

## OFFICE FOR LEASE

# DOWNTOWN OFFICE SPACE

1312 Texas Ave., Lubbock, TX 79401



<b>AVAILABLE SF:</b>	3,000 SF
<b>LEASE RATE:</b>	\$12.00 SF/Yr (MG) \$3,000.00/Month
<b>BUILDING SIZE:</b>	12,000 SF
<b>BUILDING CLASS:</b>	B+
<b>ZONING:</b>	Office
<b>CROSS STREETS:</b>	13th Street And Texas Ave.

## PROPERTY OVERVIEW

Property is listed for lease at \$12.00 psf MG with Landlord to bill back the Tenant for utilities. (\$500.00/ month) Located on the first floor on the north side of the building. Newly remodeled. Recently painted with brick accent walls in several of the offices, wood tile flooring throughout. Security Deposit equal to the first month's rent. 3-5 year lease. Parking on Texas Ave. is available.

## PROPERTY FEATURES

- Easy Access to Lubbock Courthouse
- Downtown Lubbock location
- Recently updated
- Centrally located
- Professional building
- Great curb appeal

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

**LEIGH ANNE WIKLE, CCIM**  
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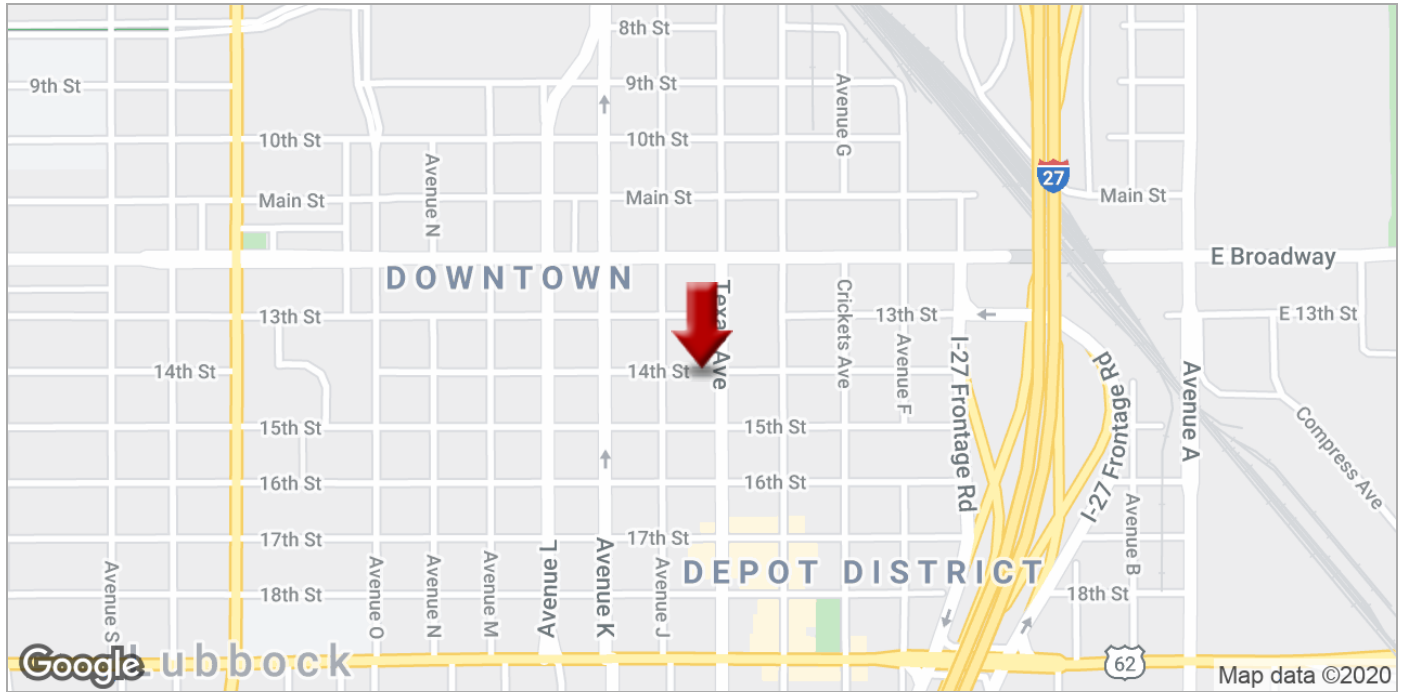
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	5,045	137,019	252,526
MEDIAN AGE	30.1	29.5	31.3
MEDIAN AGE (MALE)	28.3	28.1	30.3
MEDIAN AGE (FEMALE)	33.1	31.0	32.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	1,885	50,297	97,270
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$31,823	\$45,974	\$56,576
AVERAGE HOUSE VALUE	\$140,814	\$134,561	\$137,958

<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	66.4%	70.9%	77.4%
% BLACK	10.0%	11.4%	8.2%
% ASIAN	0.9%	1.9%	2.2%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.3%	0.7%	0.7%
% OTHER	17.4%	12.1%	8.9%

<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	57.9%	40.3%	32.0%

\* Demographic data derived from 2010 US Census

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