

MEDICAL/OFFICE SPACE FOR LEASE



FOR LEASE

3708 22ND PLACE, SUITE #2, LUBBOCK, TX 79410



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

THE SPACE

Location	3708 22nd Place, Suite #2 Lubbock, TX 79410
County	Lubbock
Suite #2 SF	2,541
Rent PSF (Annual)	\$20.00
Lease Type	NNN

HIGHLIGHTS

- Central Lubbock – within the Lubbock Medical District
- Ideal for Healthcare Providers: Perfect for physicians, specialists, therapy clinics, or other medical-related businesses
- Professional Office Use: Also suitable for law, accounting, or administrative offices needing proximity to the medical community
- Established Medical Corridor: Surrounded by numerous practices, labs, and support services
- Parking: Ample surface parking available
- Interior Layout: May include private offices, exam rooms, reception/waiting area, restrooms, and breakroom
- Accessibility: Easy access to 19th Street, Quaker Ave, and Marsha Sharp Freeway



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,236	115,718	209,432

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$82,799	\$67,291	\$77,141

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,318	46,542	86,144

PROPERTY FEATURES

UNIT AVAILABLE	Suite #2
ENTRY / RECEPTION AREA ROOMS	1
OFFICES	3
EXAM ROOMS	4
NUMBER OF RESTROOMS (ADA)	3
TOTAL BUILDING GLA SF	5,430
SUITE #2 SF	2,541
LAND ACRES	0.45
YEAR BUILT	2005
ZONING TYPE	High Density Residential
NUMBER OF PARKING SPACES	26
FLOOD PLAIN	Yes
DISTANCE FROM COVENANT MEDICAL CENTER	0.3 Miles

CONSTRUCTION

EXTERIOR	Brick and Stucco
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Trees and Grass



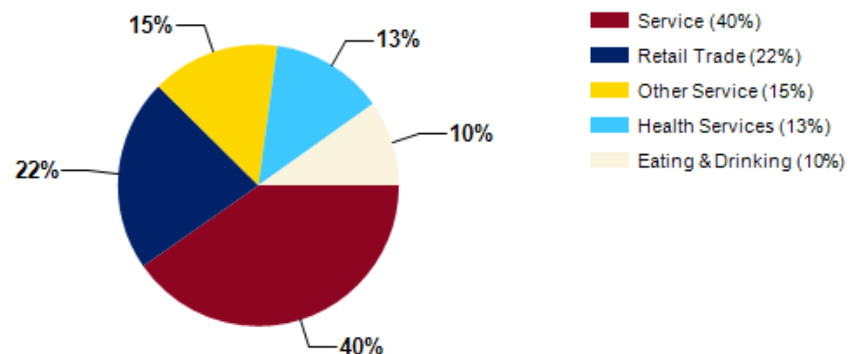
Lubbock, TX

- Lubbock serves as the economic, cultural, and distribution hub for a 29-county region in West Texas and Eastern New Mexico, with a regional population nearing 650,000. Its strategic positioning at the crossroads of Interstate 27 plus several U.S. highways, rail lines, and an international airport enhances access to domestic and cross-border markets.
- Anchored by Texas Tech University, a Carnegie Tier One research university, and Texas Tech University Health Sciences Center (TTUHSC). Together, they contribute over \$1.5 billion annually to the local economy, including nearly \$300 million in student retail spending alone.

Healthcare and Health Sciences

- Lubbock's Medical District is the region's primary healthcare hub, anchored by University Medical Center (UMC) and the Texas Tech University Health Sciences Center (TTUHSC). UMC is a 500-bed public, non-profit facility and West Texas's only Level I Trauma Center with a full-service burn unit—making it critical for serious emergencies across a vast region.
- Regional Medical Coverage: The district serves patients within a ~250-mile radius—covering West Texas and Eastern New Mexico—with UMC handling approximately 31,000 EMS calls annually.
- Major Providers: Healthcare is delivered by UMC, Covenant Health System (with 1,300+ licensed beds and over 5,000 employees), Lubbock Heart & Surgical Hospital, and various specialty clinics and outpatient facilities.
- TTUHSC Training Programs: The medical school graduates and places over 20% of current West Texas physicians. Nursing, pharmacy, and allied health graduates strengthen local care access as ~80% remain in the region post-graduation.

