

Pyramid Plaza Office Building

LUBBOCK'S MOST ICONIC OFFICE BUILDING

OFFERING MEMORANDUM

Prepared by:

Scott Womack

Coldwell Banker Commercial Capital
Advisors

Commercial Brokerage, Leasing & Mgmt
(806) 535-0888

swomack@coldwellbanker.com

Lic: 437816

3223 S Loop 289
Lubbock, TX 79423



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

HIGHLIGHTS

- Under New Local Ownership
- Iconic Building on South Loop 289
- Full Service Leases Including Utilities & Custodial
- Fiber Connectivity through AT&T, Optimum, Vexus & Unite Private Networks
- Controlled After-Hours Access and Security Cameras
- Professionally Managed by Coldwell Banker Commercial



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
140-240	Vacant	1 & 2	5,925	\$20.00	Full Service	Located on the northeast corner of the building adjacent to the main entry, this suite is two-level with a large open atrium area and staircase for access between floors (the second floor is also accessible via building elevator). The space has been completely renovated and features two large offices on the first floor and the second floor is configured with an open concept break area/work station, 16 offices, conference room and a couple of storage closets.
315	Vacant	3	1,317	\$20.00	Full Service	Recently-renovated office space featuring three large offices with exterior views, two junior offices, small work station, copy/file area, and large lobby area.
320	Vacant	3	2,539	\$20.00	Full Service	Recently renovated office space with lobby with stacked stone feature wall, large conference room, break room with coffee bar with granite counter, 9 offices, and storage room.

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
460	Vacant	4	4,237	\$20.00	Full Service	Space consists of lobby, three private offices, large open bullpen space suitable for cubicle placement, large break area, IT room, storage closets. The space features lots of exterior windows on the east side of the building and can be remodeled to suit new tenant. The space currently includes systems furniture for a company that wants "plug and play" capabilities.
600	HQ Co-Working Space	6		\$0.00		For information on co-working space and single room offices, go to HQ.com or call 806.715.3756.



PROPERTY FEATURES

GLA (SF)	93,455
YEAR BUILT	1980
YEAR RENOVATED	2023
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	6
NUMBER OF BUILDINGS	1
PARKING RATIO	6.38/1000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

TENANT INFORMATION

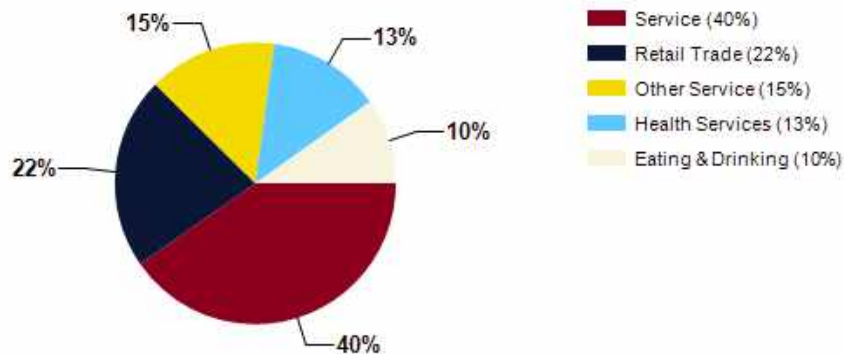
MAJOR TENANT/S	Bankers Life, CTSI, Texas Alcohol and Beverage Commission, Griffin Wink Advertising
LEASE TYPE	Full Service



Location

- The property is located in Lubbock, TX, a vibrant city known for its thriving economy and strong community ties.
- Situated in the South Loop 289 area, the property benefits from high visibility and accessibility, attracting a steady flow of vehicular traffic.
- Nearby establishments include popular retailers like Target and Walmart, enhancing the area's commercial appeal and potential customer base.
- With its strategic location near major highways and residential neighborhoods, the property offers convenience and exposure, making it an ideal spot for businesses seeking to establish a strong presence in the area.

