

LEASE - OFFICE SPACE

6502 SLIDE RD

6502 Slide Rd Lubbock, TX 79424



Add text here...

LEASE RATE \$19.00 SF/yr
LEASE STRUCTURE Modified Gross

Jesse Rincones IV
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TX #710224



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OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	1,240 - 3,820 SF
Lot Size:	112,844 SF
Building Size:	52,000 SF
Elevators:	2
Points of Ingress/Egress:	4
Tenant Responsibilities:	Internet, phone, & janitorial
APN:	R91558

LOCATION DESCRIPTION

Located on the southwest corner of Slide Road and South Loop 289, this office building sits at one of Lubbock's highest-traffic intersections. With excellent ingress and egress along Slide Road and the Loop Frontage Road, this property offers easy entry and convenient access to the entire city.

PROPERTY HIGHLIGHTS

- +175 parking spaces
- 24 hour access for tenants
- Easy access to Loop 289
- Professionally managed

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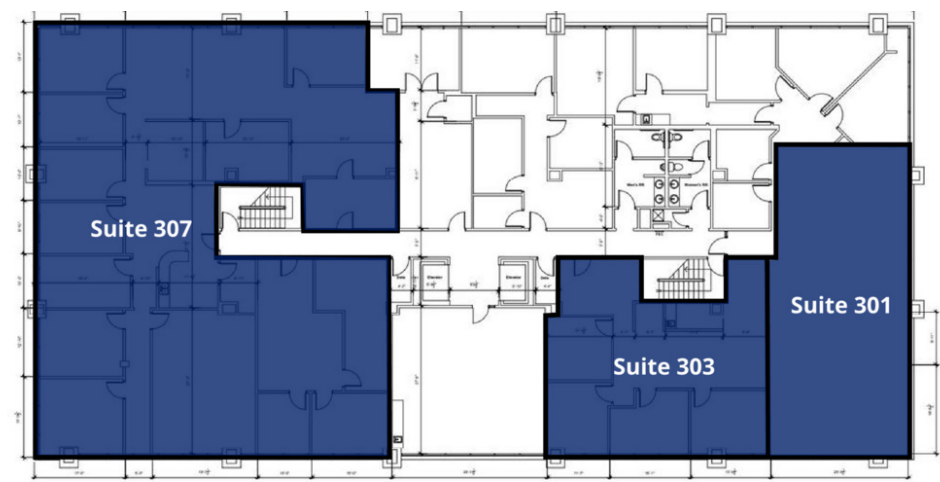


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THIRD FLOOR

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 301	1,500 SF	Modified Gross	\$19.00 SF/yr	This space has an open floor plan that can be tailored to fit most needs. It features abundant natural light with a drop ceiling and lighting in place.
Suite 303	1,240 SF	Modified Gross	\$19.00 SF/yr	This space includes 4 offices, a reception/waiting area, and a break room.
Suite 307	3,820 SF	Modified Gross	\$19.00 SF/yr	This space has 9 office spaces, 2 storage closets, a large conference room, a bullpen area, and a break room. It features natural light throughout.

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LOBBY

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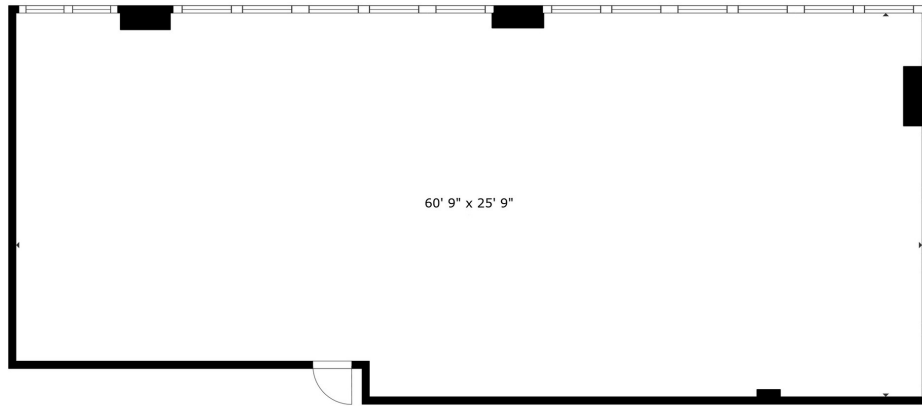


