

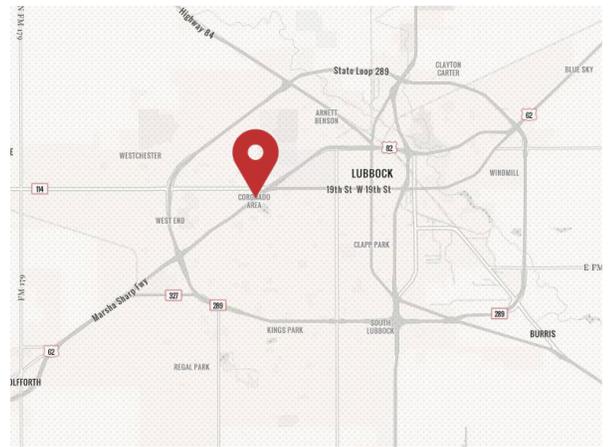


Highway Frontage Office Suite

4401 Marsha Sharp Fwy W, Lubbock, TX 79407

Property Features

- 4,397 SF office suite with flexible open space, private office, lobby, and restroom, ideal for a variety of professional users.
- Former data center featuring existing fire suppression and cooling systems; a great fit for tech, medical, or traditional office use.
- Located next to Victory Bank with excellent visibility off Quaker Ave & Marsha Sharp Freeway, directly across from Covenant Medical Center.



Area Retailers:



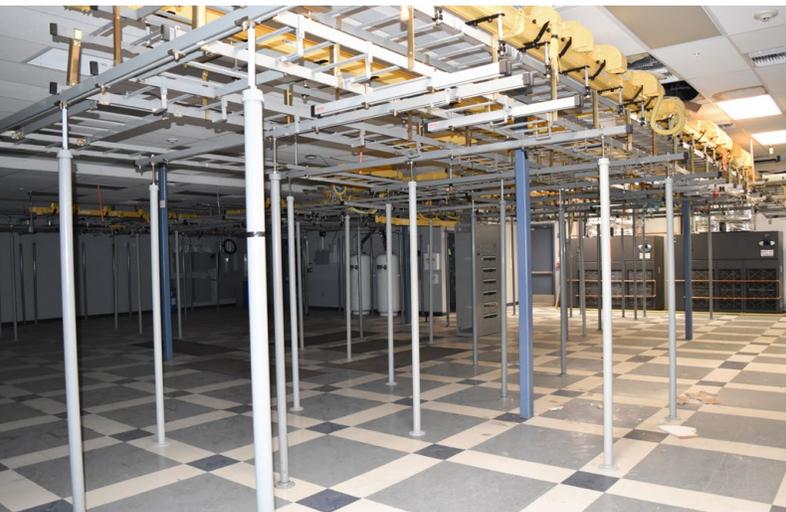
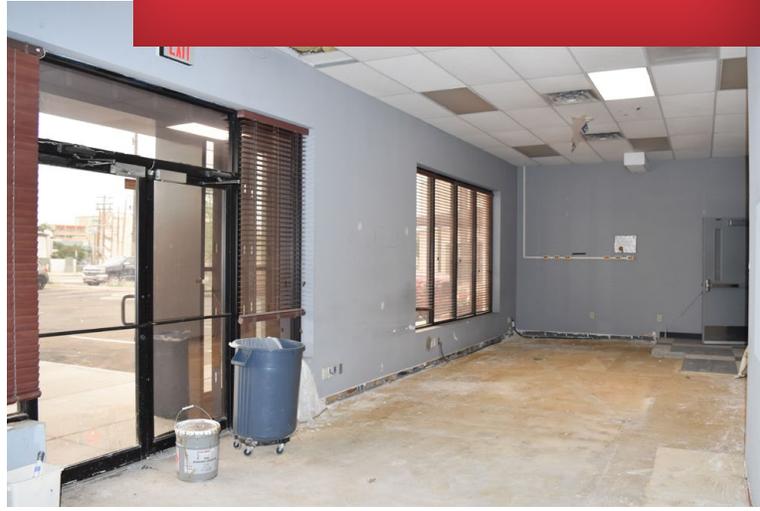
SIZE (SF)	4,397 SF
PRICE	\$20/SF + NNNs
SPACE AVAILABLE	Now

