



# Milwaukee Avenue Office Space

10703 Milwaukee Avenue Lubbock, TX 79424

## Property Features

New construction! This beautiful garden office is nestled within a well-designed business park in South Milwaukee. The location boasts excellent proximity to numerous residential and retail developments, and it is just 3/4 of a mile from the new Loop 88. The office features twelve private offices, a large conference room, a reception area, two restrooms, and a spacious break area with a kitchen.

## Offering Summary

SPACE AVAILABLE	1,985 - 3,970 SF
TOTAL SF:	3,970 SF
LEASE RATE:	\$20/SF + NNN
NNNs:	\$6.50/SF
AVAILABLE:	Now

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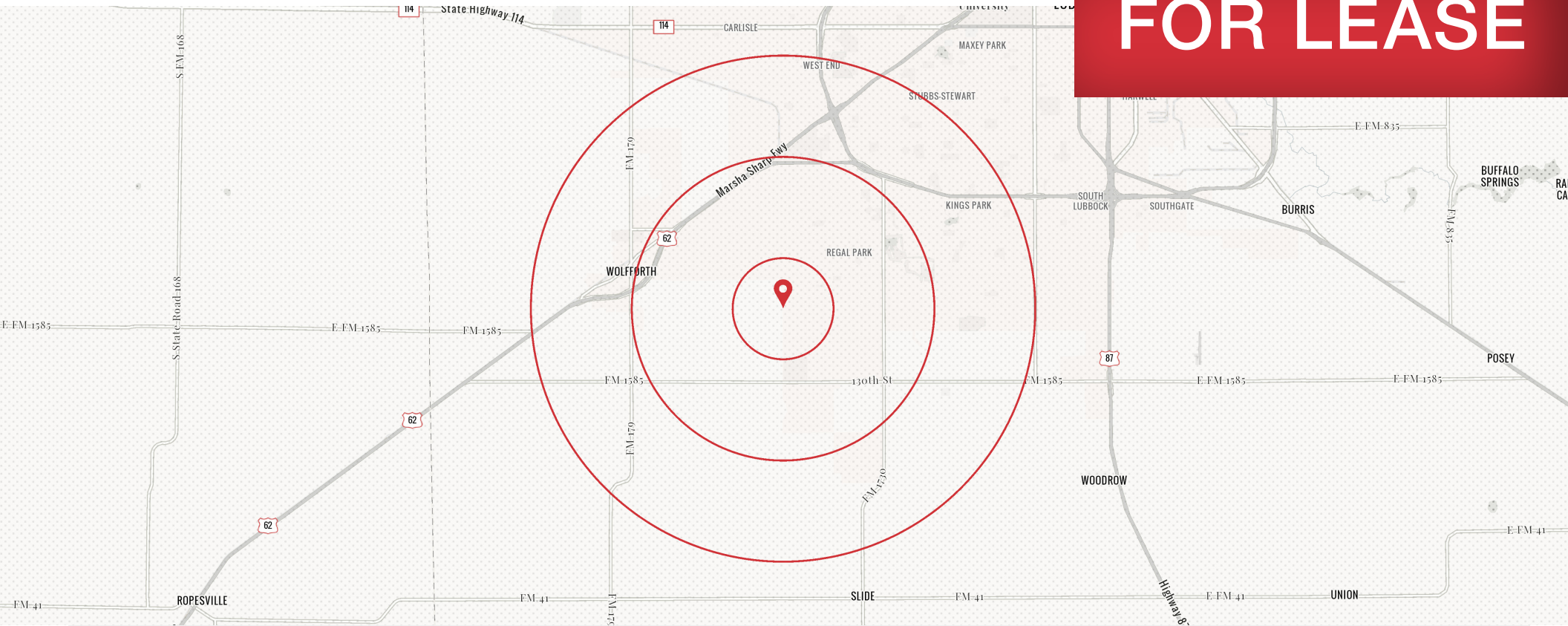
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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	5,964	48,971	121,910
AVG HH INCOME	\$129,902	\$129,045	\$112,876
HOUSEHOLDS	2,179	19,060	49,881
MEDIAN AGE	34.3	38.3	37.1

## Location Advantages

- Located near the major intersection of 98th & Milwaukee Avenue, two major arterial roads in South 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