



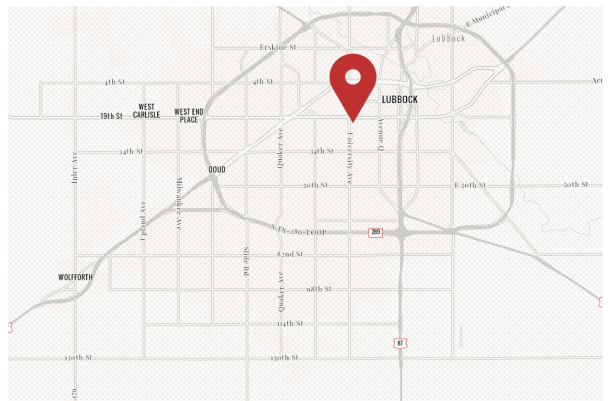
## Garden Office Sublease

2409 20th Street | Lubbock, TX 79411

### Property Features

- Beautiful garden office with close proximity to Covenant and UMC Medical Centers as well as Texas Tech University.
- The space is fully built out for a variety of office and medical users with on-site parking and a large yard; ideal for office users looking for a quiet space with plenty of access to the surrounding neighborhoods and retailers.

### Area Retailers & Businesses:



AVAILABLE SPACE	1,995 SF
LEASE RATE	\$10.50 PSF
DATE AVAILABLE	Now
LEASE TERM	2-5 Years

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# FOR LEASE

## THE SITE



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## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	21,398	90,521	189,104
AVG HH INCOME	\$50,464	\$61,686	\$69,691
HOUSEHOLDS	6,669	32,996	73,730
MEDIAN AGE	22.7	27.6	30.4

## Location Advantages

- This garden office is located in close proximity to Covenant and UMC Medical Centers as well as Texas Tech University.
- This office is located in a densely populated area, serving 90,521 people in a 3 mile radius.
- This property is located near 19th street, a major arterial road in Lubbock.