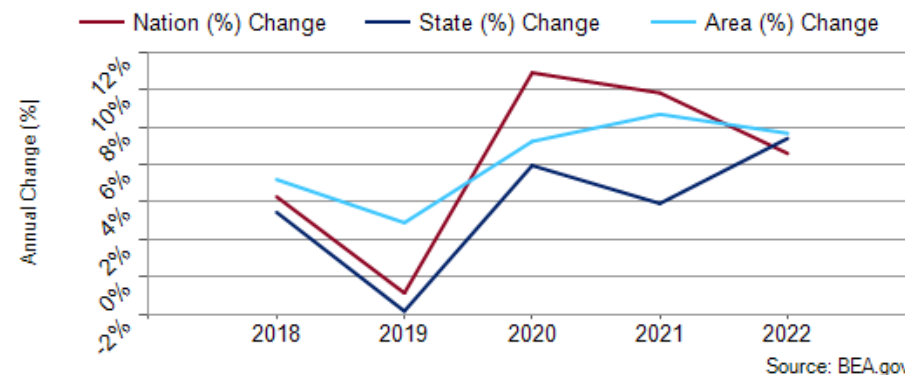
Major Industries by Employee Count

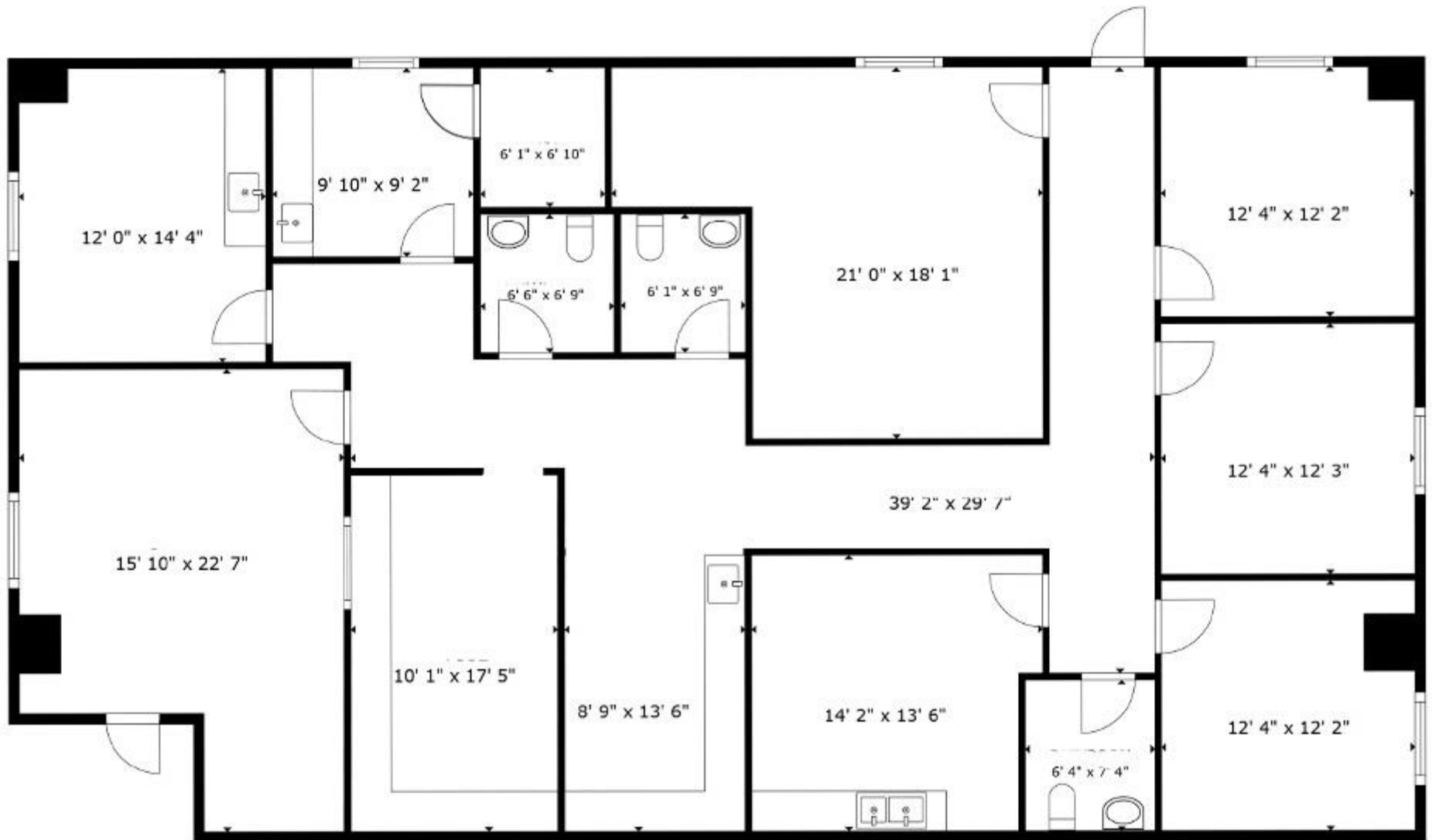


Largest Employers

Texas Tech University	21,000
Covenant Health System	5,000
University Medical Center	4,600
Lubbock Independent School District	3,300
United Supermarkets	4,199
City of Lubbock	2,700
Lubbock County	1,355
UMC Physician Network Services	500

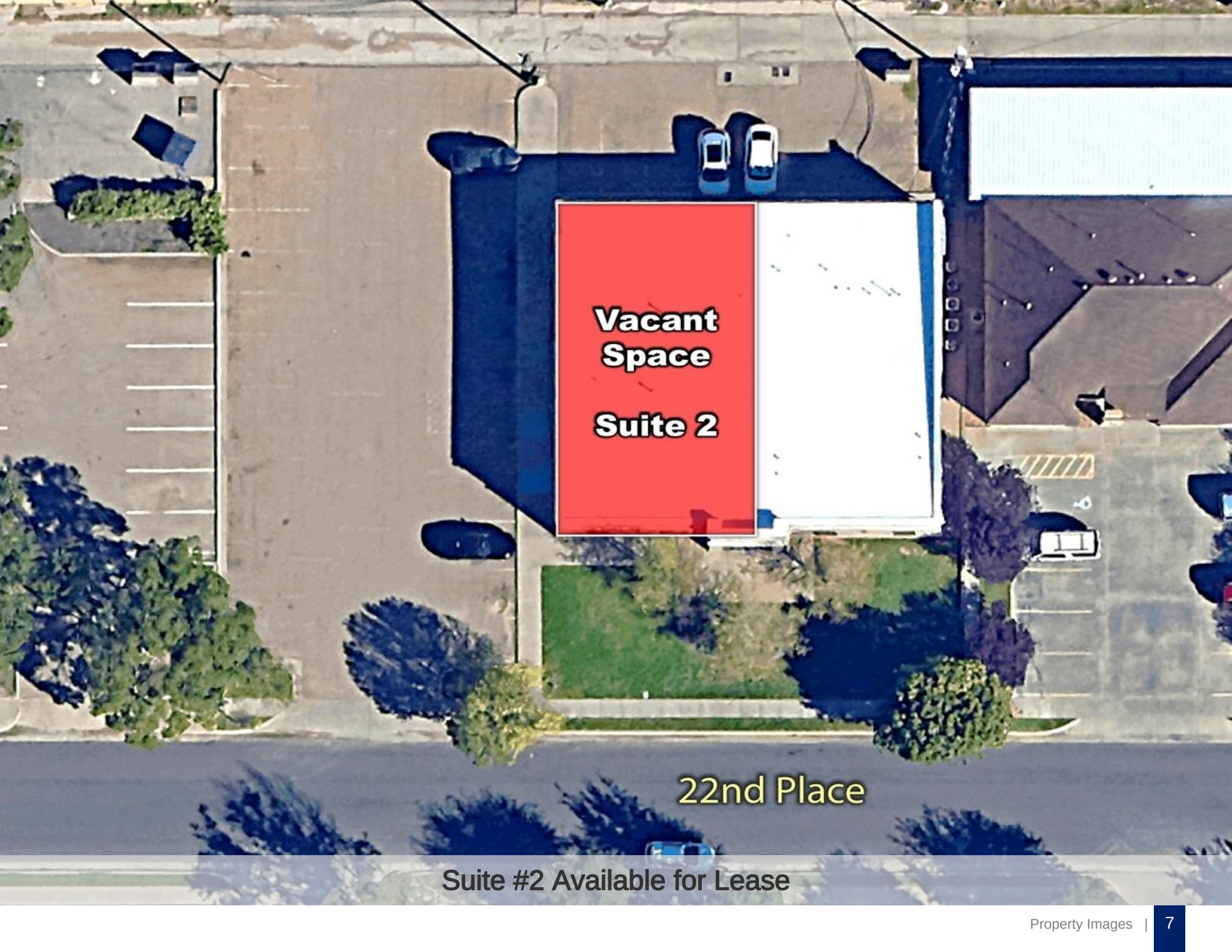
Lubbock County GDP Trend







Parking on West Side of Building

An aerial photograph of a commercial building with a dark roof. A large red rectangular area is highlighted on the roof, with the text "Vacant Space" and "Suite 2" in white. The building is surrounded by a parking lot with several cars, trees, and a street. The text "22nd Place" is visible in yellow at the bottom right, and "Suite #2 Available for Lease" is in white at the bottom center.

