



24 Twenty Four Office Plaza

2412 50th St, Lubbock, TX 79412

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24 Twenty Four Office Plaza

\$8.00 /SF/YR

UNDER NEW OWNERSHIP/MANAGEMENT!

This property is located in one of the densest areas of Lubbock, serving over 13,000 people in a one mile radius. The property sits on the hard corner of the lighted intersection of two major arterial roads in Lubbock: 50th Street & University Avenue. It is a close proximity to I-27 & Loop 289 which makes this property easy to access from many points in Lubbock. Twenty Four Office Plaza offers multiple spacious medical or office suites available for lease. The building has three stories with multiple access points and ample parking. The vacant spaces can be divided and customized depending on the tenant's needs....

- Centrally located
- Minutes from Texas Tech Univeristy
- 24 HR Onsite Security



Rental Rate:	\$8.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	42,444 SF
Year Built:	1984
Walk Score ®:	65 (Somewhat Walkable)
Transit Score ®:	25 (Some Transit)
Rental Rate Mo:	\$0.67 /SF/MO

1st Floor Ste 100

Space Available	3,309 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 101

Space Available	2,280 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 103

Space Available	2,820 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 104

Space Available	920 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 105

Space Available	1,040 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 201

Space Available	2,040 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 202

Space Available	7,374 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 208

Space Available	3,491 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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3rd Floor Ste 300

Space Available	3,530 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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3rd Floor Ste 301

Space Available	2,175 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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3rd Floor Ste 302

Space Available	2,985 SF
Rental Rate	\$8.00 /SF/YR
Date Available	February 12, 2024
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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3rd Floor Ste 303

Space Available	2,020 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

3rd Floor Ste 304

Space Available	1,435 SF
Rental Rate	\$8.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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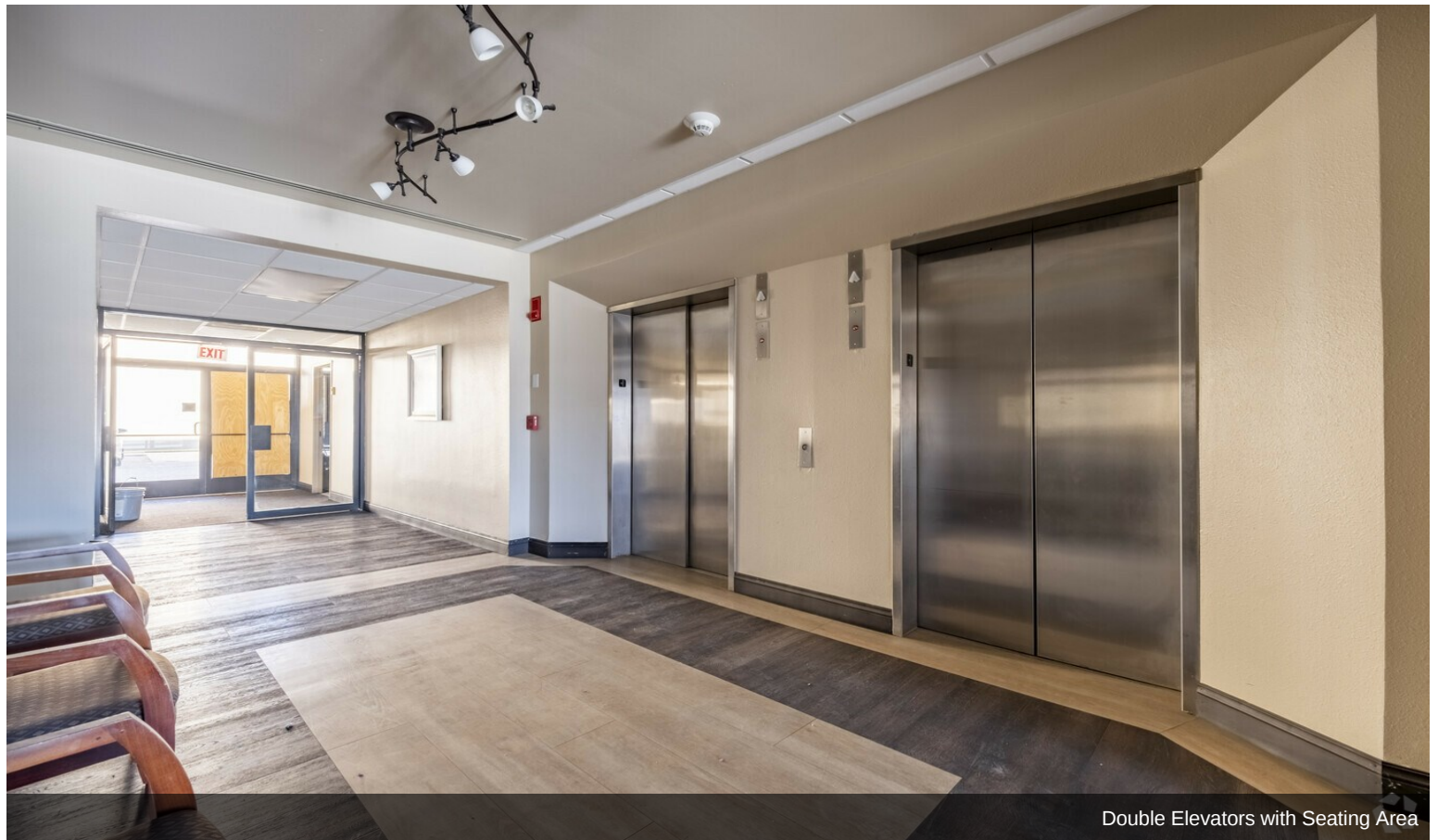
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Property Photos

