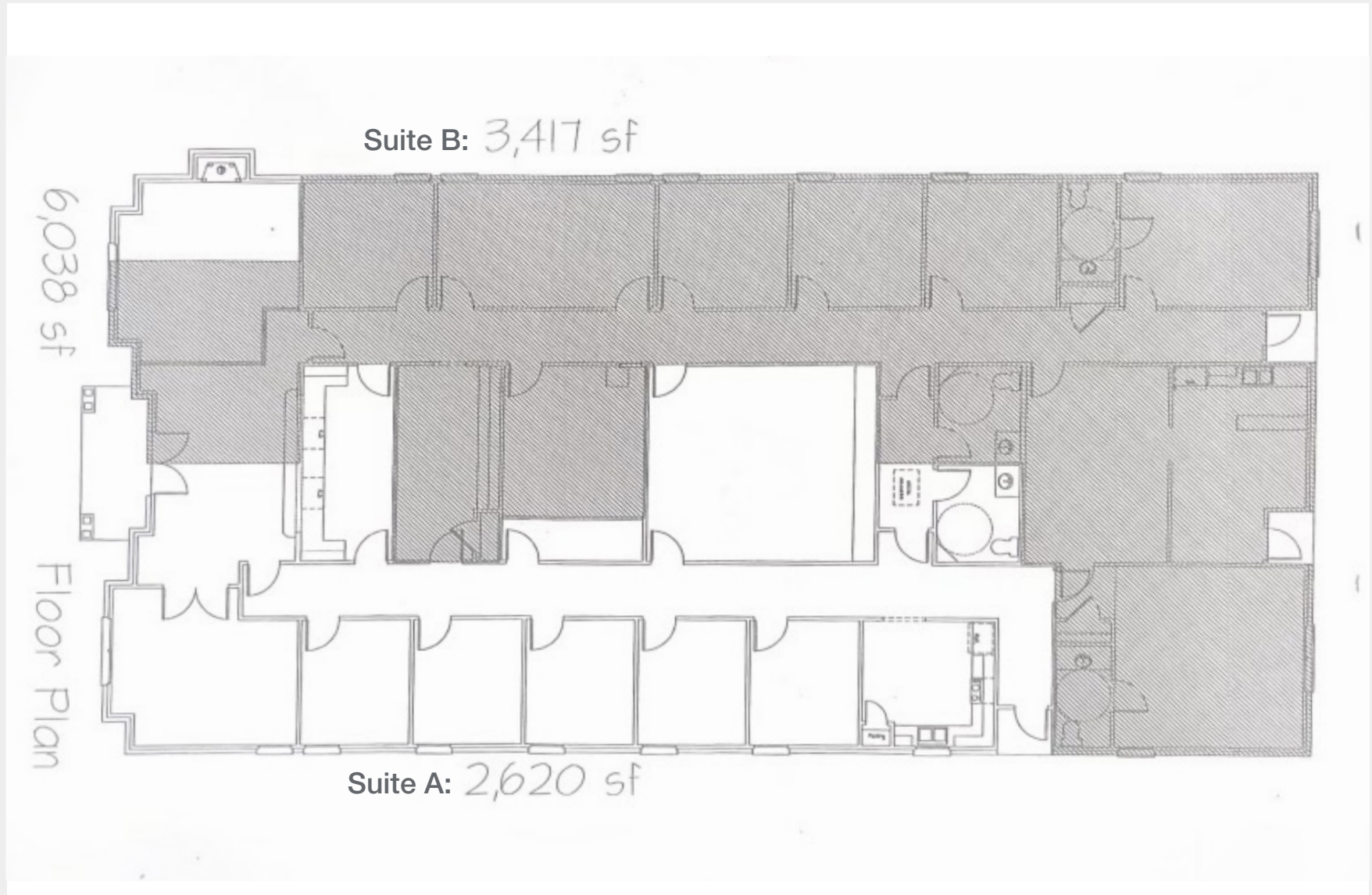


FOR LEASE

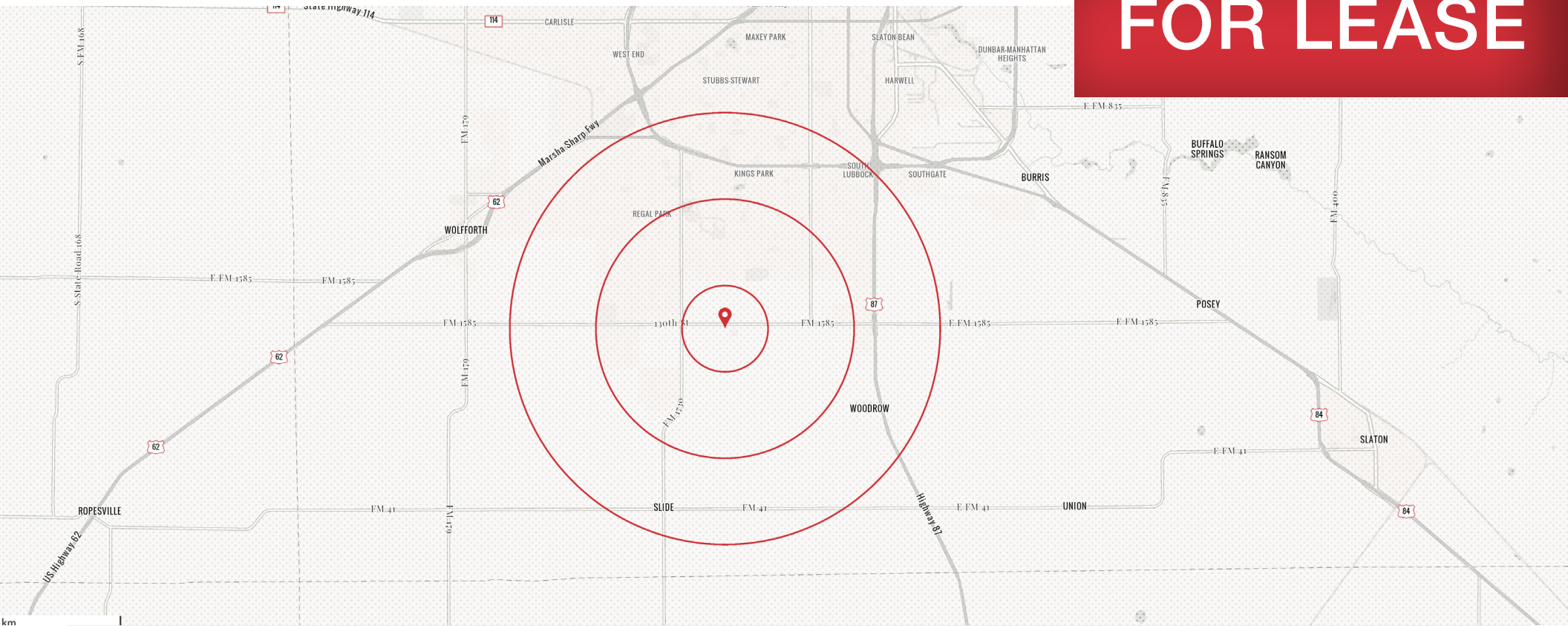
Common Areas:



FOR LEASE



FOR LEASE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	4,515	43,789	117,807
AVG HH INCOME	\$179,617	\$146,129	\$117,100
MEDIAN AGE	40.0	39.9	37.9
ANNUAL GROWTH	11.75%	3.39%	1.60%

Location Advantages

- Located directly on Quaker Avenue, just south of the brand new Loop 88, two major arterial roads in Lubbock
- In a growing residential and commercial area with many new homes and multi-family developments being built every year
- Surrounded by multiple high-end, new construction garden offices with excellent co-tenants and neighbors