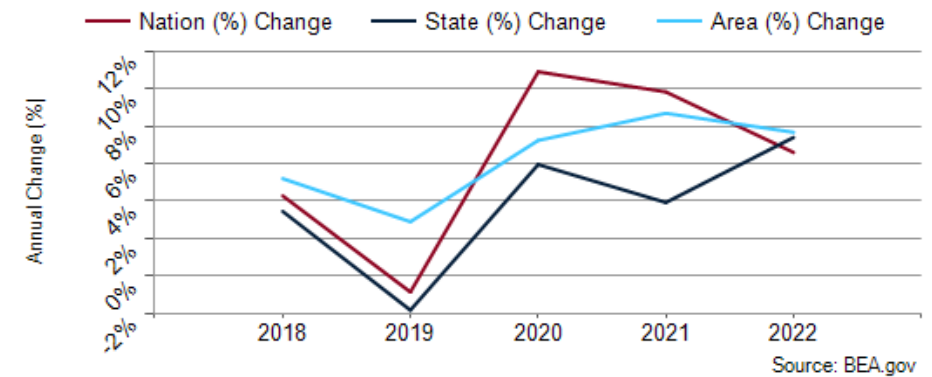
Major Industries by Employee Count

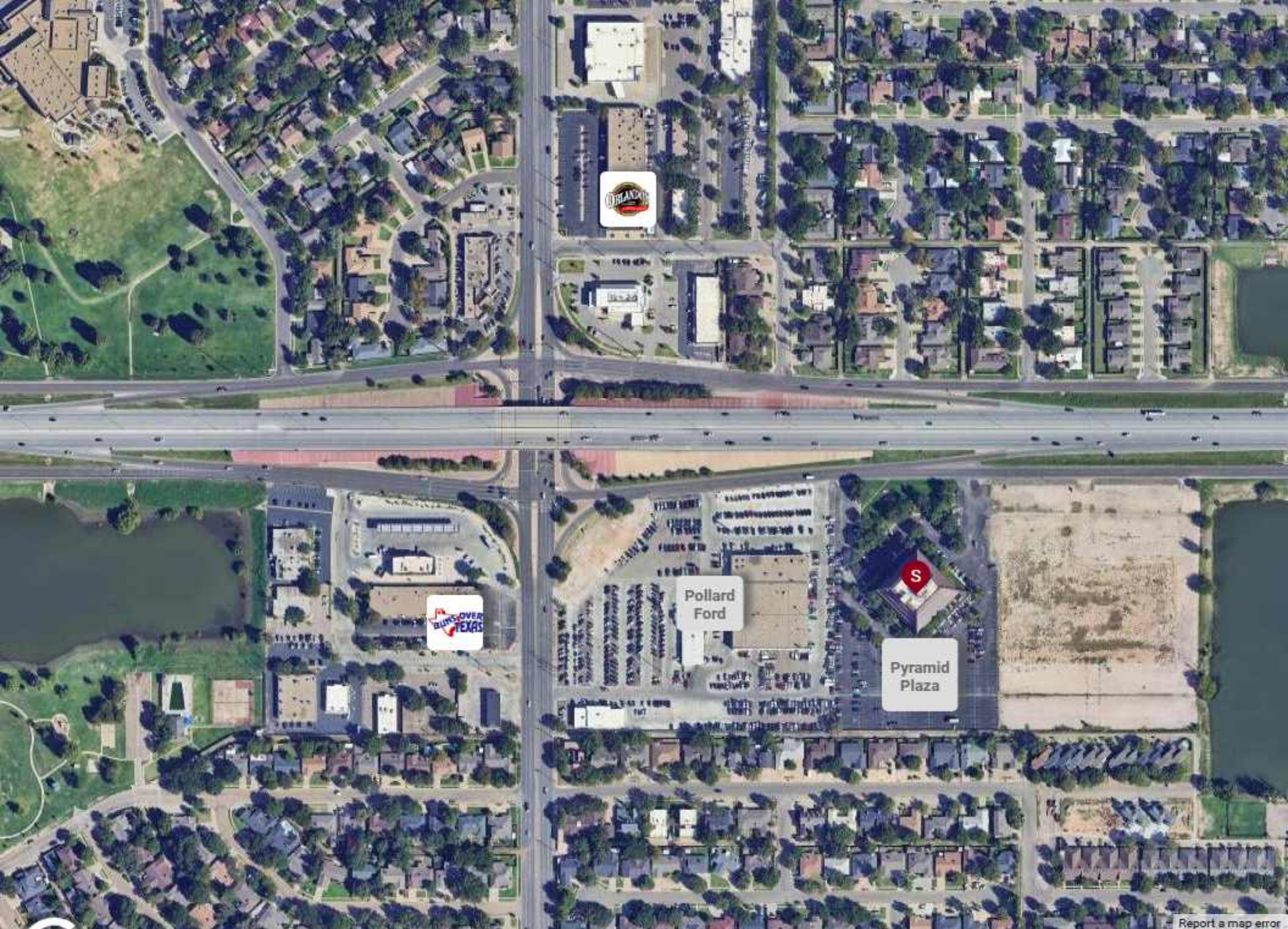


Largest Employers

Texas Tech University	21,000
Covenant Health	5,000
UMC Health System	4,000
Lubbock Independent School District	3,300
United Supermarkets	4,199
City of Lubbock	2,700
Lubbock County	1,355
Texas Tech Health Sciences Center	5,017