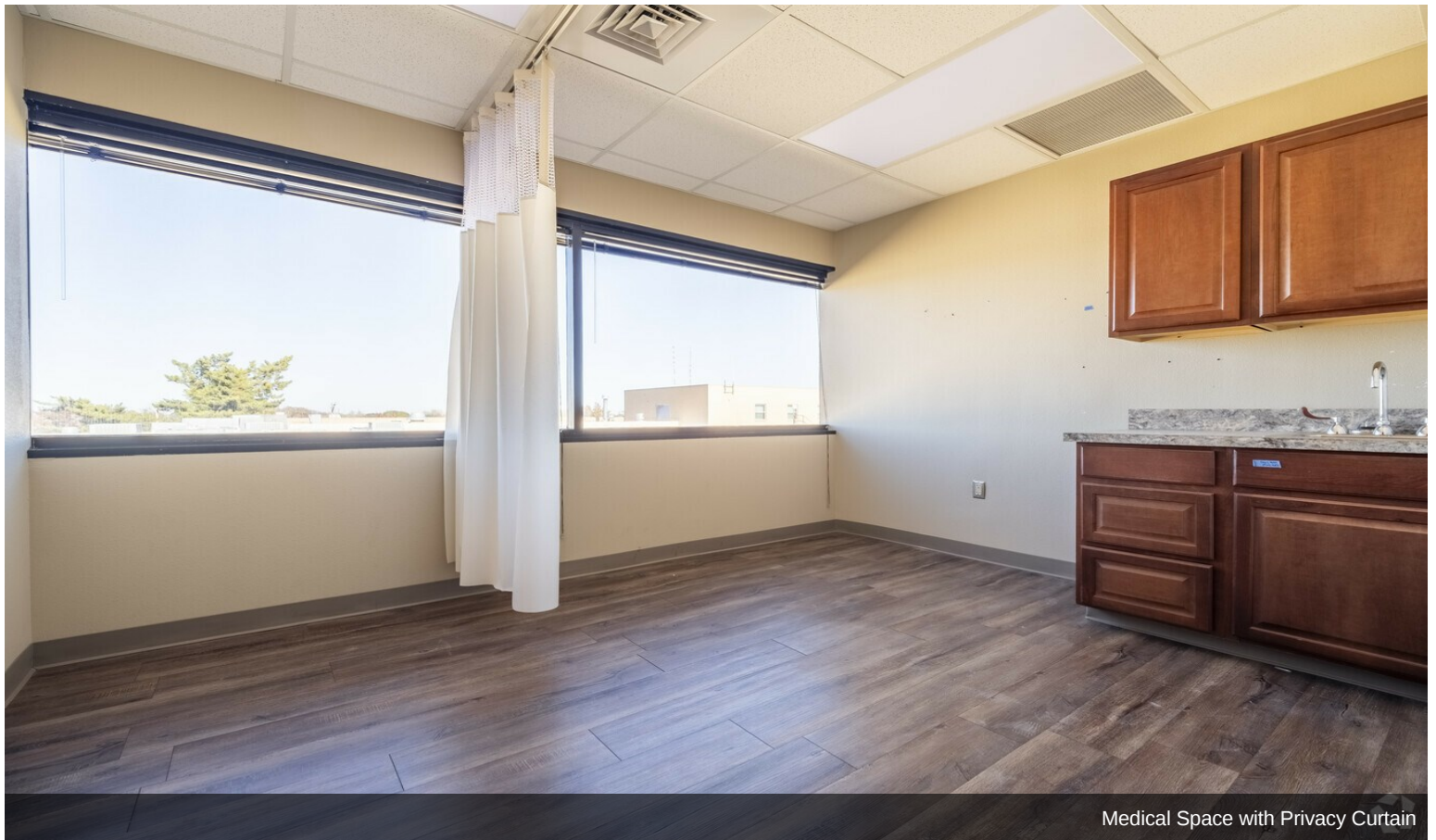


Prominent Building Pylon Signage



Double Elevators with Seating Area

Property Photos



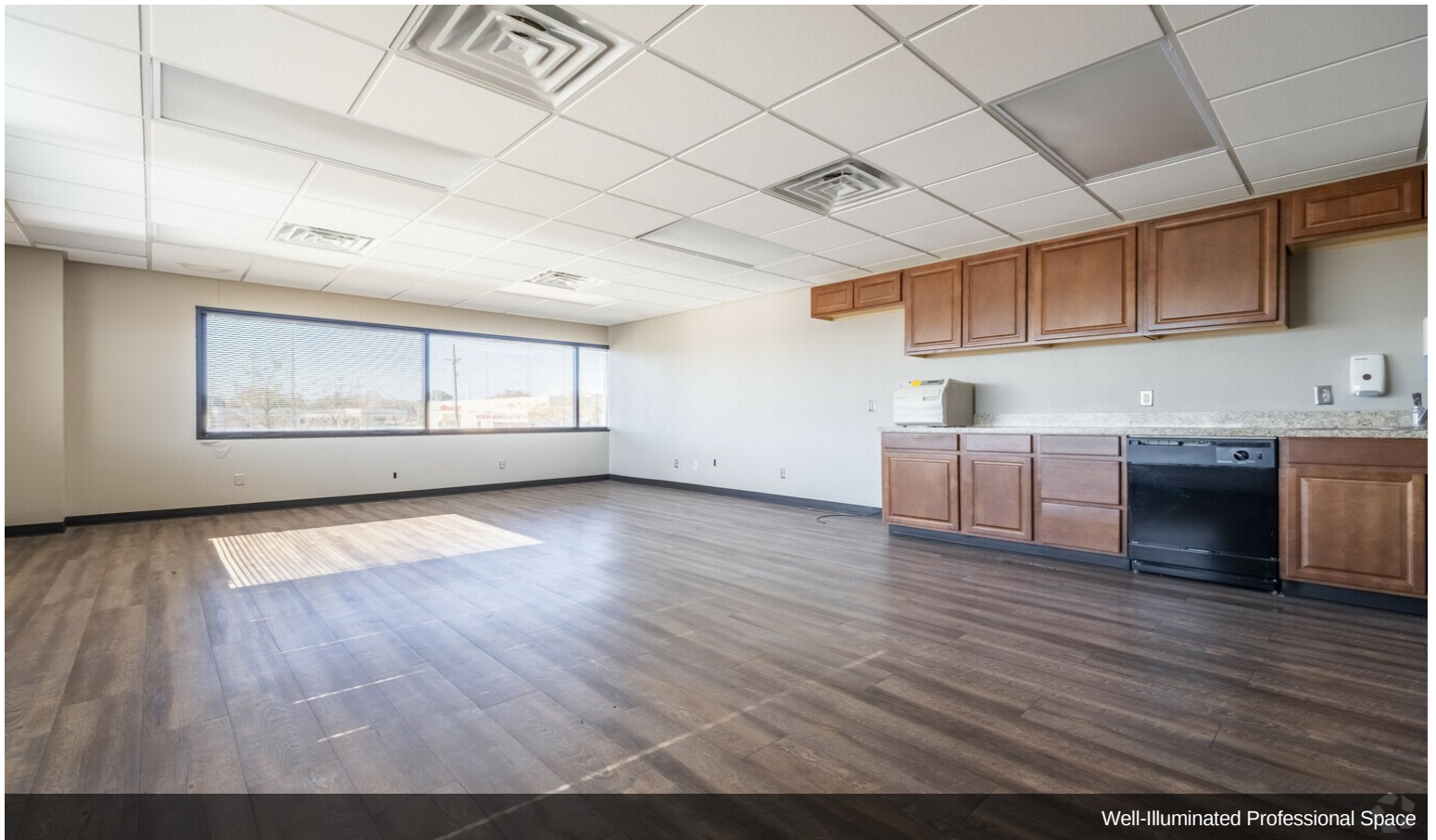