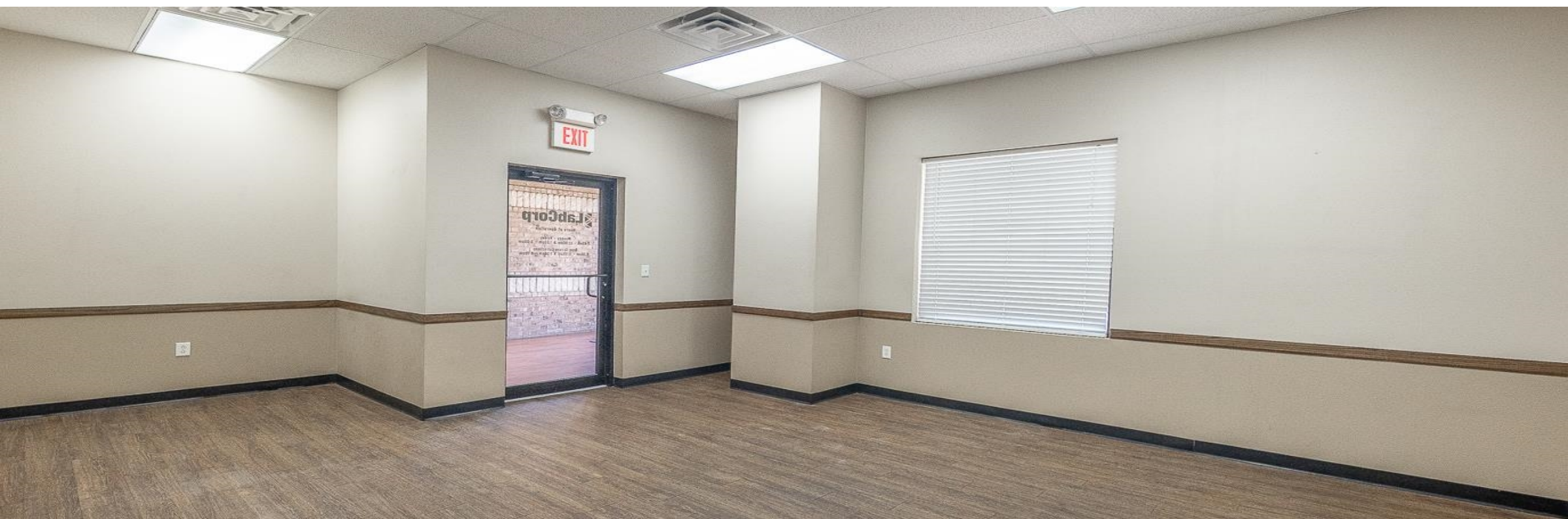
**Vacant
Space**
Suite 2

22nd Place

Suite #2 Available for Lease



Entry / Waiting Room



Entry / Waiting Room



Work Area / Hallway



Reception Office Space



Reception Office Space



Work Area / Hallway



Exam Room



Exam Room



Exam Room



Exam Room



Office



Office



Office



Office / Exam Room



ADA Restroom

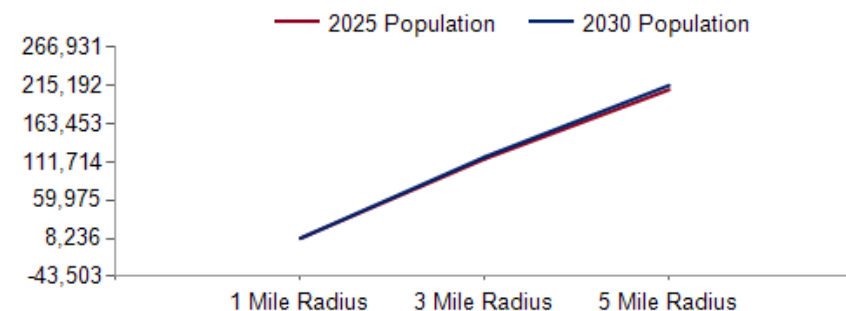


ADA Restroom

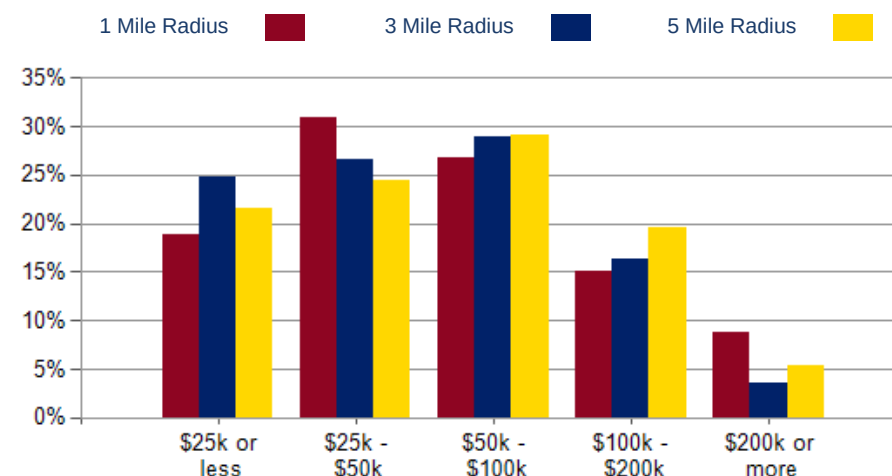
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,680	110,024	185,037
2010 Population	9,765	116,488	200,874
2025 Population	8,236	115,718	209,432
2030 Population	8,405	118,391	215,192
2025-2030: Population: Growth Rate	2.05%	2.30%	2.70%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	341	6,356	10,083