Lubbock County GDP Trend

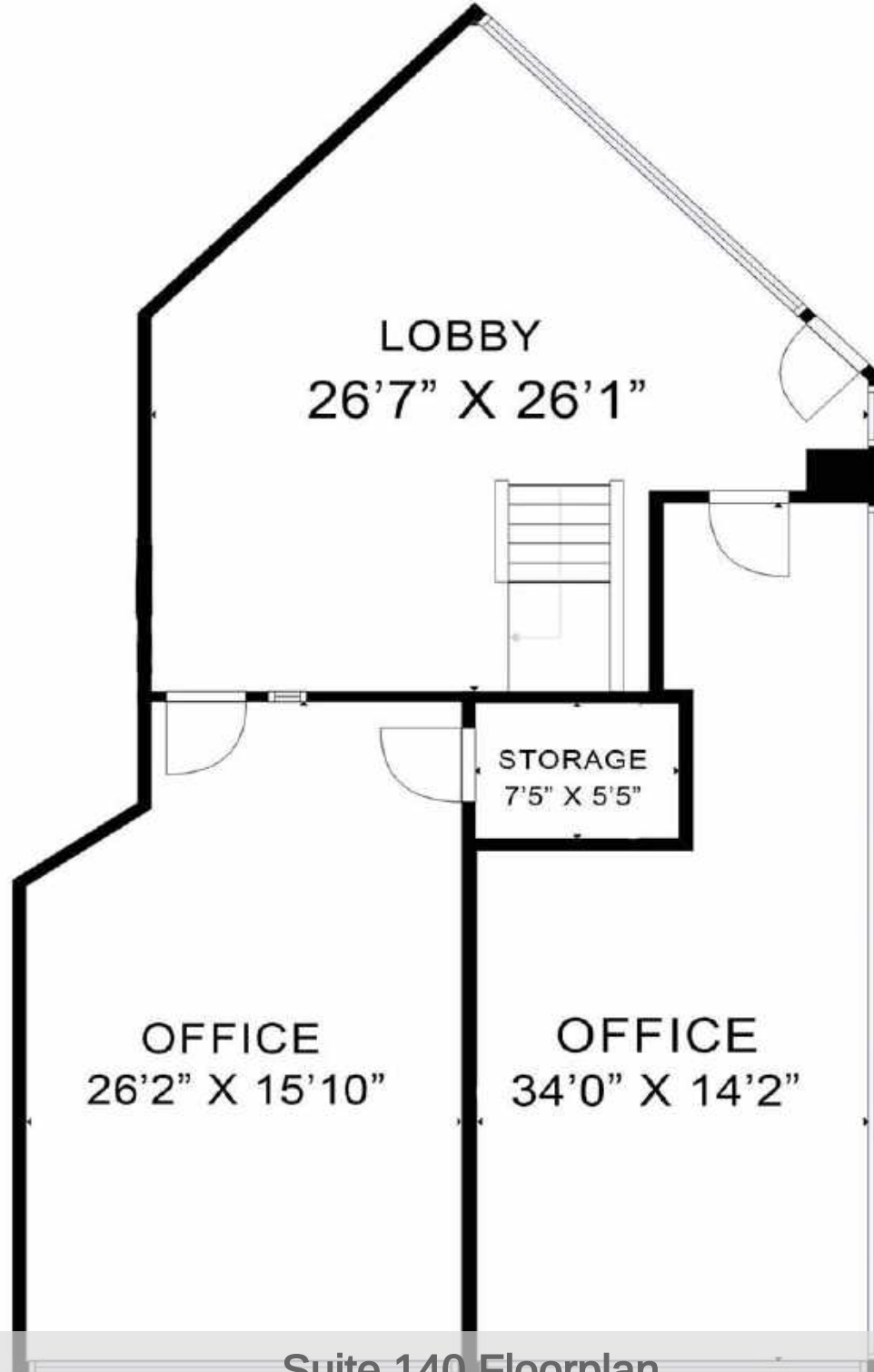




[Report a map error](#)