Property Photos



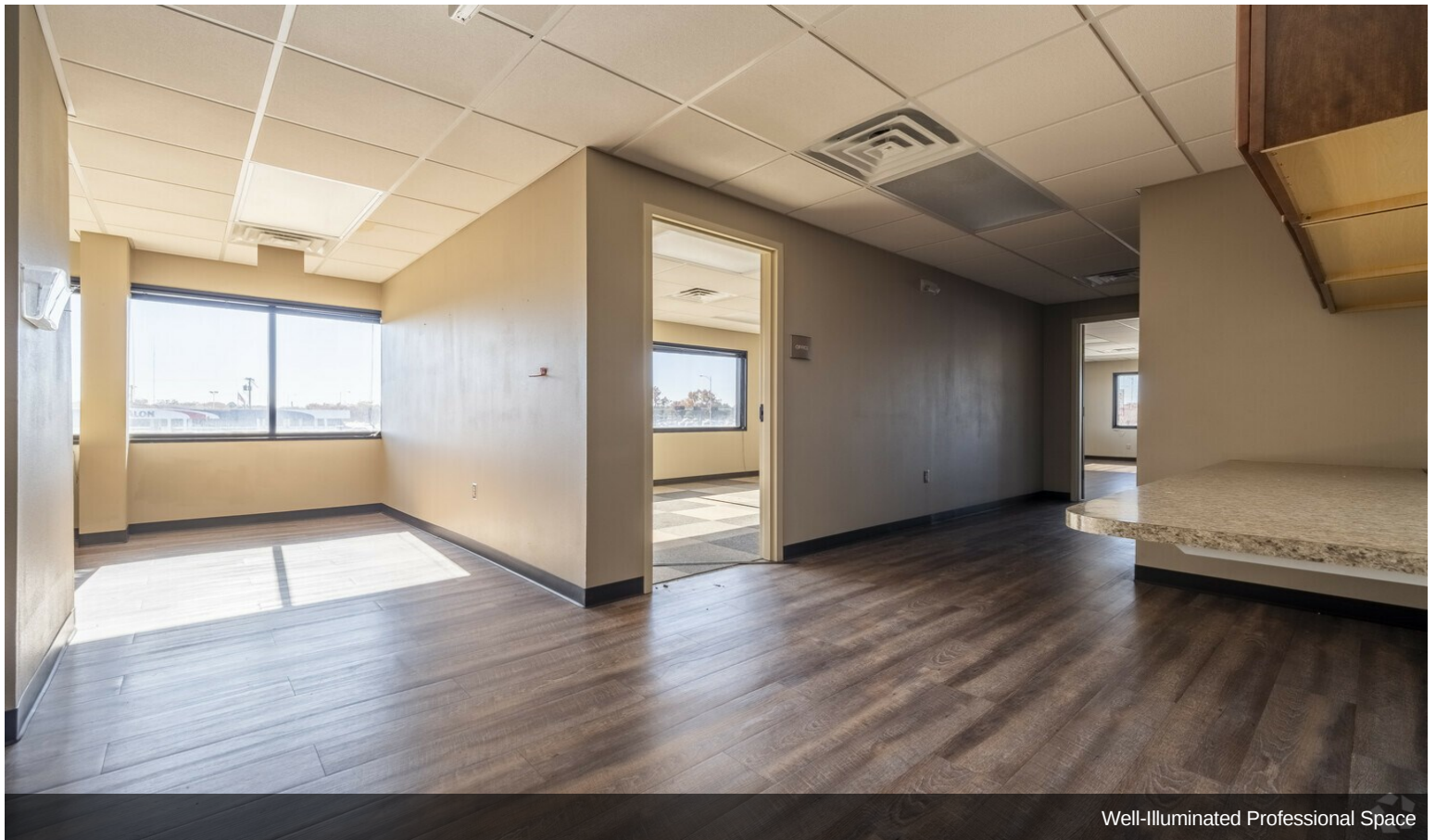
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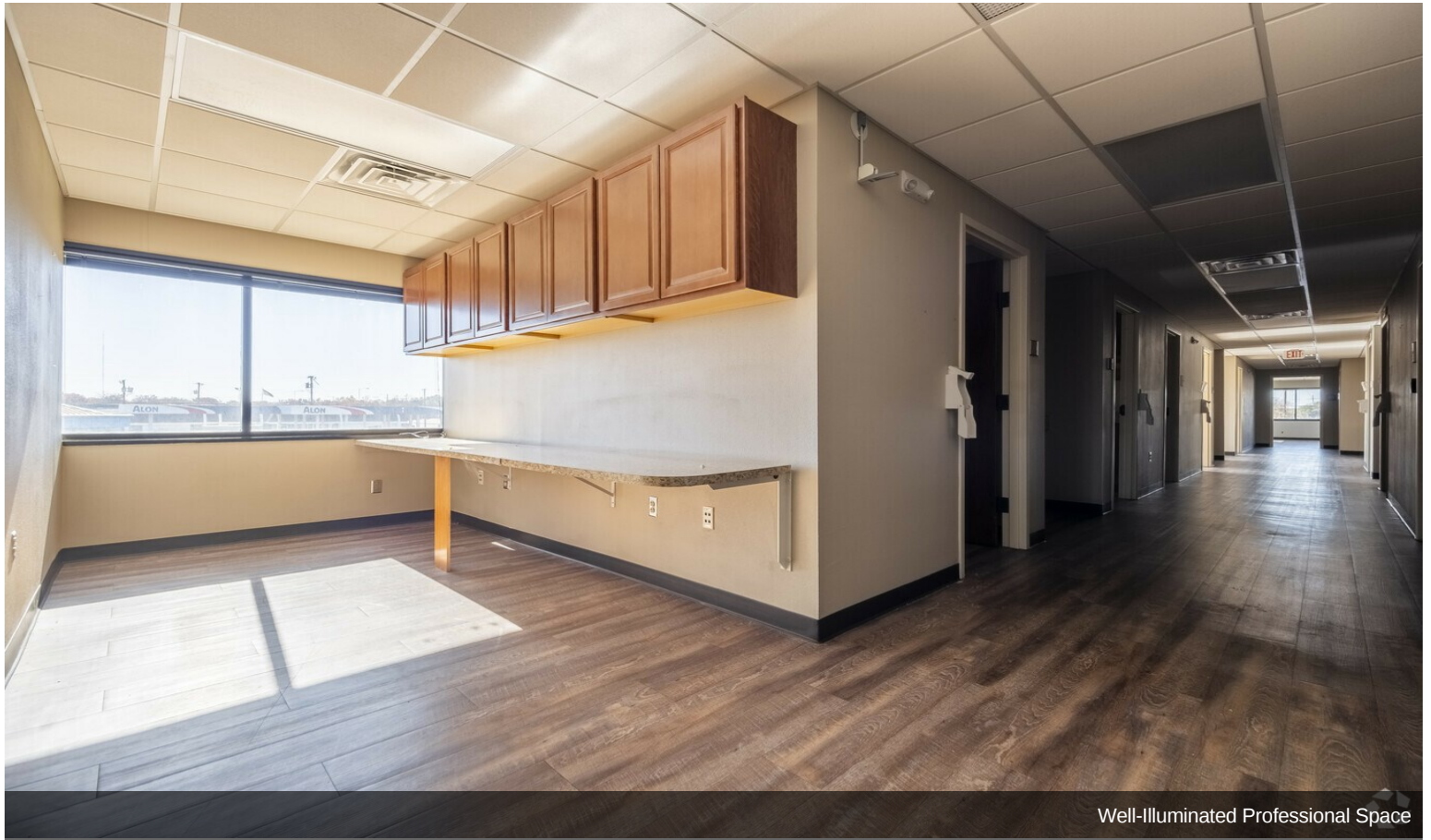
Property Photos