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SUITE 301

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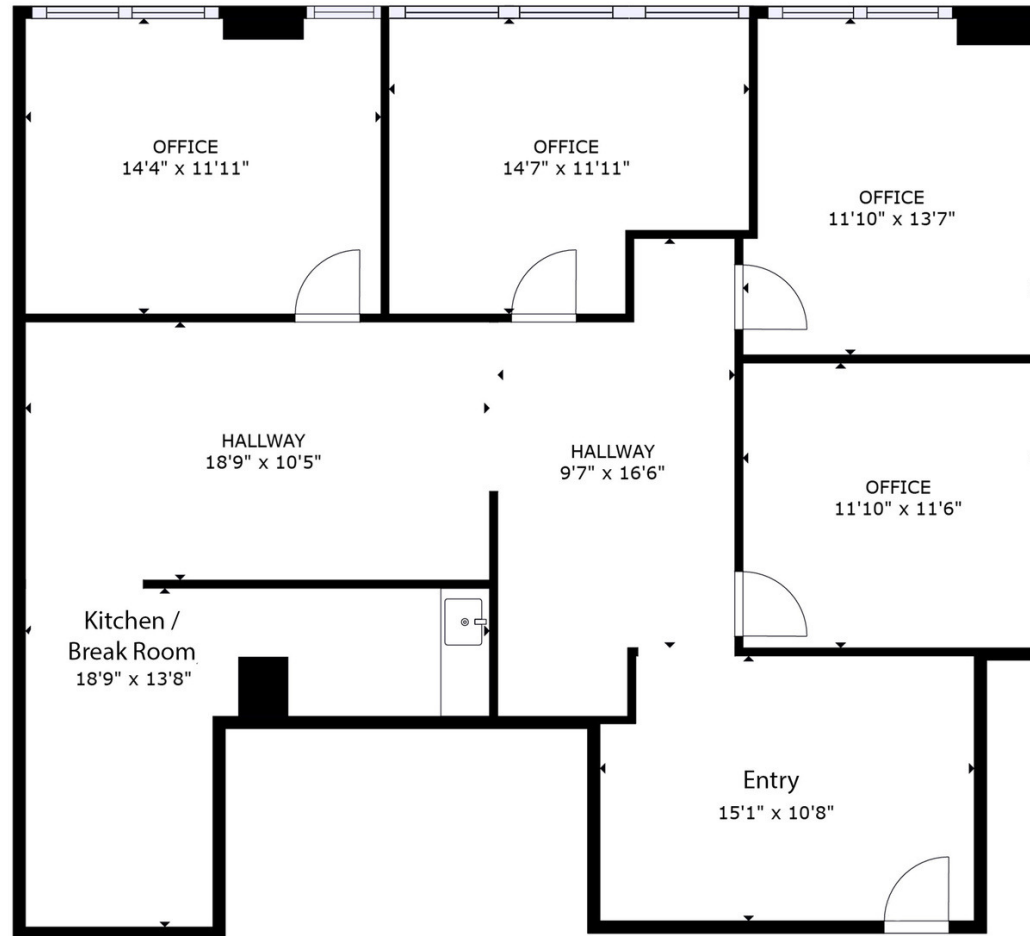