\$15,000-\$24,999	281	5,142	8,469
\$25,000-\$34,999	483	4,904	8,215
\$35,000-\$49,999	537	7,432	12,869
\$50,000-\$74,999	633	9,018	15,302
\$75,000-\$99,999	251	4,430	9,685
\$100,000-\$149,999	333	5,855	12,775
\$150,000-\$199,999	164	1,741	4,112
\$200,000 or greater	289	1,651	4,622
Median HH Income	\$50,371	\$48,574	\$53,938
Average HH Income	\$82,799	\$67,291	\$77,141

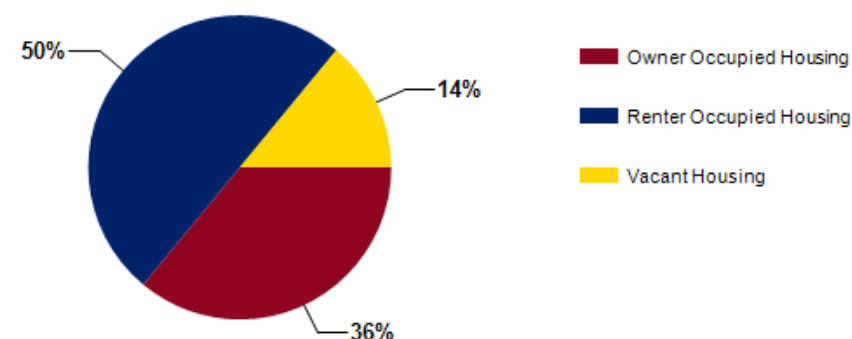
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,930	48,591	78,824
2010 Total Households	3,561	45,184	78,296
2025 Total Households	3,318	46,542	86,144
2030 Total Households	3,428	48,645	90,503
2025 Average Household Size	2.26	2.31	2.31
2025-2030: Households: Growth Rate	3.25%	4.45%	4.95%