Property Photos



Property Photos



Well-Illuminated Professional Space



Stand-Alone Cabinet Build-Out with Sink Vanity

Property Photos



Property Photos



Vacant Professional Space in Lubbock, Texas

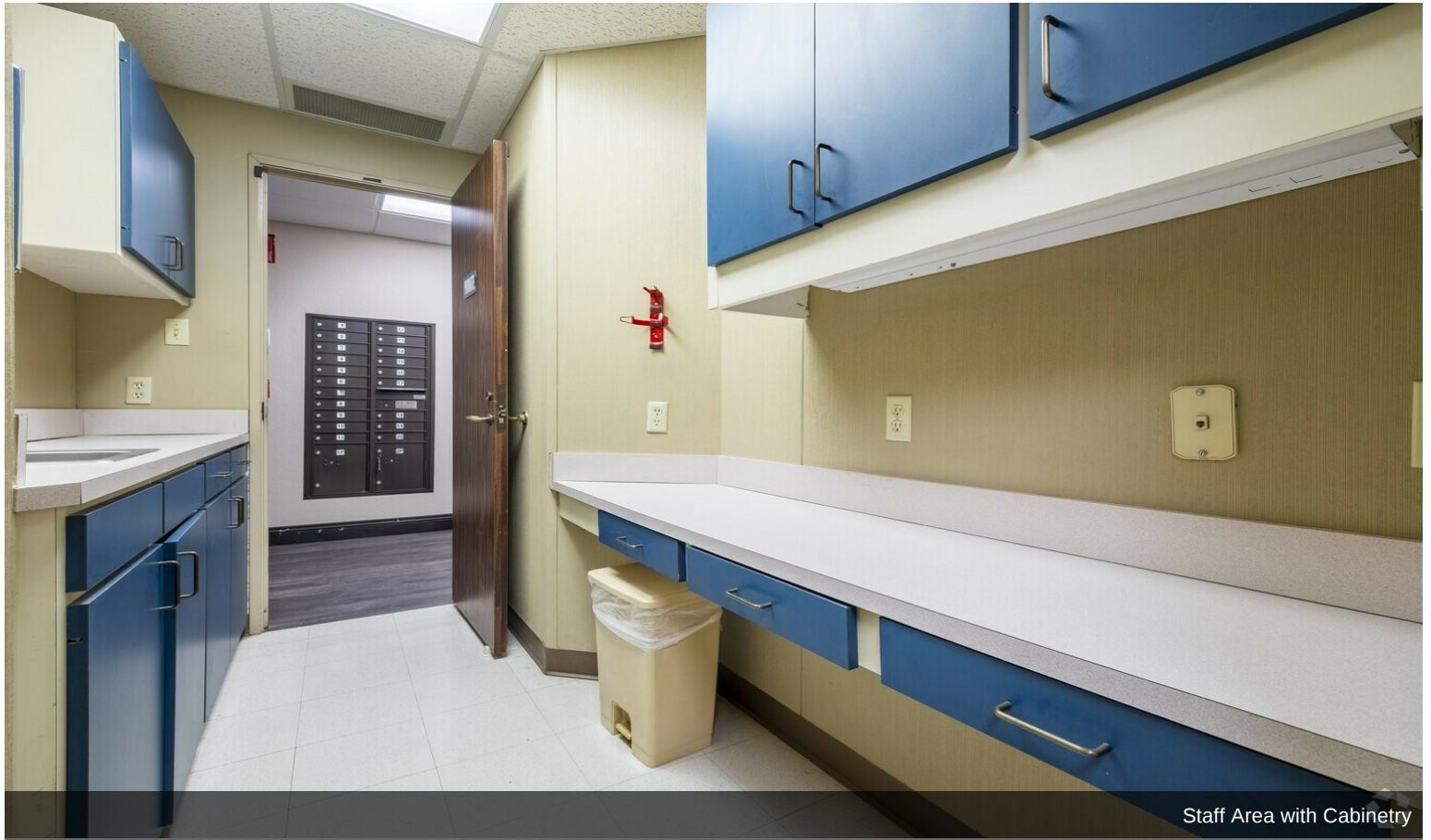


Vacant Professional Space in Lubbock, Texas

Property Photos



