

FOR LEASE

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



Commercial & Residential Real Estate

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806-438-9116



2451 34th St., Lubbock, TX 79411 – Corner of 34th and University

CONTACT INFORMATION

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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 34th St., Lubbock, TX 79411 – Corner of 34th and University

3,150 SF retail / office space available on the south-east intersection of 34th 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 34th 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.

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