2025 Household Income



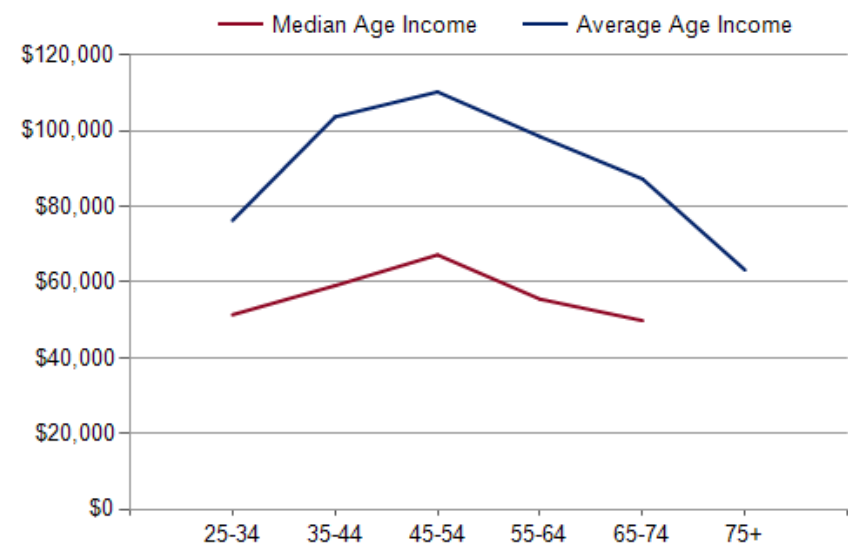
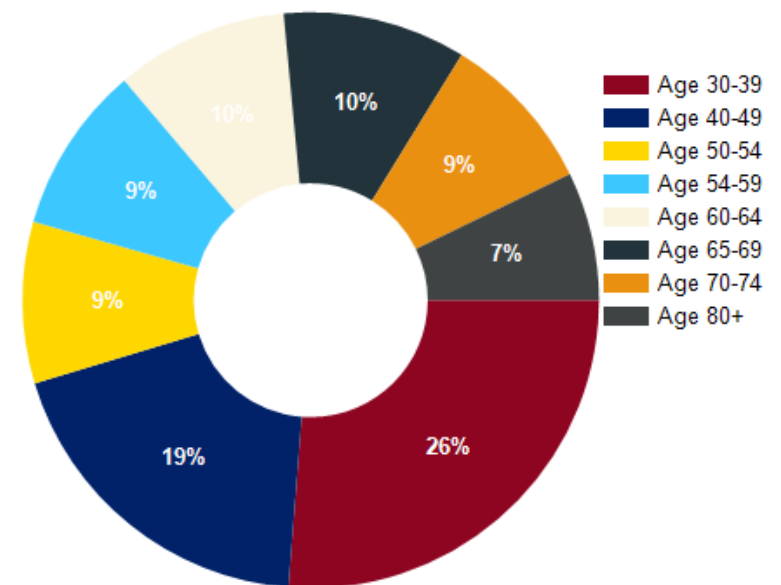
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	541	8,328	15,601
2025 Population Age 35-39	437	6,841	12,967
2025 Population Age 40-44	389	6,075	12,154
2025 Population Age 45-49	323	5,063	10,240
2025 Population Age 50-54	338	4,794	9,634
2025 Population Age 55-59	351	4,504	9,239
2025 Population Age 60-64	361	4,875	9,777
2025 Population Age 65-69	383	4,599	9,588
2025 Population Age 70-74	336	3,887	8,331
2025 Population Age 75-79	269	2,919	5,949
2025 Population Age 80-84	207	1,916	3,890
2025 Population Age 85+	314	1,990	3,739
2025 Population Age 18+	6,761	92,446	166,075
2025 Median Age	31	29	32
2030 Median Age	33	30	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,375	\$53,022	\$56,156
Average Household Income 25-34	\$76,304	\$67,368	\$74,502
Median Household Income 35-44	\$59,066	\$59,572	\$69,845
Average Household Income 35-44	\$103,678	\$81,707	\$93,210
Median Household Income 45-54	\$67,208	\$59,565	\$71,249
Average Household Income 45-54	\$110,271	\$83,261	\$95,550
Median Household Income 55-64	\$55,511	\$51,075	\$58,663
Average Household Income 55-64	\$98,462	\$74,567	\$86,298
Median Household Income 65-74	\$49,834	\$42,940	\$50,213
Average Household Income 65-74	\$87,271	\$64,379	\$75,779
Average Household Income 75+	\$63,202	\$58,368	\$61,434



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial, Capital Advisors and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial, Capital Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial, Capital Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial, Capital Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial, Capital Advisors has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial, Capital Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

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powered by CREOP



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Rick Canup</u>	<u>191550</u>	<u>rcanup@cbcccapitaladvisors.com</u>	<u>(806)793-0888</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Rick Canup</u>	<u>191550</u>	<u>rcanup@cbcccapitaladvisors.com</u>	<u>(806)793-0888</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Alex Eberhardt</u>	<u>644944</u>	<u>alex@cbcccapitaladvisors.com</u>	<u>(806)577-3032</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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