



South Lubbock Office Building

4021 84th St. Lubbock, TX, 79423

Property Features

This professional office building is located in one of South Lubbock's most desirable office corridors, just south of Henry Huneke Park between Quaker Ave & Indiana Ave. The property offers a highly functional layout featuring nine large private offices, open work areas, reception area, and a storage room that could easily serve as an additional office.

Large windows throughout the space provide abundant natural light and views of the surrounding park and manicured landscaping, while high ceilings create an open and inviting work environment. With ample parking, convenient access to major thoroughfares, and close proximity to high-end retail and residential developments, the property is well-suited for a variety of professional office users.

Offering Summary

BUILDING SIZE	4,355 SF
LEASE RATE	\$25/SF (\$9,072/Month)
LEASE TYPE	Modified Gross
LEASE TERM	2-5 Years

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Interior Photos



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Interior Photos

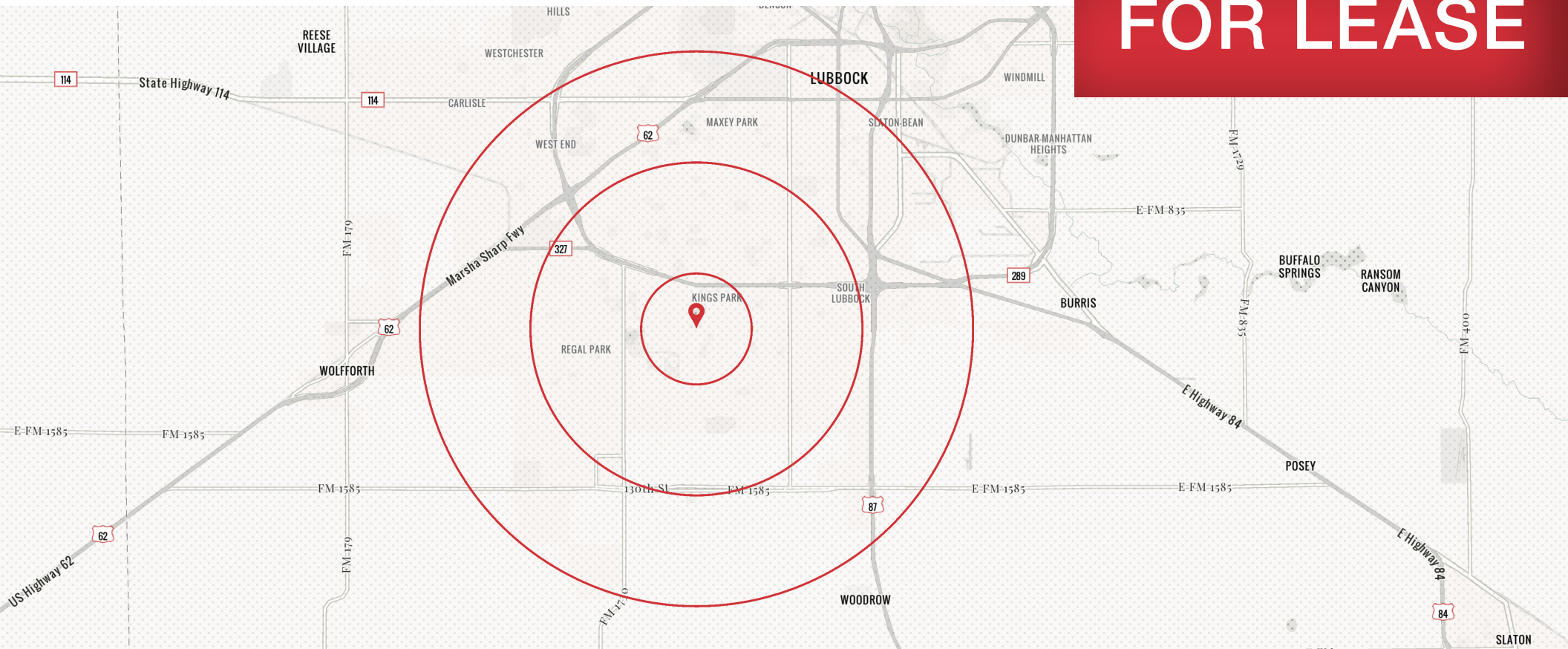


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Floor Plan



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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	11,805	107,521	200,296
AVG HH INCOME	\$122,270	\$99,528	\$95,026
TOTAL HOUSEHOLDS	5,063	45,237	80,414
MEDIAN AGE	44.1	37.2	34.1

Location Advantages

- Situated between Quaker Avenue and Indiana Avenue, one of Lubbock's most established and desirable office corridors.
- Overlooking a beautifully maintained park setting, providing a unique office environment with attractive views and green space.
- Located near high-end residential neighborhoods, retail centers, and professional services, supporting a strong employee and client base.