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SUITE 303

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SUITE 303

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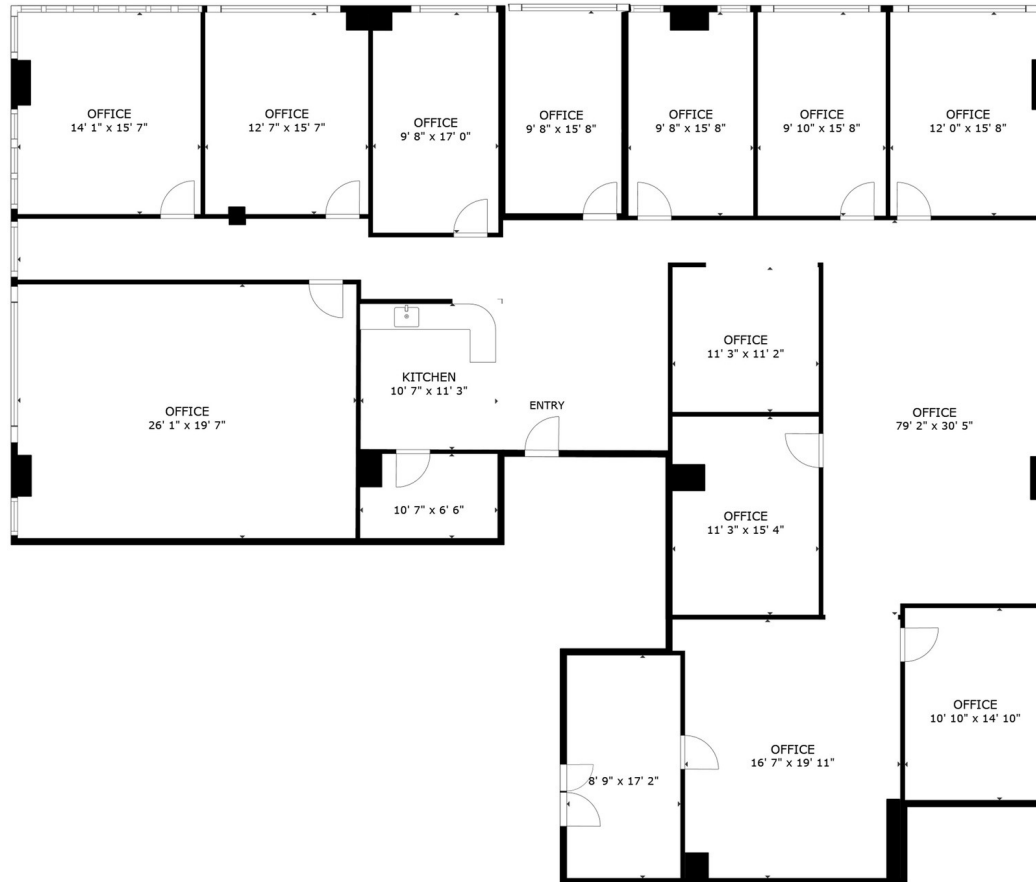


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SUITE 307

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SUITE 307

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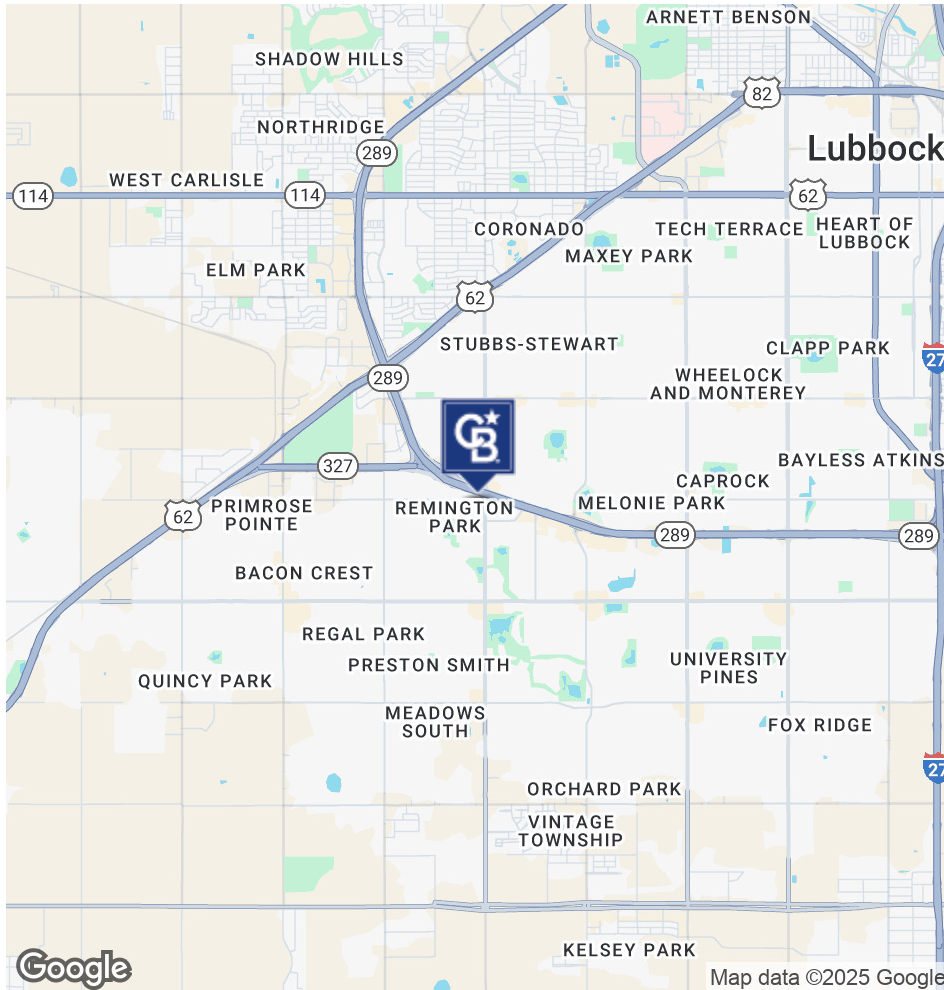


