

# SOUTHWEST CROSSING

4505-4509 W. LOOP 289  
LUBBOCK, TX 79414

OFFICE/MEDICAL SPACE  
FOR LEASE



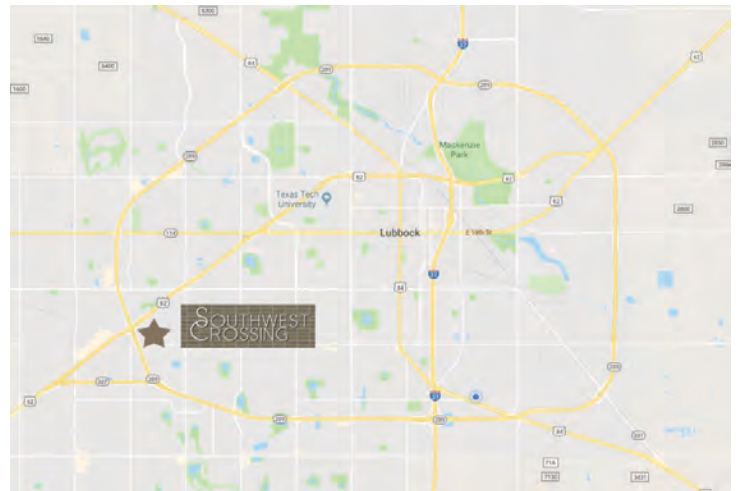
## DETAILED SUMMARY

LEASE RATE	\$12.00/SF NNN
EST. NNN's	\$2.50/SF annual
MAX CONTIGUOUS	8,184 sf
PARKING	312 car parks
RESTROOMS	M: 2 STALLS, 2 URINALS W: 3 STALLS



## PROPERTY COMMENTS

Turnkey high visibility office/medical space for lease. Former UMC rehab therapy clinic with nice finish out completed 2 years ago. Currently the entire 8,184 SF is contiguous but space could be divided if necessary. Very convenient location at Marsha Sharp Fwy. and W. Loop 289. Signage available on facade and new monument signage that will be constructed this year.



# Wilkerson

PROPERTIES INC.

Commercial & Industrial Real Estate Services

Will Wilkerson 214.843.8221

[will@wilkersonproperties.com](mailto:will@wilkersonproperties.com)

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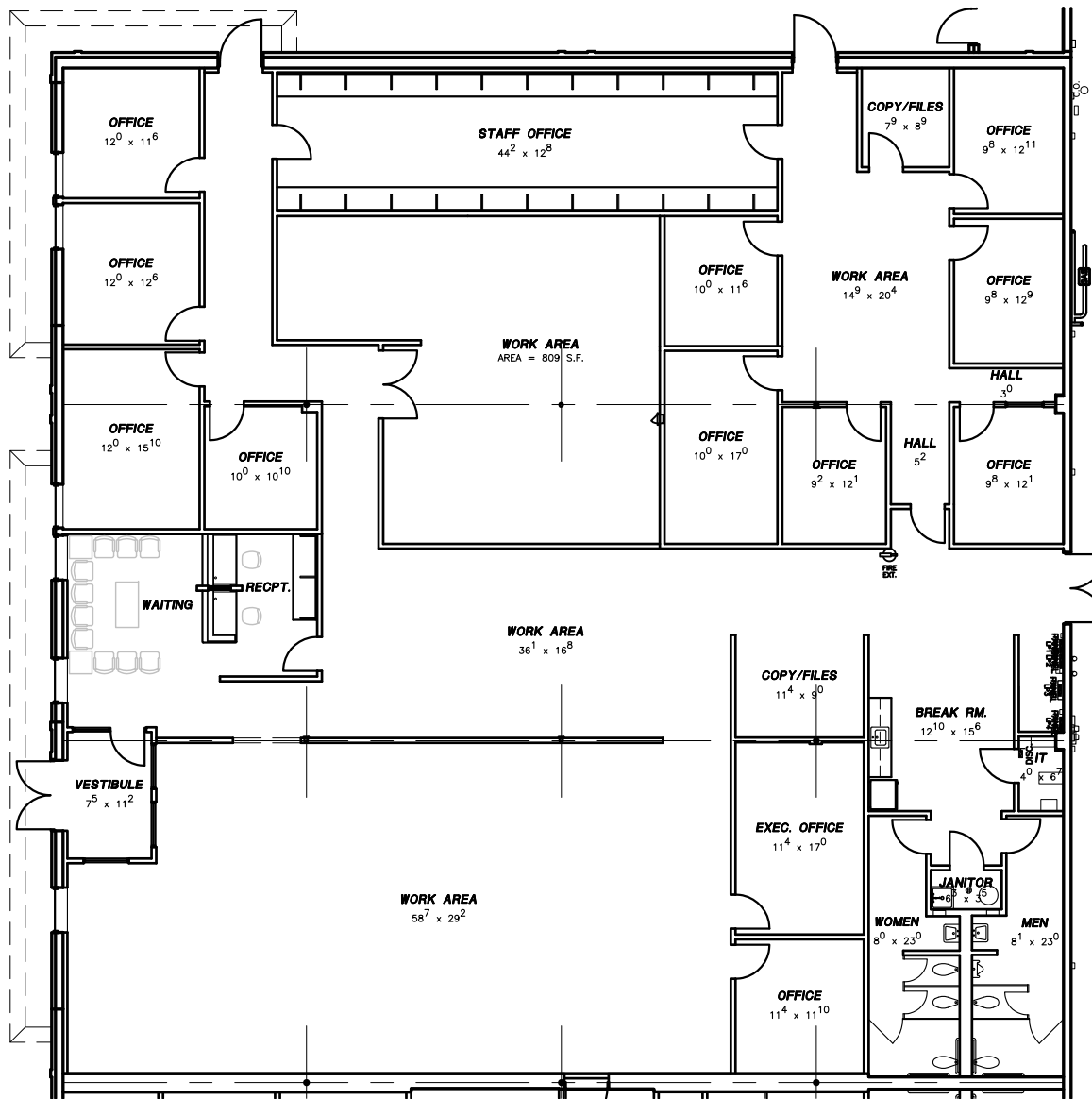
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**EXIST. FLOOR PLAN**

SCALE: 1/16" = 1'-0" AREA = 8,182.5 S.F.



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Development, Management & Brokerage  
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Lubbock, Texas 79404

Southwest Crossing	Date: 01/04/2022	Rev:
4505-4509 W. Loop 289	Drawn by: JWT, GP	
Lubbock, Texas 79414	Checked by:	
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