



74th Street Office Building

2529 74th St, Lubbock, TX 79423

Property Features

This 4,576 SF two-story office building offers a flexible layout ideal for a variety of professional or office users. The property can be utilized by a single tenant or divided into two suites, providing versatility for different occupancy needs. The first floor features a reception area, conference room, breakroom, three private offices, and two restrooms, while the second floor includes an additional conference room, break area, five offices, and two restrooms.

Located just off the South Loop near 74th Street, the property benefits from excellent access and proximity to major retailers, restaurants, and surrounding residential neighborhoods. Ample parking is available in both the front and rear, making it a convenient and functional option for users seeking a well-located office building in South Lubbock.

Offering Summary

SIZE	4,576 SF
LEASE RATE	\$12/SF
LEASE TYPE	NNN
AVAILABLE	Now

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FOR LEASE

The Property:



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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	14,677	93,132	194,545
AVG HH INCOME	\$81,048	\$87,804	\$90,596
HOUSEHOLDS	6,165	38,296	78,098
MEDIAN AGE	35.8	35.9	33.5

Location Advantages

- South Loop Access: Located just off Loop 289, providing convenient access across Lubbock and strong connectivity to major corridors.
- Established Retail Corridor: Surrounded by national retailers, restaurants, and daily amenities, including Target and nearby shopping centers.
- Strong Surrounding Density: Positioned near established residential neighborhoods, supporting a steady daytime population and workforce presence.