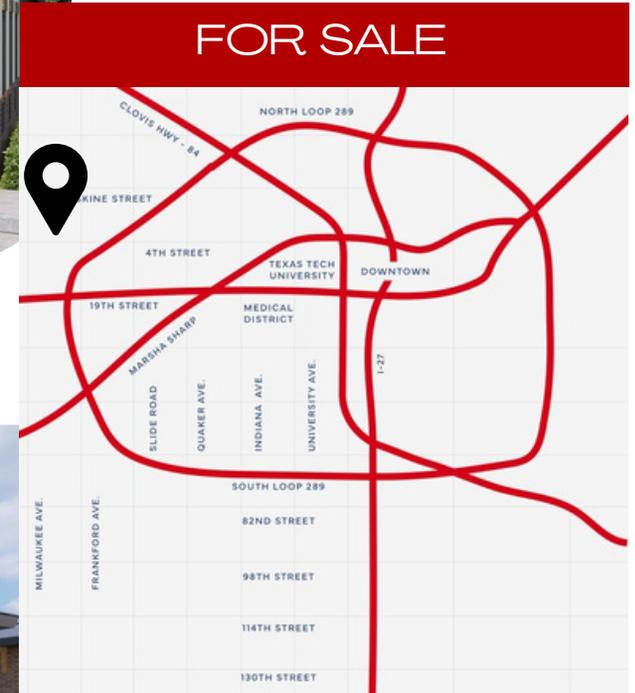




6022 4th St.
3,386 SF | \$965,010



6024 4th St.
3,333 SF | \$949,905



FOR SALE



6026 4th St.
3,895 SF | \$1,110,075



6028 4th St.
3,250 SF | \$926,250

6022/6024/6026/6028 4TH STREET LUBBOCK, TX 79416



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📍 1500 BROADWAY ST, STE 1400,
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PROJECT SCOPE

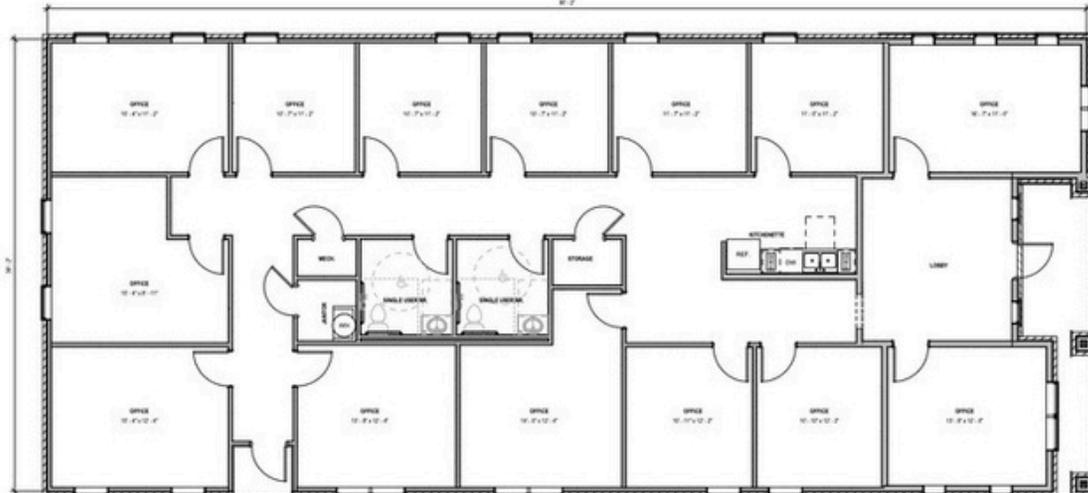
Garden Offices with 4th Street Frontage

For Sale: McDougal Realtors is proud to present the 4th Street Garden Offices, a new professional office park offering premier space in one of West Lubbock's most desirable corridors. Located on 4th Street between Milwaukee and Frankford, this modern development provides high-quality office space designed for professional and medical users seeking both visibility and convenience.

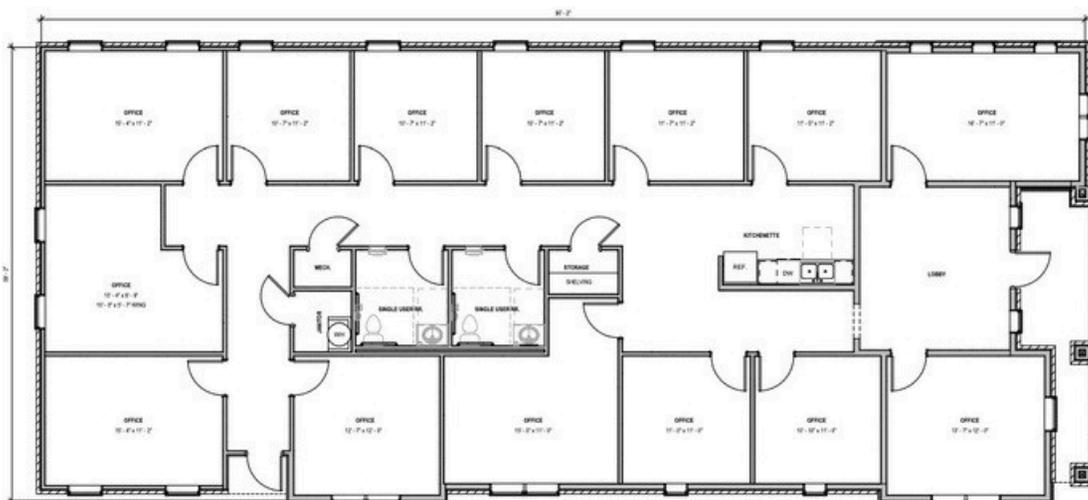
The four buildings feature efficient layouts, modern finishes, and ample natural light – ideal for growing businesses. Sizes range from 1,583 to 3,895 square feet, each offering a mix of private offices, restrooms, reception areas, and breakrooms or kitchenettes.