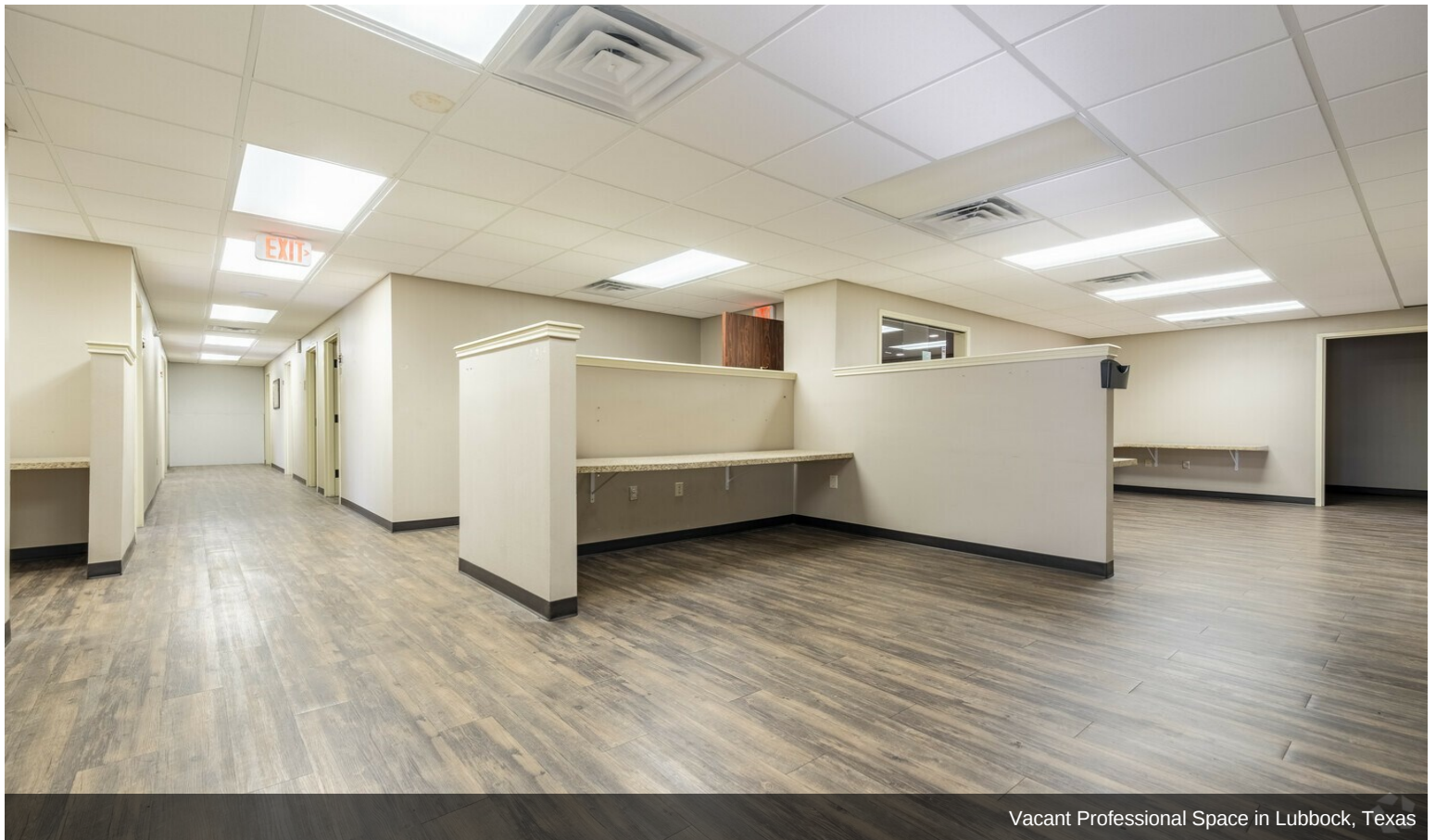
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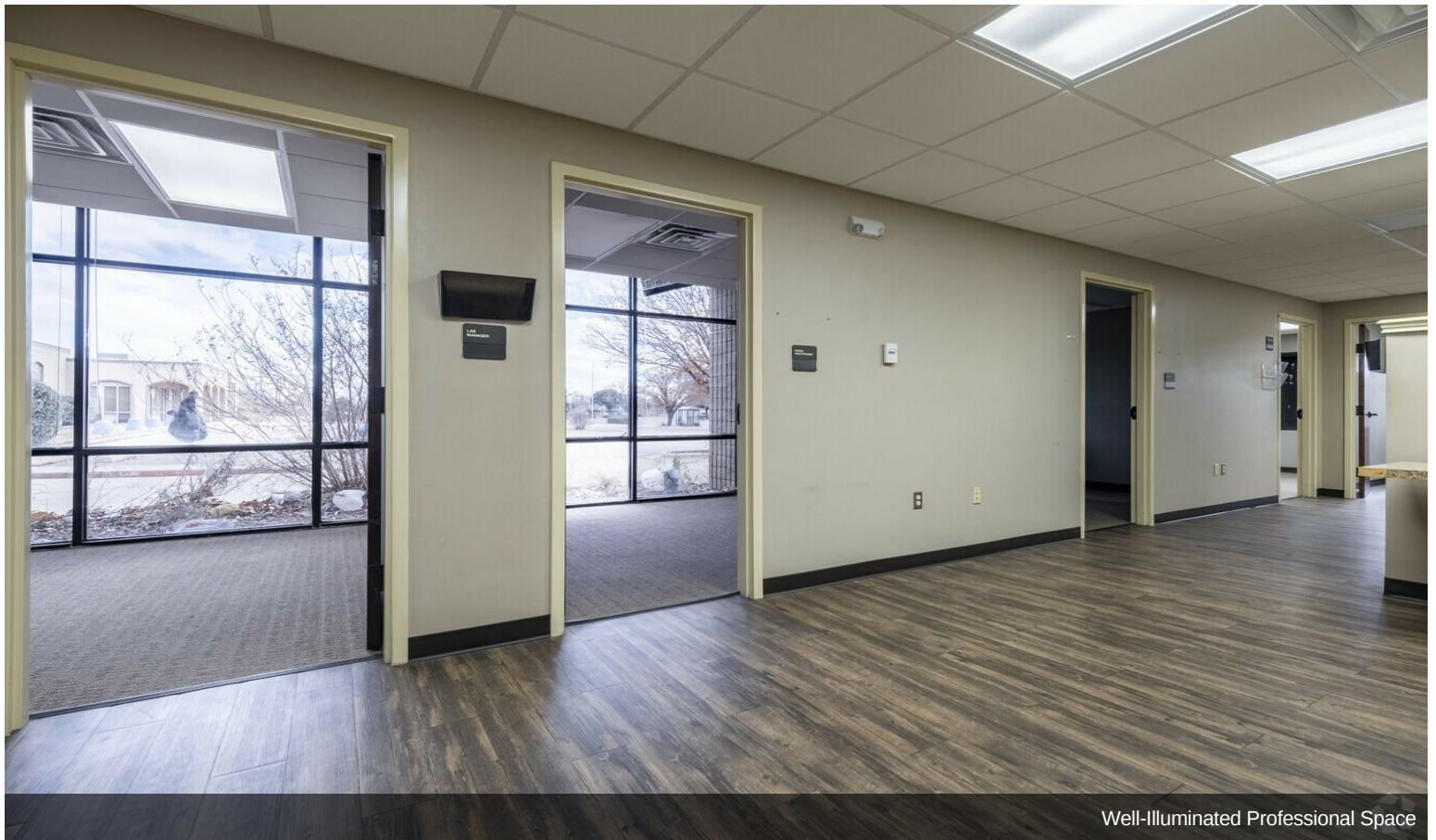
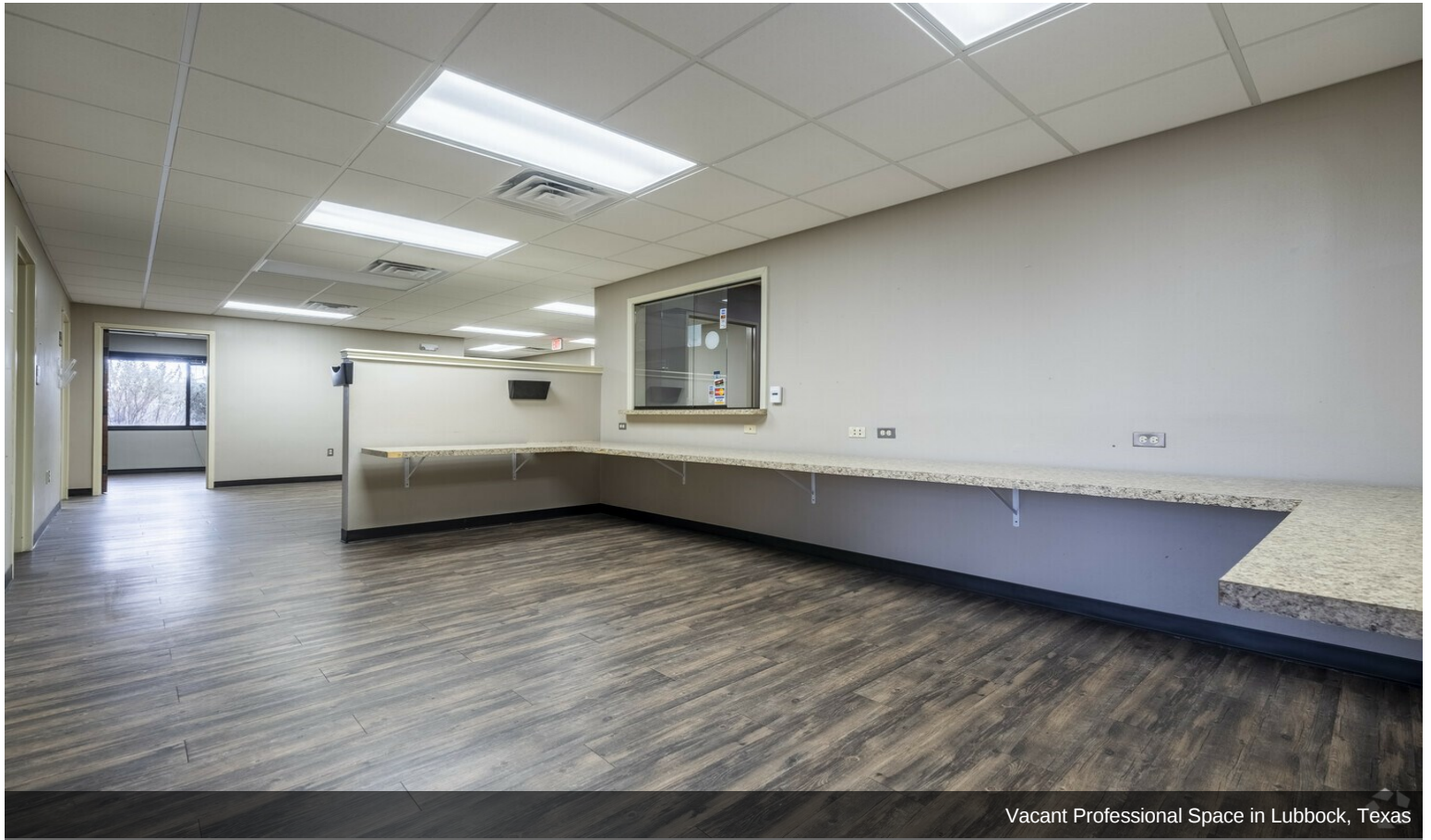


