

Property Information

For Lease // 6417 34th Street

Lubbock, TX



Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	9,804 SF
Available SF:	1,773 SF
Zoning:	C-4
Traffic Count:	± 40,000

Property Overview

This newly-built property lies in between the booming Milwaukee corridor and the bustling Loop 289. There is one suite remaining in thriving center with 1,773 square feet available. This property is located near apartment complexes such as Elm Creek, Escondido Apartments and Catalina West and consistently sees around ±40,000 vehicles per day. National retailers in the area include Costco Wholesale, Chick-Fil-A, TruFit, Nike, Cabela's, and Sam's Club.

Property Highlights

- 1,773 square feet available
- Great mix of tenants
- An average of ±40,000 vehicles per day
- High visibility and easy accessibility

CMSProperties

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Retailer Map

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Google

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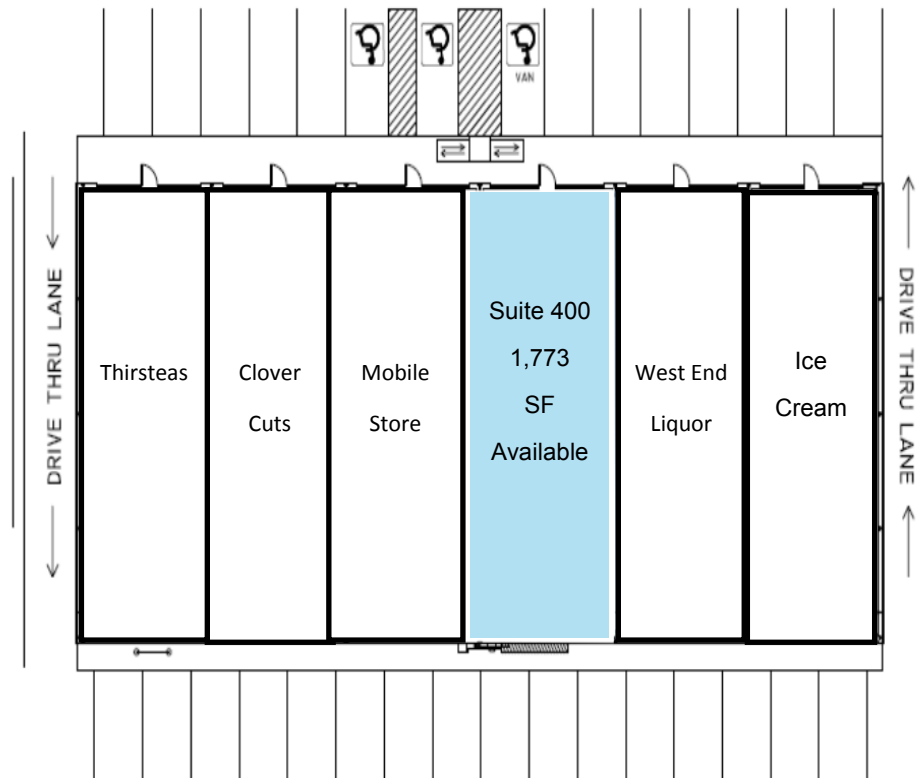
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Site Plan

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Available Spaces

Suite	Tenant	Size	NNN	Rate	Term	Description
Suite 400	Available	1,773 SF	\$3. 83	\$18.00 SF/yr	Negotiable	Unfinished space

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