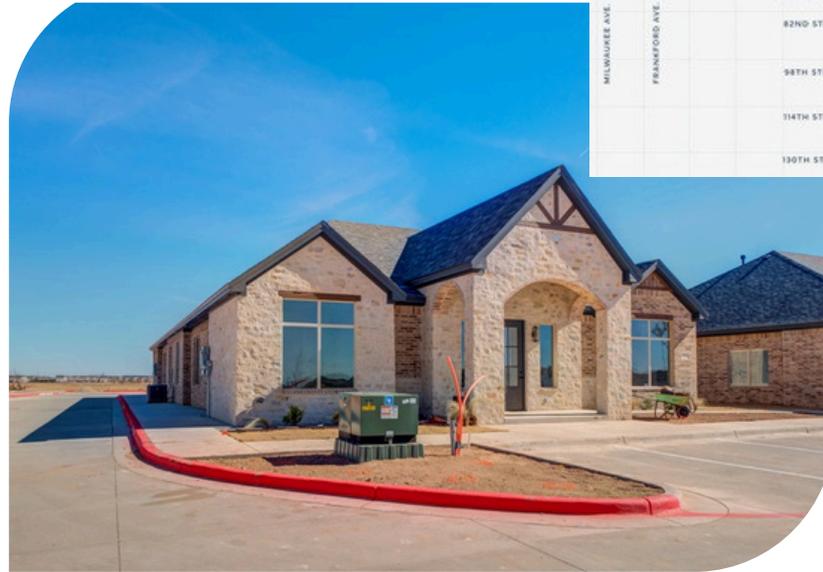
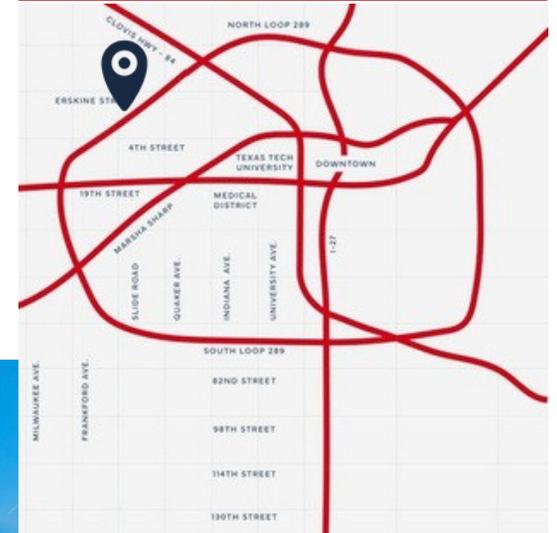




McDougal
COMMERCIAL®

FOR LEASE



NW PASSAGE GARDEN OFFICES | 2,341-4,682 SQFT | \$18/SQFT

1418 - 1424 N. SLIDE RD. LUBBOCK, TX 79416



Ethan Quisenberry
COMMERCIAL REALTOR

806.317.0234

ETHAN.QUISENBERRY@MCDOUGAL.COM

1500 BROADWAY ST, STE 1400,
LUBBOCK, TX 79401

MCDOUGAL.COM

PROJECT SCOPE

Welcome to an exciting commercial real estate opportunity in NorthWest Passage, a premier 1,300-acre development seamlessly blending residential real estate with a wide variety of commercial uses. This brand-new office building spans 4,682 sqft, with the flexibility to divide it down to 2,341 sqft, providing a versatile space adaptable to various business needs. What sets this property apart is its unique duplex configuration, offering the flexibility to either occupy the entire building for your business or capitalize on the investment potential by leasing out the other side, creating a steady stream of rental income.

DETAILS

- \$18/SQFT
- 2,341-4,682 SQFT
- Versatile space adaptable to various business needs
- Cash to Seller



AREA RETAILERS:



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Available Space

SUITE 1418

- \$18/SF
- Size: 2,341 - 4,682 SQFT
- Multi-Tenant Capabilities

SUITE 1420

- \$18/SF
- Size: 2,397 SQFT

SUITE 1422

- SOLD

SUITE 1424

- \$18/SF
- Size: 2,341 - 4,682 SQFT
- Multi-Tenant Capabilities



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