

**FOR LEASE**



Commercial & Residential Real Estate

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**806-438-9116**



Mitley, LLC presents **2451 34<sup>th</sup> St.**  
a 3,150 square foot retail / office  
building on the south-east  
intersection of 34<sup>th</sup> and University



**2451 34<sup>th</sup> St., Lubbock, TX 79411 – Corner of 34<sup>th</sup> and University**

### CONTACT INFORMATION

ROHIT MITTAL

(806) 438-9116

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### TOURS

Prospective renters are encouraged to visit the site. All showings are by appointment only.

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Photo enhanced with AI

**2451 34<sup>th</sup> St., Lubbock, TX 79411 – Corner of 34<sup>th</sup> and University**

**3,150 SF retail / office space available on the south-east intersection of 34<sup>th</sup> Street and University Ave**

**Rent: \$2,095 / month (plus NNN) (\$7.98/SF/Year)**

**Term:** Negotiable; Short-term available (minimum of 2 months) at higher rent.

**Building Size:** 3,150 SF; **Lot Size:** 5,298 SF

Located right on the busy intersection of 34<sup>th</sup> and University Ave., this property is perfect for your business needs. Currently configured as an office with a large warehouse space, this property can be easily converted to retail. Surrounded by large amounts of retail, office, multi-family, and single-family properties, this property is right in the middle for just about any business.

All leases are either NNN or Gross Modified. Advertised rent is NNN.

Please note that this brochure and all information provided is for marketing purposes only. All parties are encouraged to consult an attorney and verify all the information provided. Mitley, LLC and all associated entities, affiliates, and parties are not responsible for inaccuracies or misrepresentations.



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