DETAILS

- 1,583 to 3,895 SF
- \$23 Annual/SF
- Lease Type: NNN



6022 4th St. Floorplan



6024 4th St. Floorplan

AREA RETAILERS:



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Available Space

SPACE DETAILS

- 6022 4th Street: 3,386 sq. ft. – 14 offices, 2 restrooms, kitchenette, and lobby
- 6024 4th Street: 3,333 sq. ft. – 14 offices, 2 restrooms, break area, and lobby
- 6026 4th Street: 3,895 sq. ft. – 16 offices, 2 restrooms, breakroom, lobby, and reception
- 6028 4th Street: 3,250 sq. ft. duplex – Suite 100 (1,667 sq. ft.) and Suite 200 (1,583 sq. ft.), each with 6 offices, 2 restrooms, reception, and kitchenette

PROPERTY HIGHLIGHTS

- Type- Office
- Size- 13,864 Total SF
- Number of Buildings, Floors- 4,1



6026 4th St. Floorplan



6028 4th St. Floorplan

6022/6024/6026/6028 4TH STREET LUBBOCK, TX 79416



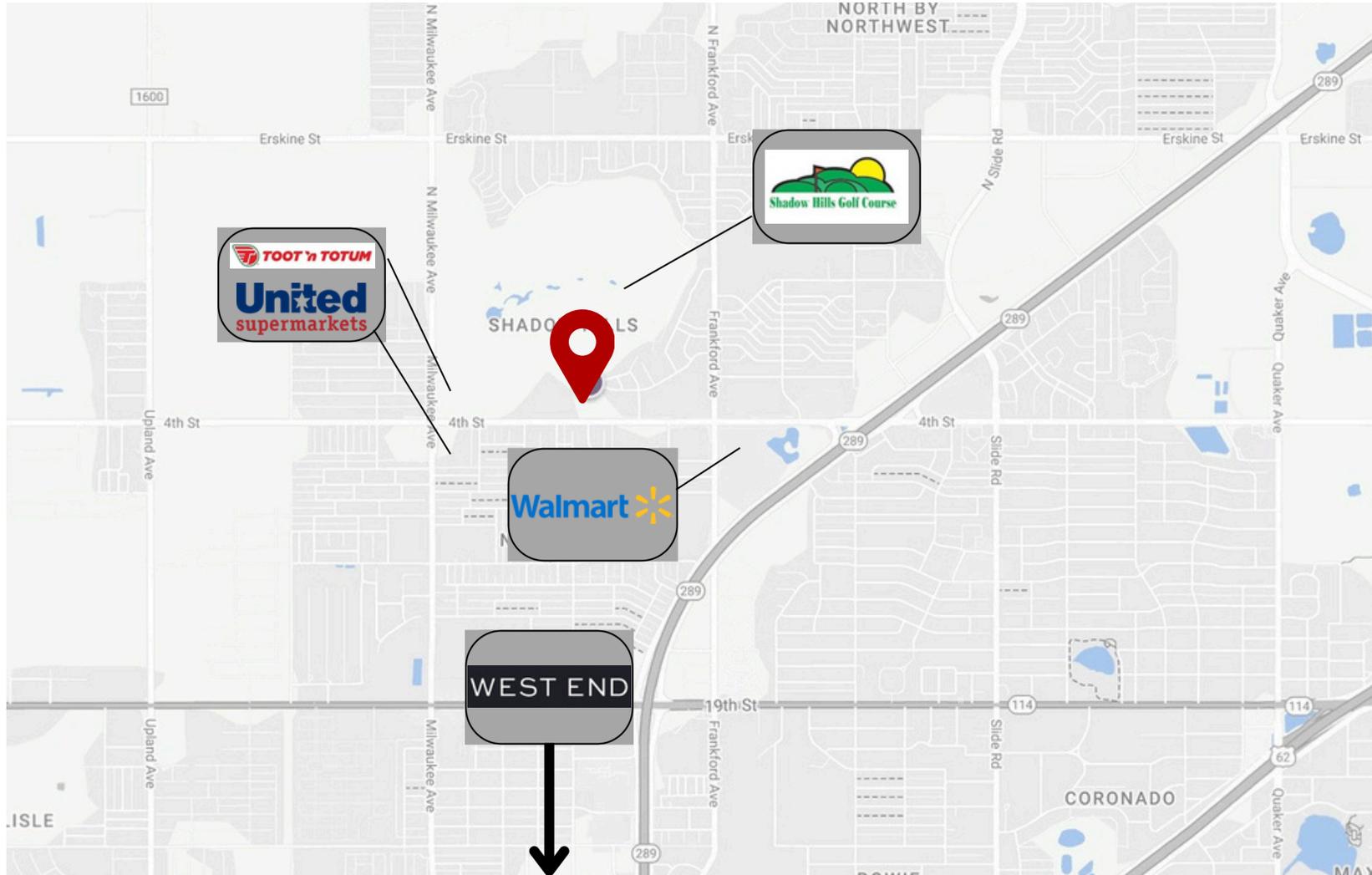
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