



Upland Avenue Garden Office

8339 Upland Avenue Lubbock, TX 79424

Property Features

This brand-new garden office sits along the fast-growing Upland corridor just south of 82nd Street. Built as part of a larger complex, this office boasts close proximity to a large number of residential neighborhoods. The space is beautifully built-out with a conference room, restrooms, keypad entries on all doors, 6 offices, and a reception area. Ask broker about the large garage space for additional parking, storage, etc.

Offering Summary

SIZE (SF)	1,789 SF
LEASE RATE	\$19/SF
NNN RATE	\$6.50/SF

**Attached garage also available.
Ask Broker for details!*

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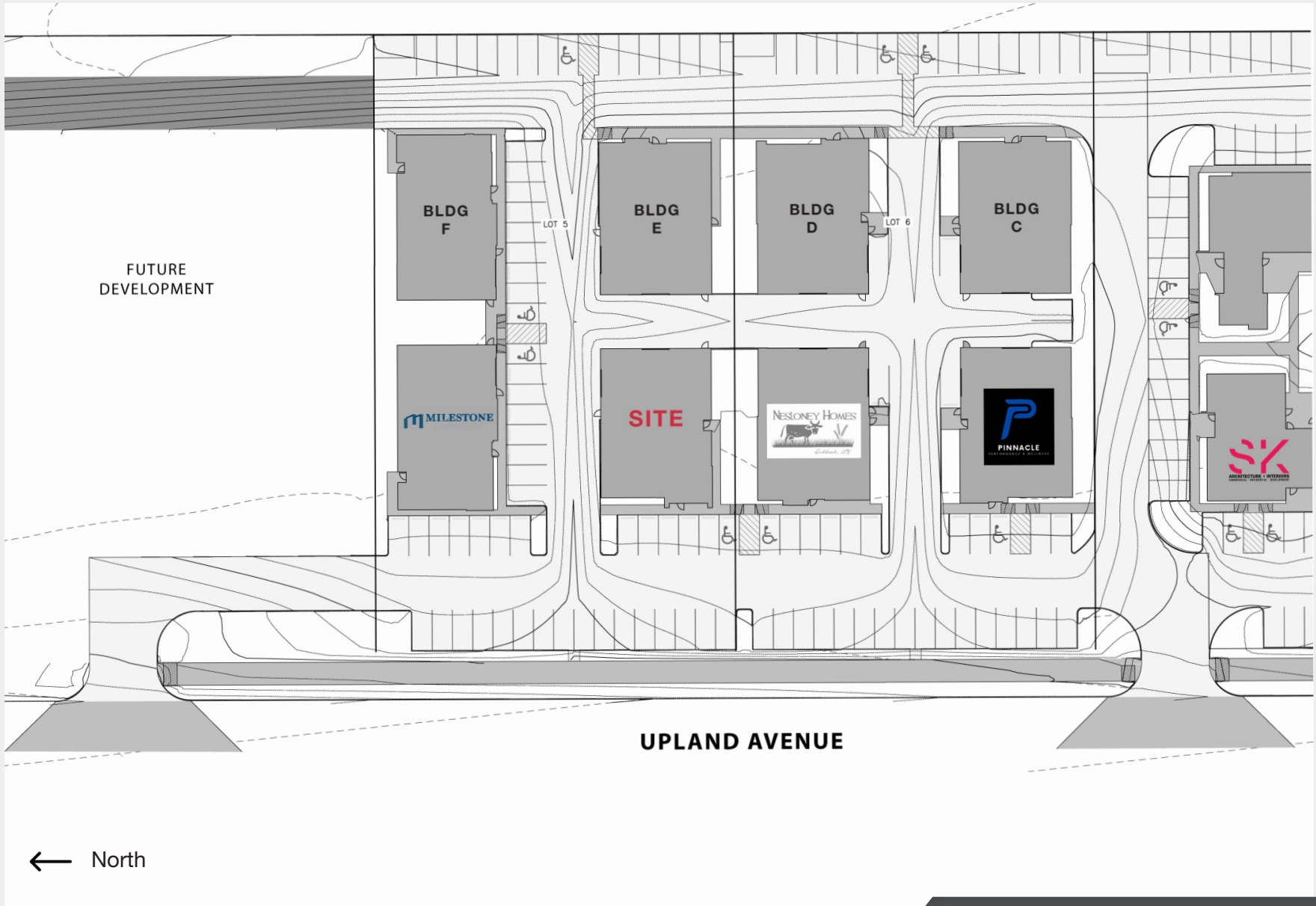