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LOCATION MAP

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DEMOGRAPHICS

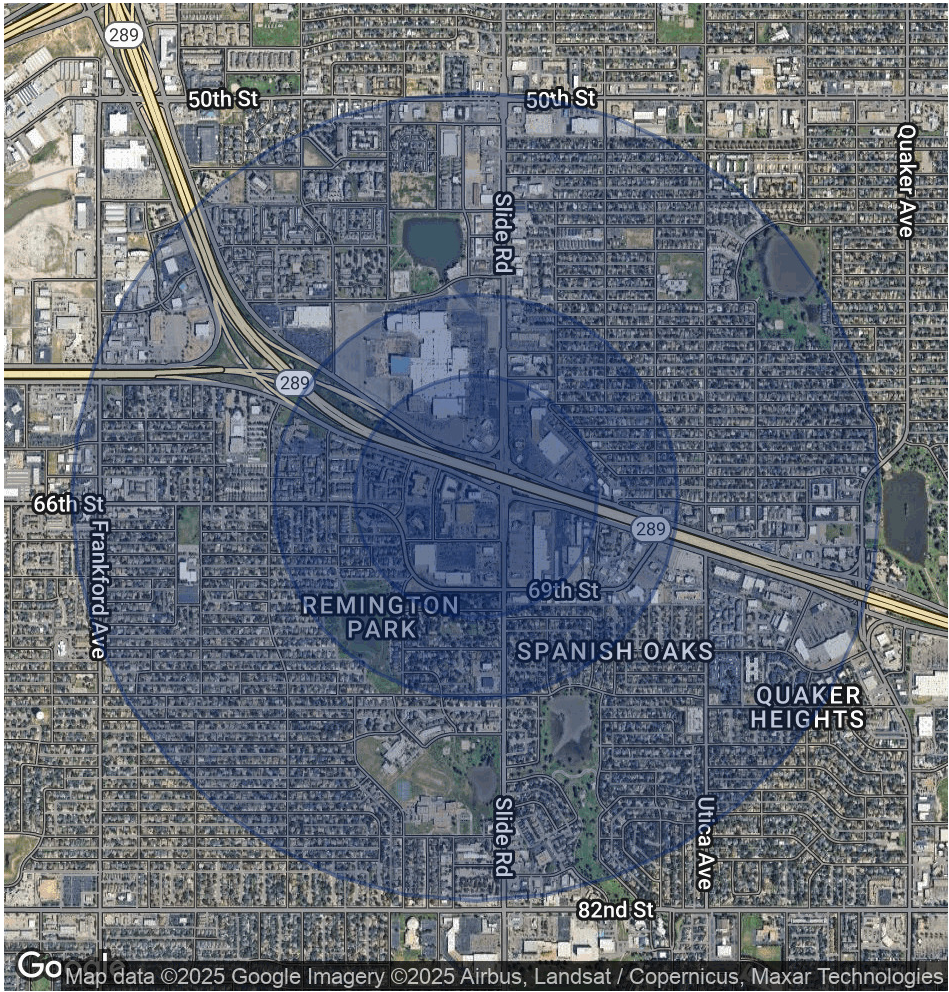
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	555	2,470	13,506
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	295	1,200	6,542
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$72,644	\$81,446	\$81,002
Average House Value	\$289,980	\$259,438	\$229,903

Demographics data derived from AlphaMap



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