



3,765 SF | \$880,000 or \$16.50 Annual/SF

**8337 UPLAND AVE, LUBBOCK, TX 79424**



**Ethan Quisenberry**  
COMMERCIAL REALTOR

📞 806.317.0234

✉️ [ETHAN.QUISENBERRY@MCDOUGAL.COM](mailto:ETHAN.QUISENBERRY@MCDOUGAL.COM)

📍 1500 BROADWAY ST, STE 1400,  
LUBBOCK, TX 79401

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#### PROJECT SCOPE

Discover unparalleled business excellence at this modern office building, ideally situated on the highly trafficked Upland Avenue. This prestigious property boasts high-end finishes throughout, offering a sophisticated and professional environment designed to impress. The luxurious interiors feature contemporary design elements, creating a refined atmosphere that is both functional and stylish. Enjoy the convenience and security of an attached garage, providing ample parking for employees and visitors. Positioned on Upland Avenue, this building benefits from excellent visibility and accessibility, making it a prime choice for businesses seeking a prominent address. Available for lease or purchase, the property offers flexible terms to suit your business needs. Elevate your business presence with this exceptional office building on Upland Avenue. Contact us today to schedule a viewing and explore the opportunities this prime location has to offer.

#### AREA RETAILERS:



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## Available Space

### FOR LEASE

- Total Available: 3,765 SF
- Primary Use: Office
- Asking Rate: \$16.50 Annual/SF
- Total Available: 3,765 SF Lease
- Type: NNN

### FOR SALE

- Total Available: 3,765 SF
- Primary Use: Office
- List Price: \$880,000 List
- Price Per SF: \$233.73
- Terms: Cash to Seller

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