

Fully Leased | Single - Tenant Office Investment Offering

4433 34th St
Lubbock, TX 79410



\$395,000

Asking Price

9.29%

Cap Rate

Oct 2031

Lease Expiration

2% Annual

Rent Increase

OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	3,672 SF
Lot Size:	13,150 SF
Price / SF:	\$107.57
Cap Rate:	9.29%
NOI:	\$36,710
Year Built:	1960
Zoning:	NC
Lease Expiration	Oct 2031

PROPERTY OVERVIEW

4433 34th Street is a fully leased, single-tenant NNN office investment in central Lubbock, offered at \$395,000. The roughly 3,672 SF building is occupied by an established local business on a new 5-year NNN lease with 2% annual escalations. The property sits on the 34th Street corridor just west of Quaker Avenue, minutes from Texas Tech University and the medical district, making it a strong fit for 1031 exchange buyers and investors seeking stable, growing income.

PROPERTY HIGHLIGHTS

- Fully leased, single-tenant NNN investment
- 9.29% cap rate
- Built-in rent growth: 2% annual base rent increases
- Market-supported rent: \$10.00/SF NNN
- Ideal for 1031 or first-time investors: low-management ownership with long-term tenant stability.

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INVESTMENT OVERVIEW

Price	\$395,000
Price per SF	\$108
CAP Rate	9.29%
Cash-on-Cash Return (yr 1)	8.36%
Total Return (yr 1)	\$14,744
Debt Coverage Ratio	1.37

OPERATING DATA

Gross Income	\$42,285
Operating Expenses (Tenant Carries Property Insurance At Tenant Expense) - Insurance not included in this number	\$5,575
Net Operating Income	\$36,711
Pre-Tax Cash Flow	\$9,910

FINANCING DATA - PROPOSED LOAN AT 20% DOWN PAYMENT, 7% INT OVER 25 YEARS

Down Payment	\$118,500
Loan Amount	\$276,500
Debt Service	\$26,801
Debt Service Monthly	\$2,233
Principal Reduction (yr 1)	\$4,834

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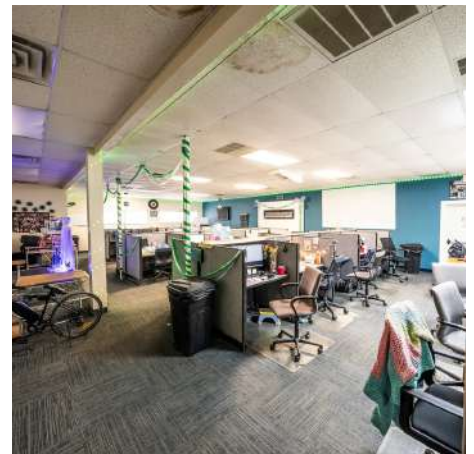
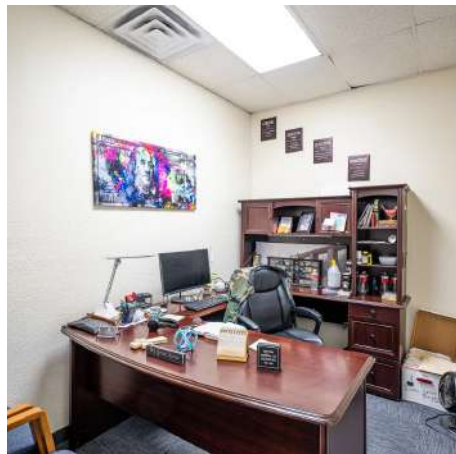
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Photos

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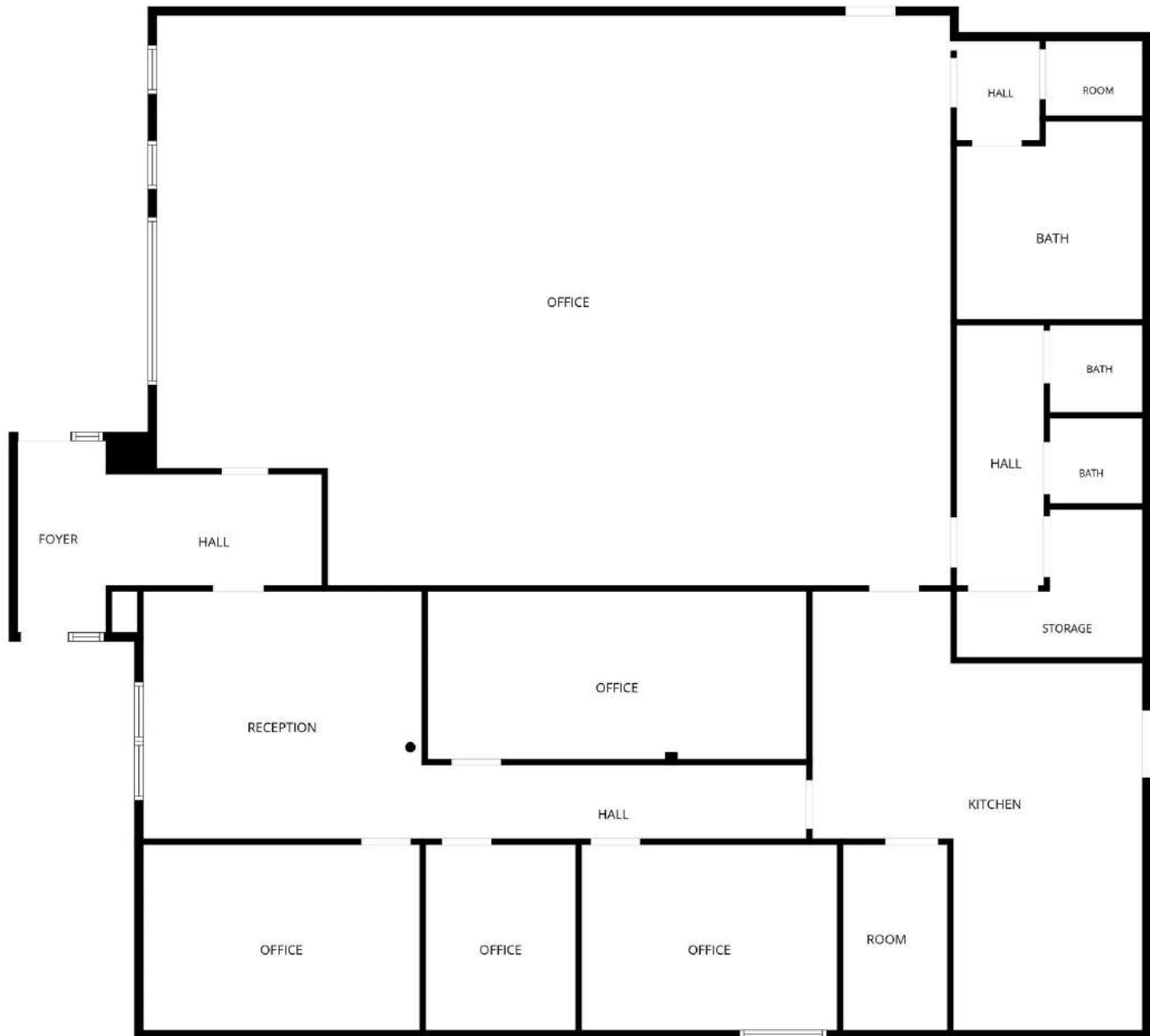
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Floorplan

4433 34th St
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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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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Sales Agent/Associate's Name	License No.	Email	Phone

09/28/2026

Buyer/Tenant/Seller/Landlord Initials

Date