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



Suite 140 Floorplan



Scott Womack
 806.784.3265
 swomack@coldwellbanker.com

Suite 240 Floorplan



Suite 140/240



Suite 140/240



Suite 140/240



Suite 140/240



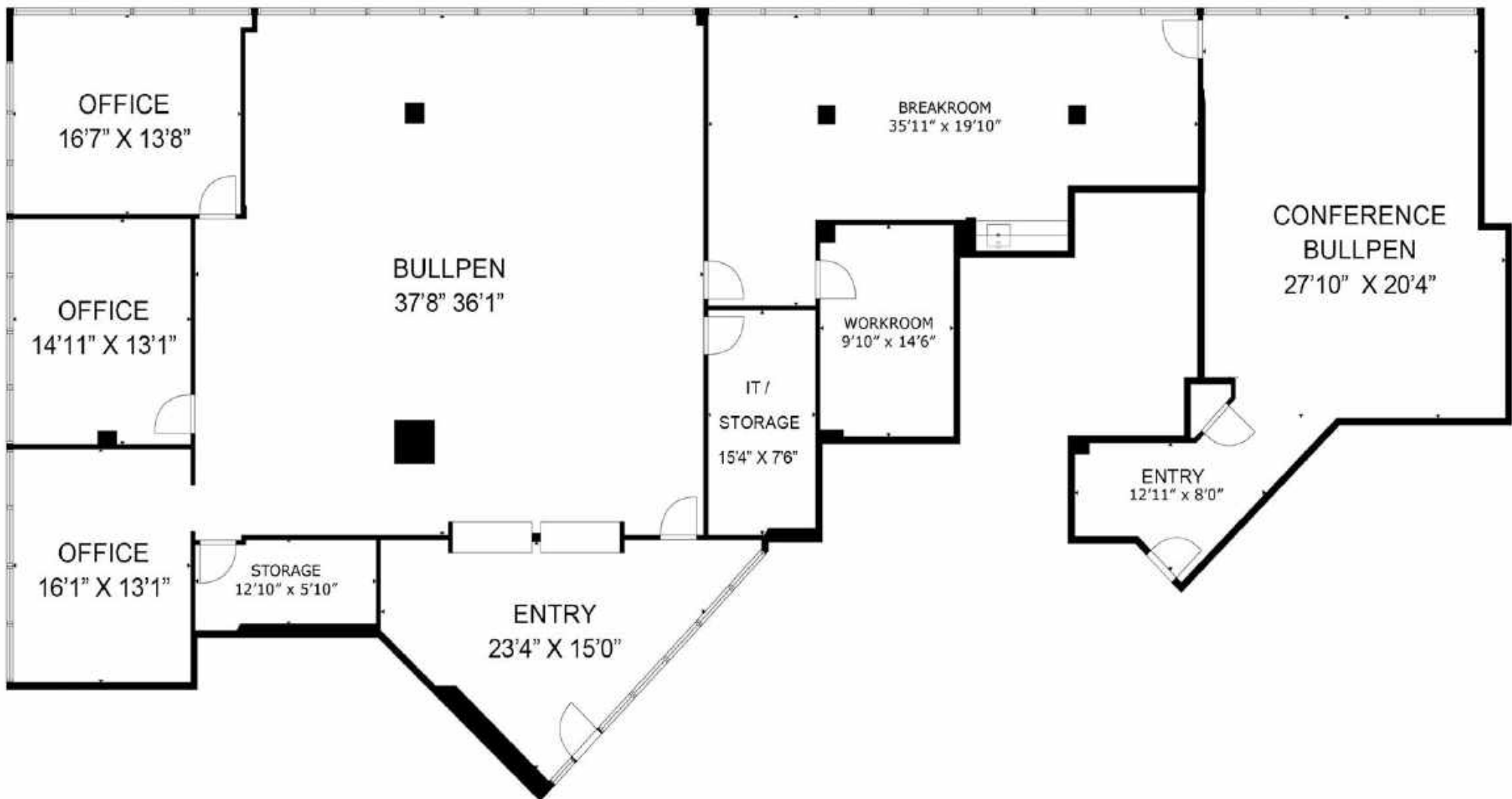
Suite 140/240



Suite 140/240



Suite 140/240



Suite 460 Floorplan



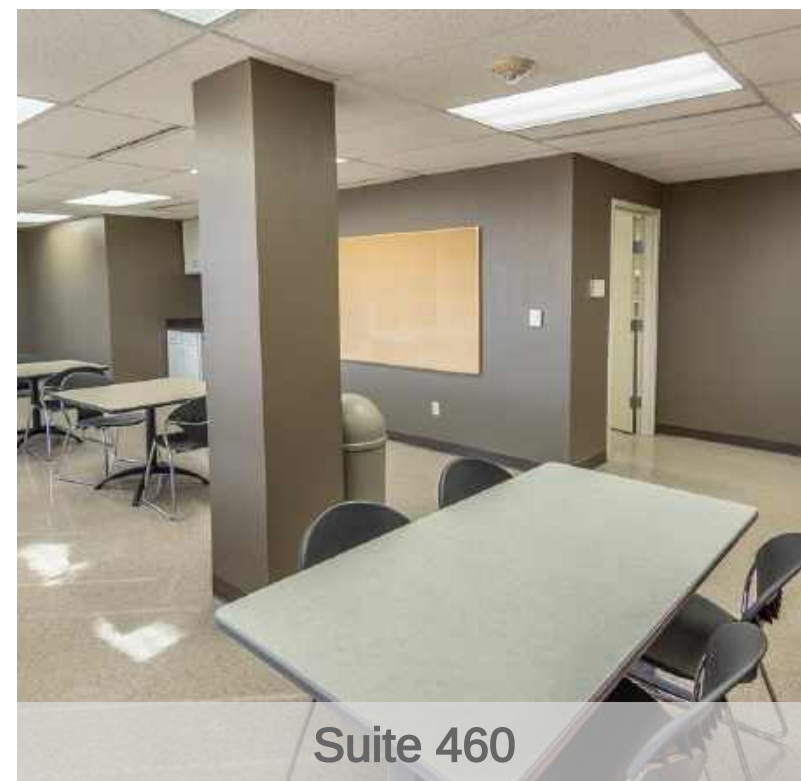
Suite 460



Suite 460



Suite 460



Suite 460