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AVAILABLE

THE SITE

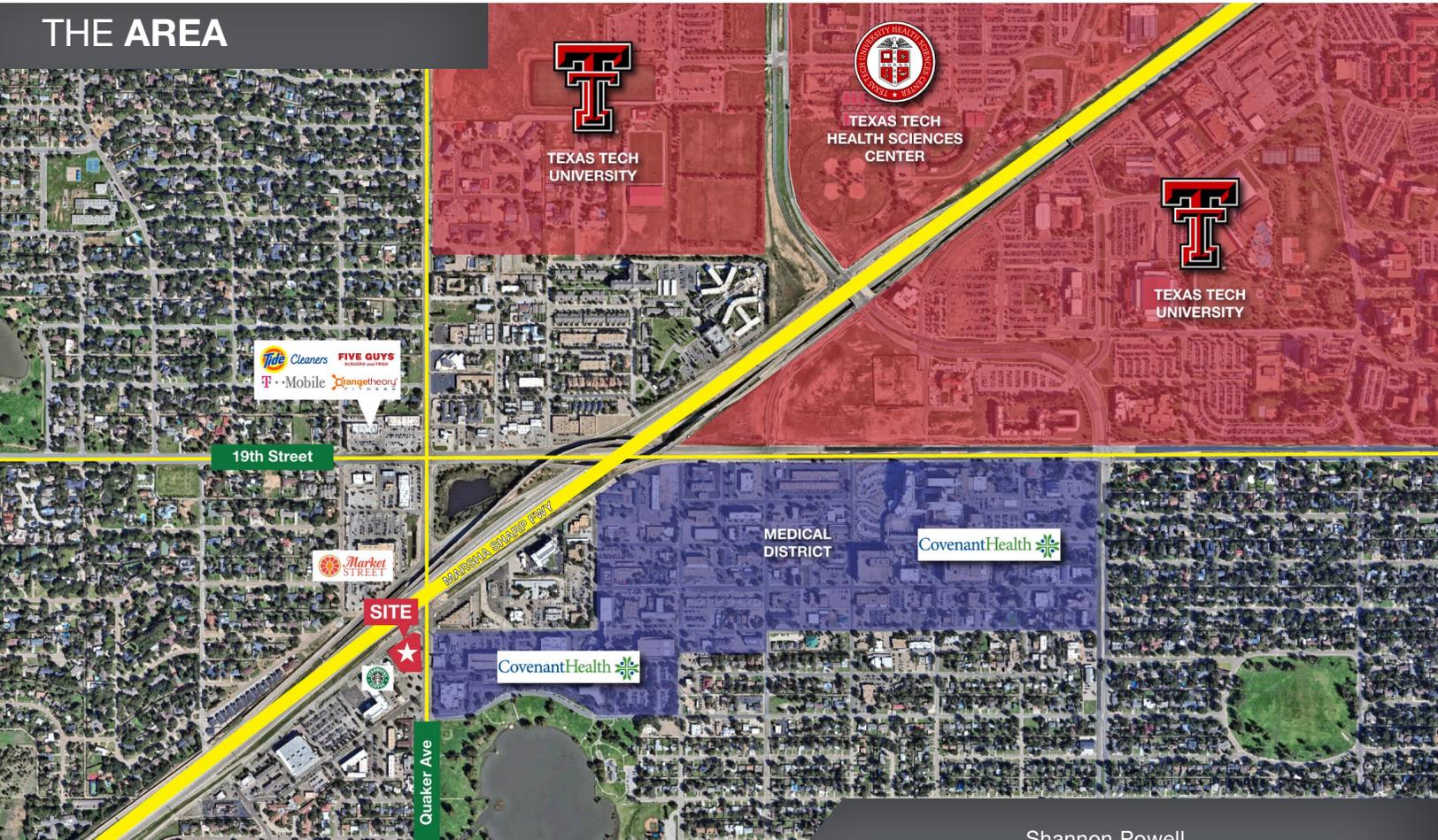


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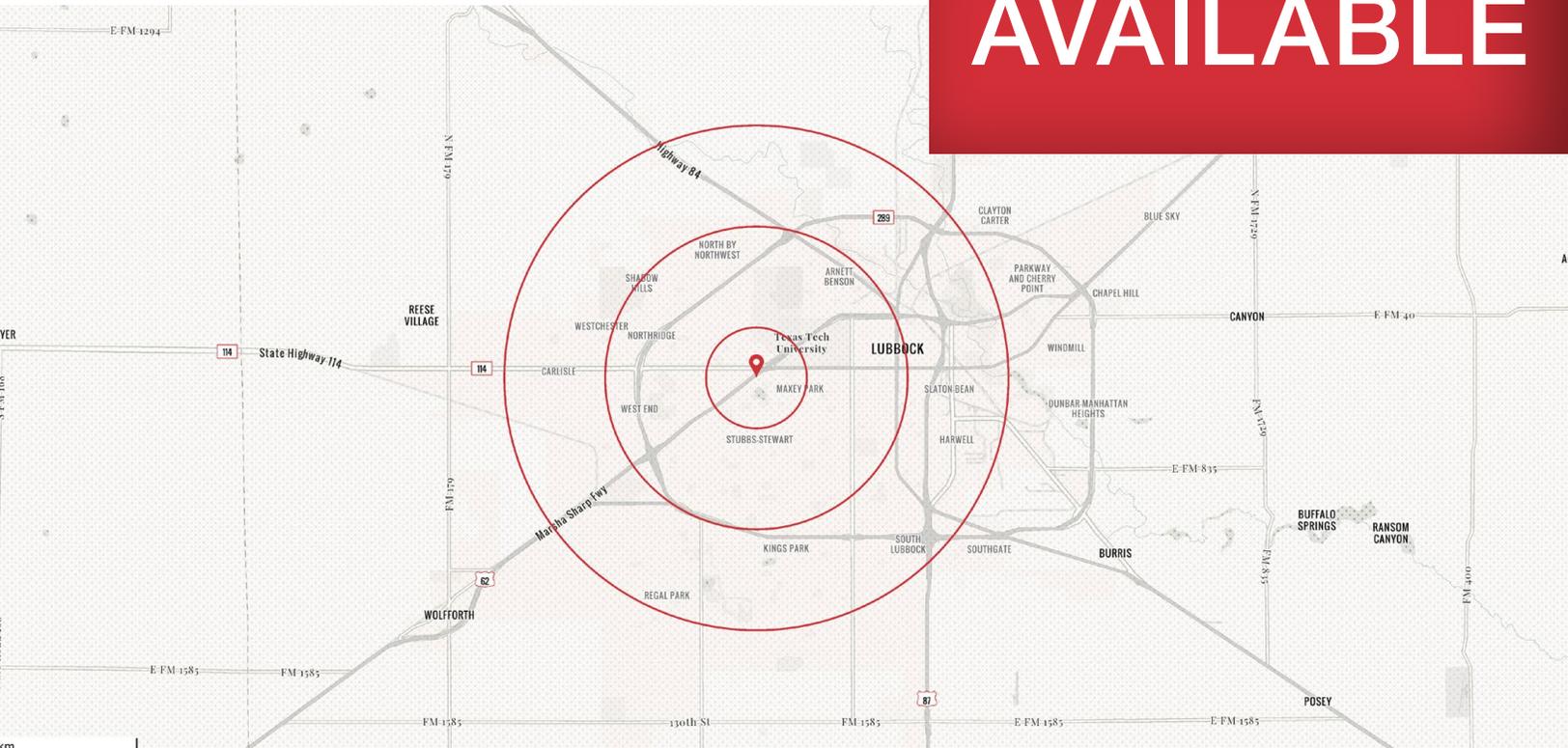
THE SITE



THE AREA



AVAILABLE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	8,405	119,112	209,885
AVG HH INCOME	\$90,545	\$70,507	\$81,964
HOUSEHOLDS	3,459	47,210	84,315
MEDIAN AGE	35.1	28.7	31.7

Location Advantages

- Located directly on Marsha Sharp Freeway, near the busy intersection of 19th & Quaker
- Less than a mile away from Texas Tech University, serving over 40,000 students every year
- Easy access to the Marsha Sharp Freeway makes this location easy to get to from anywhere in Lubbock
- In an extremely dense residential and commercial area with many neighborhoods, schools, shopping centers, the medical district, & more