Vacant Professional Space in Lubbock, Texas

Property Photos



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Property Photos



Well-Illuminated Professional Space

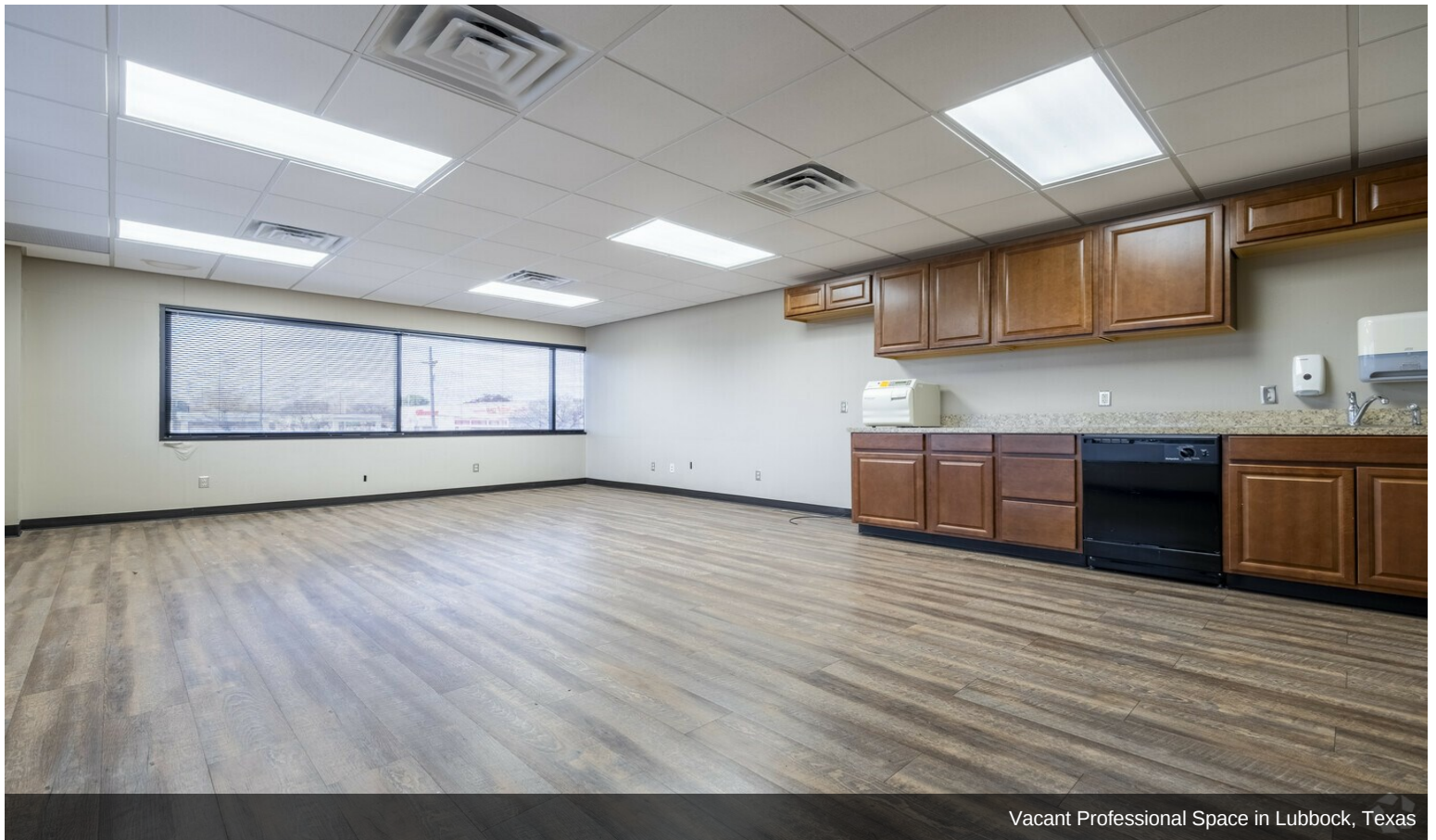


Well-Illuminated Professional Space

Property Photos



Private Professional Space with Built-In Window



