



Sentry Plaza III Office Building

5214 68th Street, Lubbock, TX, 79424

Property Features

Sentry Plaza III is a professional office building located just off Loop 289 in one of Lubbock's most active business corridors. The property offers excellent accessibility and a central location near major retailers, restaurants, and professional services.

- Suite 102 (1,020 SF): Two offices, reception area, kitchenette, open work space, and storage
- Suite 108 (718 SF): Two offices, reception area, and two storage closets
- Suite 306 (3,480 SF): Twelve offices, reception area, bullpen workspace, kitchenette, and storage

Tenants benefit from shared restrooms, 24/7 key card access, janitorial service provided five days per week, and a **full-service lease structure** (excluding internet).

Offering Summary

SUITE 102 SIZE	1,020 SF
SUITE 102 RATE	\$21/SF Full Service
SUITE 108 SIZE	718 SF
SUITE 108 RATE	\$23/SF Full Service
SUITE 306 SIZE	3,480 SF
SUITE 306 RATE	\$23/SF Full Service

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FOR LEASE

Suite 102: 1,020 SF | 2 Offices, Reception, Kitchenette, Open Work Space & Storage



FOR LEASE

Suite 108: 718 SF | 2 Offices, Reception, Storage



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FOR LEASE

Suite 306: 3,480 SF | 12 Offices, Reception, Bullpen Area, Kitchenette, Storage

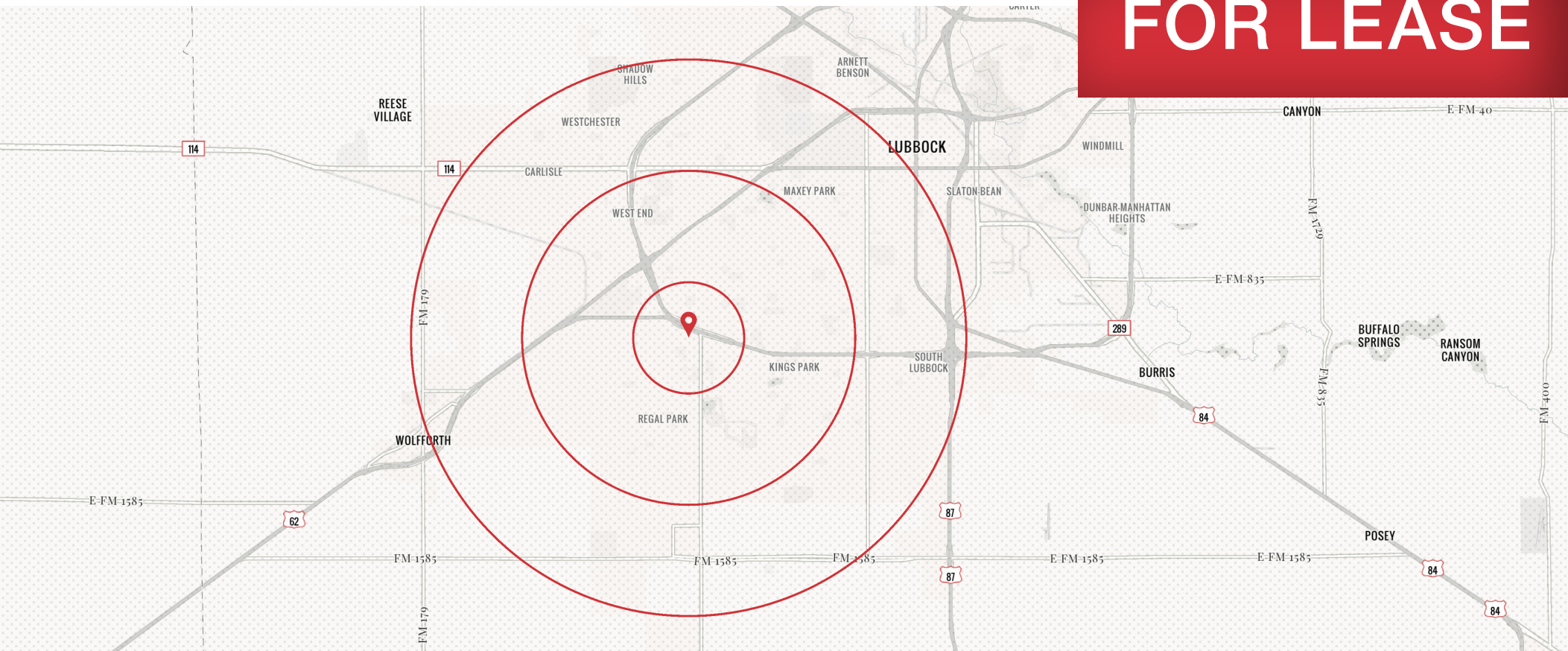


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FOR LEASE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,695	100,972	222,656
AVG HH INCOME	\$55,954	\$71,559	\$63,303
TOTAL HOUSEHOLDS	7,418	47,670	100,128
MEDIAN AGE	36.2	37.1	33.4

Location Advantages

- Central Lubbock Location: Positioned just off Loop 289, providing convenient access from all areas of the city.
- Established Business Corridor: Surrounded by major retailers, restaurants, professional offices, and daily amenities that support employees and clients.
- Excellent Accessibility: Located near Lubbock's primary transportation routes, allowing for easy commuting and connectivity throughout the market.