

6102 82ND STREET #12, LUBBOCK, TEXAS 79424



Dentist/Orthodontic Office Space For Lease



FOR LEASE

Dentist/Orthodontic Office Space

Available: April 2025

SF Available: 3,292 sq. ft.

Lease Terms: Seeking a 10-year lease with flexible 2-5 year terms available

Lease Type: Modified Gross

Tenant Rent Details:

\$11,600 per month rent

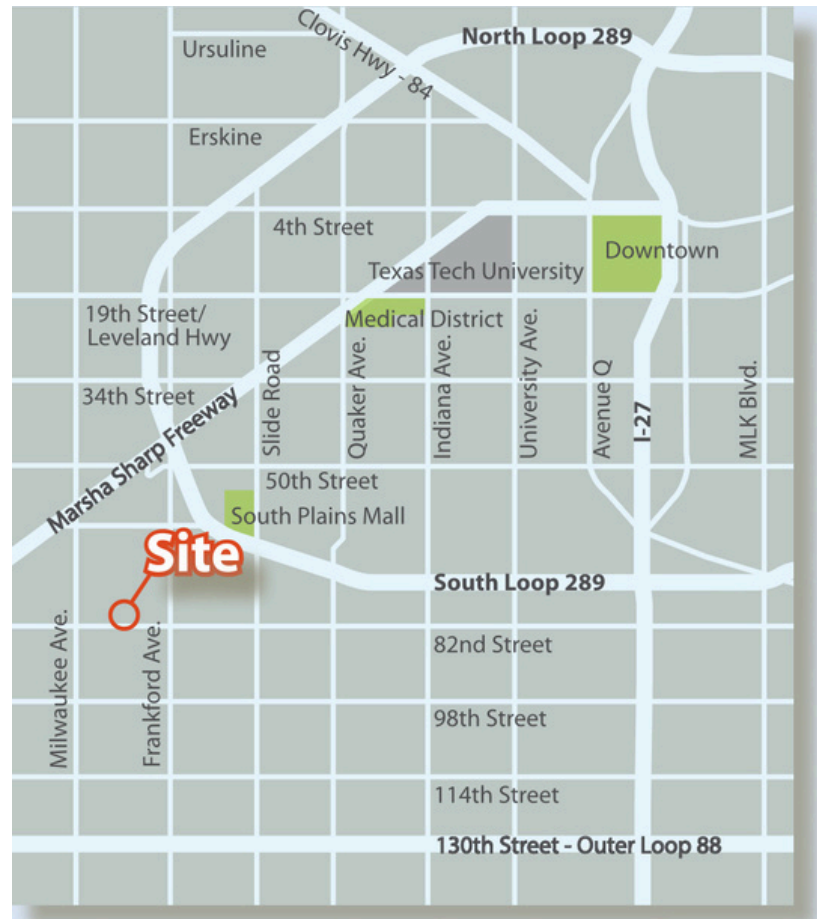
All utility bills, data, alarm and phone

Building maintenance- See details attached

2% rent escalator per year

Property Description:

This move-in ready office space consists of seven pre-plumbed operatory spaces, three ADA-compliant restrooms, a break room, and a reception and waiting area. Located in a thriving business district, the property is surrounded by medical and professional offices, as well as major retail anchors.



ALSO AVAILABLE FOR SALE - CONTACT FOR DETAILS

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SUITE A FLOOR PLAN - ORTHODONTIC/DENTIST OFFICE SPACE



Paid by Tenant:

Monthly rent, all utility bills, data, alarm, contents and liability insurance, dental equipment, interior modifications (if any), additional items (see attached)

Paid by Landlord:

Property taxes, building insurance, exterior grounds maintenance, parking areas, HVAC, POA dues, foundation, and roof

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SURROUNDING AREA



Tenant Maintenance/Repair Responsibilities:

- Glass and Windows
- Fire Protection Equipment
- Electrical Systems and Interior Lighting
- Signs & Exterior Lighting: Pylon, Fascia, Door/Suite
- Plumbing Systems, Drainage Systems, Sump Pumps
- Extermination & Pest Control, excluding wood-destroying insects
- All Doors, including closure devices, molding, locks & hardware
- Window Coverings

TRAFFIC COUNT:
35,361 VPD

ALL
COMMERCIAL
REAL ESTATE