Vacant Professional Space in Lubbock, Texas

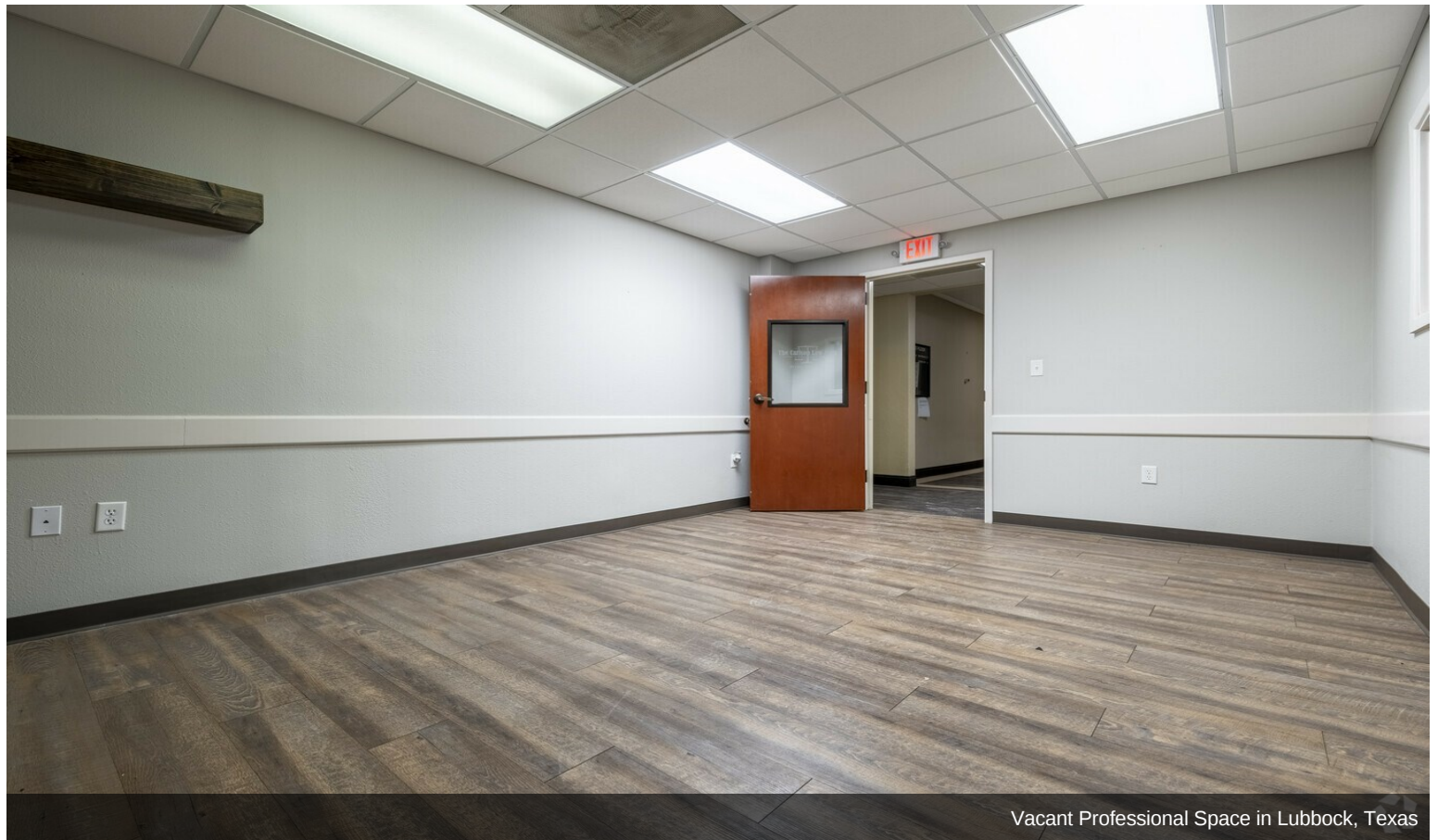
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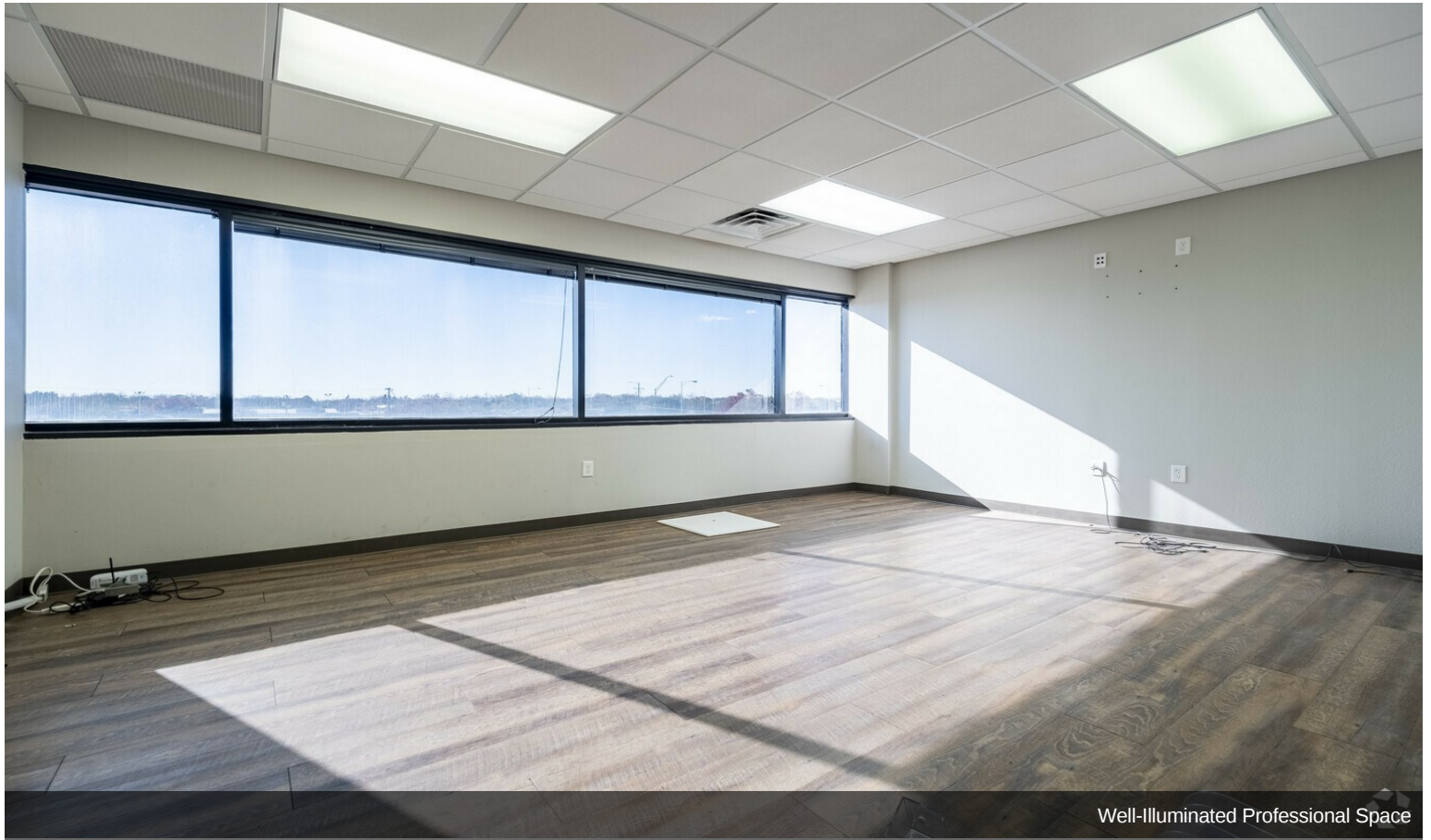


Well-Illuminated Professional Space



Vacant Professional Space in Lubbock, Texas

Property Photos



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Birds Eye View of Parcel