

# 3206-3212 34th St

COMPASS Presented By:  
Compass

3206-3212 34th St, Lubbock, TX 79410



# 3206-3212 34th St

3206-3212 34th St, Lubbock, TX 79410

## Property Details

AVAILABLE 3206 34th Street - Approximately 2475sf

Previously a beauty salon, and computer store

AVAILABLE 3208 34th Street - Approximartely 3667sf - Possible subdivide.

NEW INTERIOR PAINT and LED LIGHTING. Flooring is negotiable Perfect for a small or growing business. Could be a single tenant or multiple tenants with the existing layout that includes a reception desk, open entry / lobby and 2 front entrances. Designated break room / Kitchen with wet bar and plenty of cabinets. Private bathrooms. And over 1500sf of secured and climate controlled storage space with rear entry accessible through alley. Existing space includes 5 private offices in addition to a separate work or supply room.

AVAILABLE 3210A 34th Street - Approximately 1456sf

Previously Accounting Business with General and Administrative use

AVAILABLE 3212 34th Street - Approximately 5,072sf

Updates are underway! New LED Lighting, Interior Paint, and Exterior Paint. Flooring is negotiable. Call for SPECIAL PRICING to Lease this versatile building for Retail or Office use. Single tenant or multiple tenants with the existing layout that includes a lobby or showroom with entrances on 34th Street and from the East parking lot. Previously used as a church. 2 private bathrooms, one with large, roll in shower. Kitchen, Multiple existing offices & conference rooms. Tenant Improvements are negotiable. Can be subdivided. Previously uses include churches and showrooms. Other uses are encouraged

**Price: \$9.00 /SF/YR**

- High Traffic Count, 34th St Visibility and Access

View the full listing here: <https://www.loopnet.com/Listing/3206-3212-34th-St-Lubbock-TX/37908254/>

|                      |                    |
|----------------------|--------------------|
| Rental Rate:         | \$9.00 /SF/YR      |
| Property Type:       | Retail             |
| Gross Leasable Area: | 16,000 SF          |
| Year Built:          | 1960               |
| Cross Streets:       | Hartford           |
| Walk Score ®:        | 70 (Very Walkable) |
| Transit Score ®:     | 30 (Some Transit)  |
| Rental Rate Mo:      | \$0.75 /SF/MO      |

# 3206-3212 34th St

3206-3212 34th St, Lubbock, TX 79410

## Listing spaces

|                    |                  |                  |
|--------------------|------------------|------------------|
| 1st Floor Ste 3206 | Space Available: | 2,475 SF         |
|                    | Rental Rate:     | \$9.00 /SF/YR    |
|                    | Date Available:  | Now              |
|                    | Service Type:    | Triple Net (NNN) |
|                    | Space Type:      | Relet            |
|                    | Space Use:       | Office/Retail    |
|                    | Lease Term:      | Negotiable       |

AVAILABLE 3206 34th Street - Approximately 2475sfPreviously a beauty salon, and computer store

|                    |                  |                  |
|--------------------|------------------|------------------|
| 1st Floor Ste 3208 | Space Available: | 100 SF           |
|                    | Rental Rate:     | \$9.00 /SF/YR    |
|                    | Date Available:  | Now              |
|                    | Service Type:    | Triple Net (NNN) |
|                    | Space Type:      | Relet            |
|                    | Space Use:       | Office/Retail    |
|                    | Lease Term:      | Negotiable       |

AVAILABLE 3208 34th Street - Possible subdivide. NEW INTERIOR PAINT and LIGHTING. Flooring is negotiable Perfect for a small or growing business. Could be a single tenant or multiple tenants with the existing layout that includes a reception desk, open entry / lobby and 2 front entrances. Designated break room / Kitchen with wet bar and plenty of cabinets. Private bathrooms. And over 1500sf of secured and climate controlled storage space with rear entry accessible through alley. Existing space includes 5 private offices in addition to a separate work or supply room.

1st Floor Ste 3210A

Space Available:

120 SF

Rental Rate:

\$9.00 /SF/YR

Date Available:

Now

Service Type:

Triple Net (NNN)

Space Type:

Relet

Space Use:

Office/Retail

Lease Term:

Negotiable

AVAILABLE 3210A 34th Street - Approximately 1456sfPreviously Accounting Business with General and Administrative use