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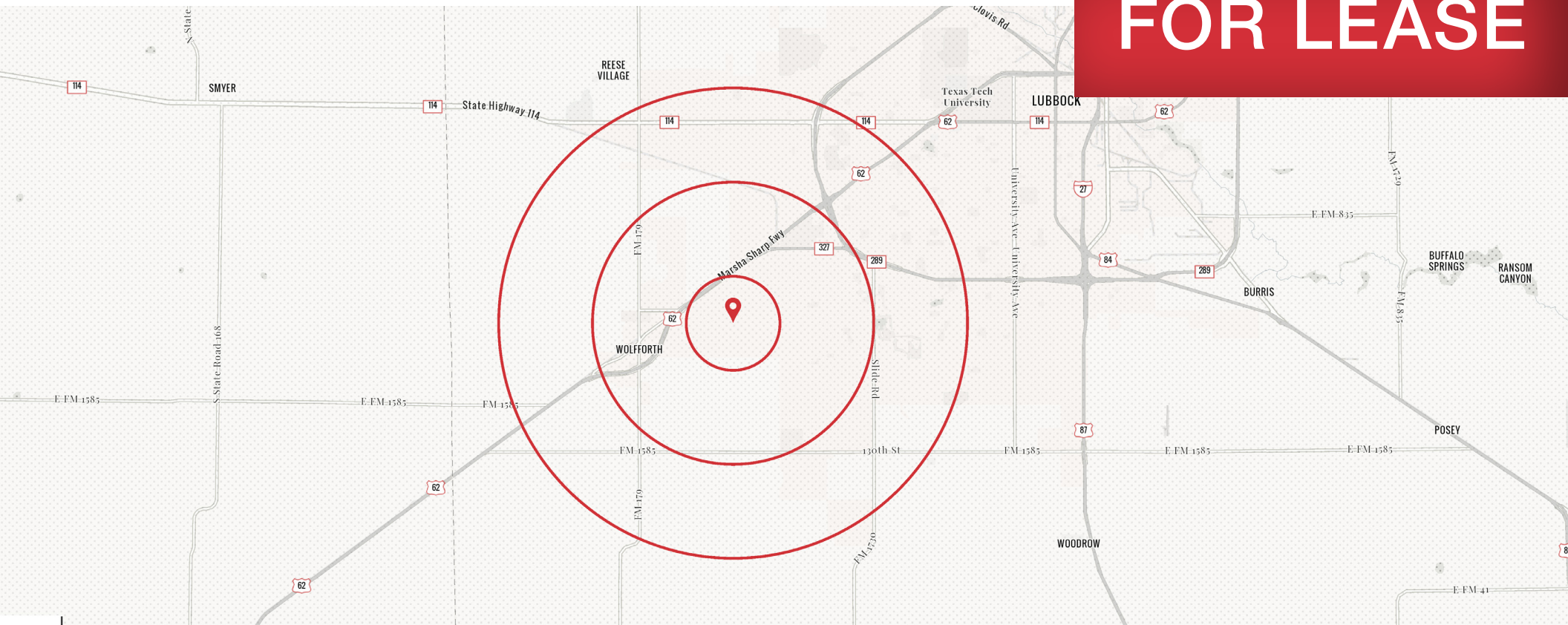
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	8,694	46,287	118,522
AVG HH INCOME	\$112,470	\$115,490	\$106,955
HOUSEHOLDS	3,008	18,138	49,041
MEDIAN AGE	34.1	36.9	36.2

Location Advantages

- Located near the major intersection of 82nd Street & Upland Avenue
- In a growing residential and commercial area with many new homes and commercial developments being built every year
- Surrounded by multiple high-end, new construction garden offices with excellent co-tenants and neighbors