



South Loop Office Suites

6603 Utica Ave, Lubbock, TX 79414

Property Features

Located just north of Loop 289 between Slide Road & Quaker Avenue, these move-in-ready office suites offer an excellent Central Lubbock location with convenient access for both clients and employees. The property is surrounded by established neighborhoods, providing a professional setting near the center of Lubbock's business activity. Shared amenities include a kitchenette & restrooms, making the space ideal for small businesses, startups, professional services, or satellite offices.

- Suite 201 (650 SF): Two private offices, large reception/work area, and a break area that can also serve as storage.
- Suite 301 (615 SF): Two private offices, large reception/work area, and a dedicated storage room.

Offering Summary

SUITE 201 SIZE	650 SF
SUITE 201 PRICE	\$1,100/Month
SUITE 301 SIZE	615 SF
SUITE 301 PRICE	\$1,000/Month
LEASE TYPE	Modified Gross

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Levi Murphy
levi@naiwheelhouse.com
 +1 806 773 6590
naiwheelhouse.com

Joe Magby
joe@naiwheelhouse.com
 +1 806 200 3244
naiwheelhouse.com

FOR LEASE

Suite 201: 650 SF



NAIWheelhouse

Levi Murphy
levi@naiwheelhouse.com
+1 806 773 6590
naiwheelhouse.com

Joe Magby
joe@naiwheelhouse.com
+1 806 200 3244
naiwheelhouse.com

FOR LEASE

Suite 301: 615 SF

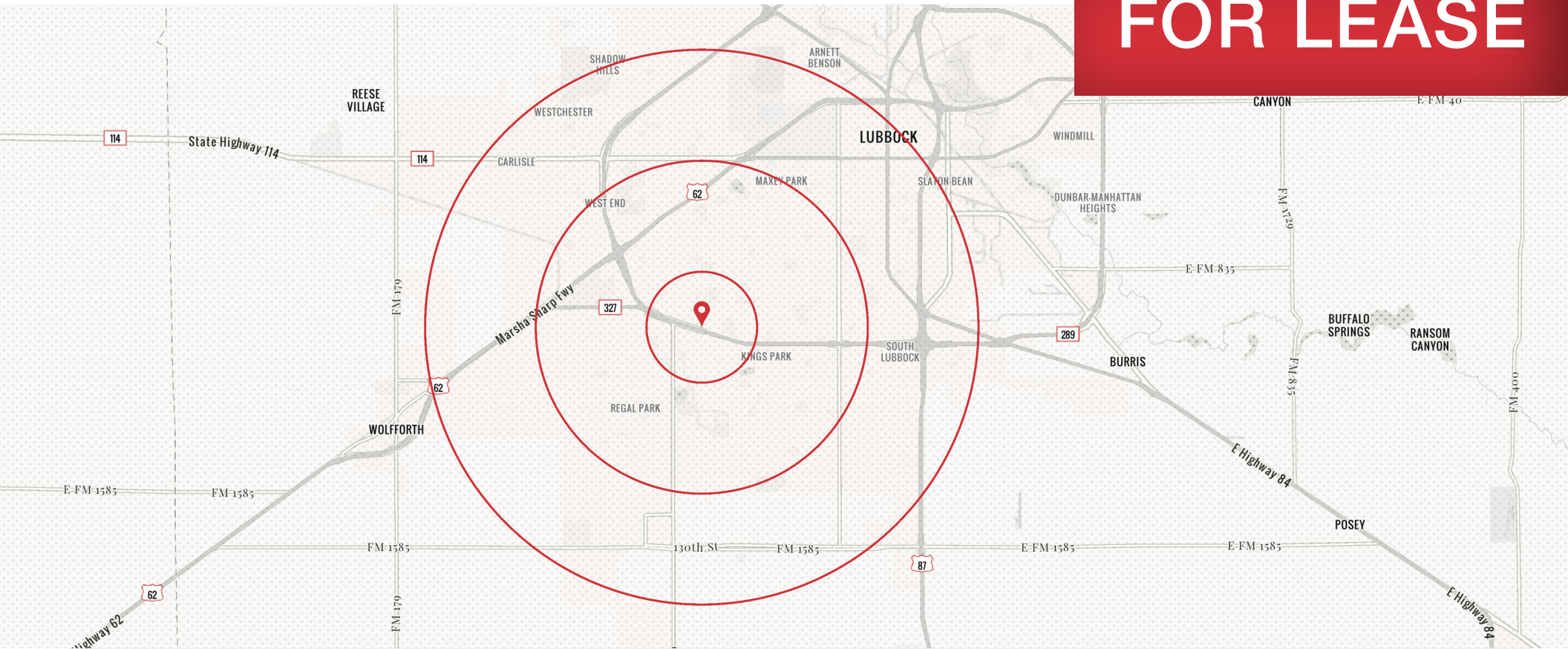


NAIWheelhouse

Levi Murphy
levi@naiwheelhouse.com
+1 806 773 6590
naiwheelhouse.com

Joe Magby
joe@naiwheelhouse.com
+1 806 200 3244
naiwheelhouse.com

FOR LEASE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,078	107,205	231,360
AVG HH INCOME	\$82,252	\$94,854	\$89,080
TOTAL HOUSEHOLDS	5,879	46,207	94,575
MEDIAN AGE	37.8	37.1	32.9

Location Advantages

- Positioned just north of Loop 289 between Slide Road and Quaker Avenue, providing convenient access from all areas of the city.
- Located near two of Lubbock's primary commercial corridors with quick access to major retailers, restaurants, and business services.
- Surrounded by established residential neighborhoods and a thriving business community, supporting a strong customer and employee base.