# 3206-3212 34th St

3206-3212 34th St, Lubbock, TX 79410

## Listing spaces

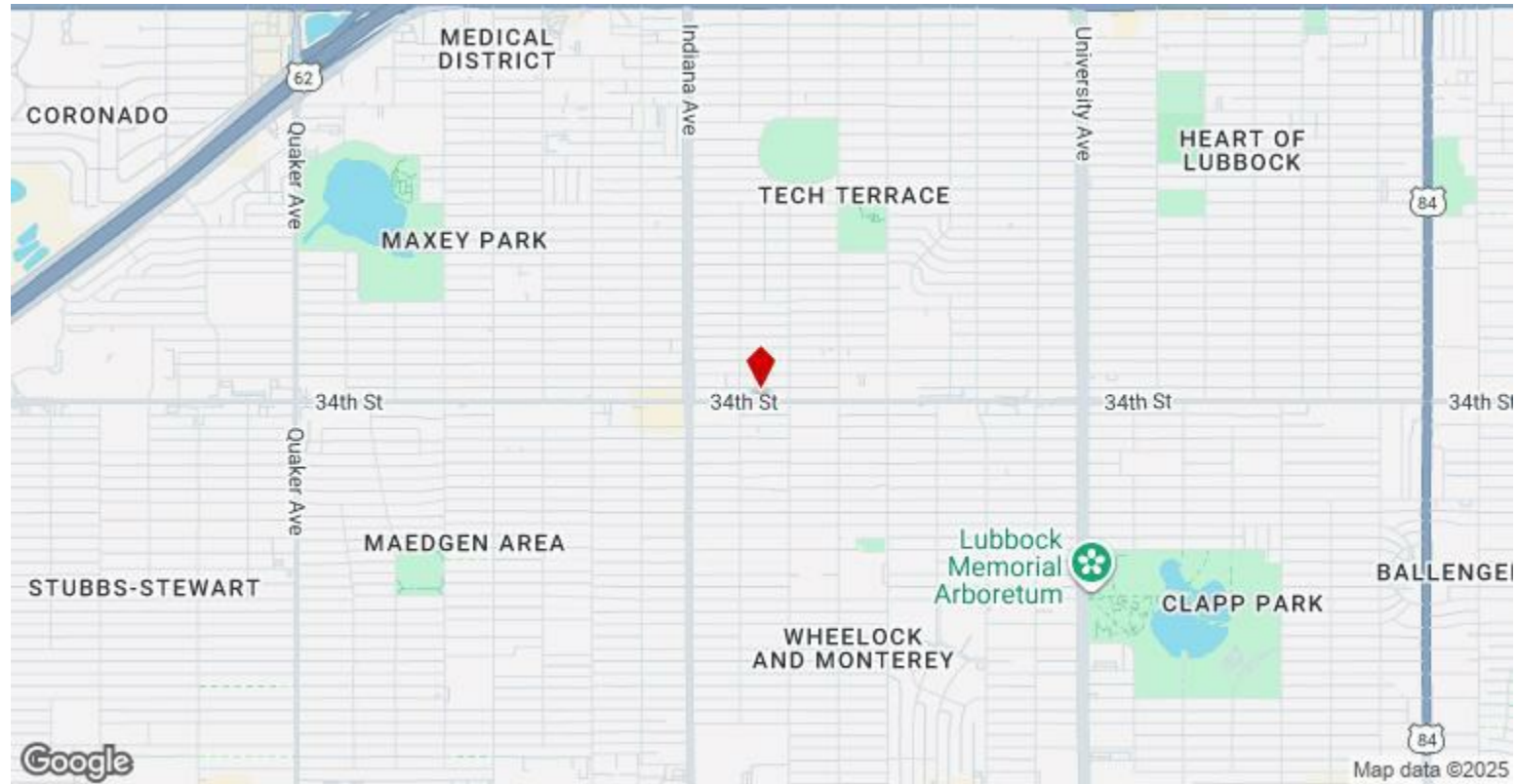
|                    |                  |                  |
|--------------------|------------------|------------------|
| 1st Floor Ste 3212 | Space Available: | 500 SF           |
|                    | Rental Rate:     | \$9.00 /SF/YR    |
|                    | Date Available:  | Now              |
|                    | Service Type:    | Triple Net (NNN) |
|                    | Space Type:      | Relet            |
|                    | Space Use:       | Office/Retail    |
|                    | Lease Term:      | Negotiable       |

AVAILABLE 3212 34th Street - 5,072sfUpdates are underway! New LED Lighting, Interior Paint, and Exterior Paint. Flooring is negotiable. Call for SPECIAL PRICING to Lease this versatile building for Retail or Office use. Single tenant or multiple tenants with the existing layout that includes a lobby or showroom with entrances on 34th Street and from the East parking lot. Previously used as a church. 2 private bathrooms, one with large, roll in shower. Kitchen, Multiple existing offices & conference rooms. Tenant Improvements are negotiable. Can be subdivided. Previously uses include churches and showrooms. Other uses are encouraged

# 3206-3212 34th St

3206-3212 34th St, Lubbock, TX 79410

## Location





# 3206-3212 34th St

3206-3212 34th St, Lubbock, TX 79410

## Property Photos



3206 - 3212 34th Street



**3206-3212 34th St**

3206-3212 34th St, Lubbock, TX 79410



**Brent Rice**

[brent.rice@compass.com](mailto:brent.rice@compass.com)

(214) 808-3100

**Compass**

2595 Dallas Pky, Suite 300  
Frisco, TX 75034

**COMPASS**