

FOR LEASE OR SALE



Commercial & Residential Real Estate

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806-438-9116



Mitley, LLC presents **2451 34th St.**
a 3,150 square foot retail / office
building on the south-east
intersection of 34th and University



2451 34th St., Lubbock, TX 79411 – Corner of 34th and University

CONTACT INFORMATION

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TOURS

Prospective renters are encouraged to visit the site. All showings are by appointment only.

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2451 34th St., Lubbock, TX 79411 – Corner of 34th and University

3,150 SF retail / office space available on the south-east intersection of 34th Street and University Ave

Sales Price: \$179,000

Rent: \$1,895 / month (plus NNN) (\$7.22/SF/Year) (up to 3 months free rent provided)

Term: Negotiable; Short-term available (minimum of 2 months) at higher rent.

Building Size: 3,150 SF; Lot Size: 5,298 SF

Located right on the busy signalized intersection of 34th and University Ave., this property is perfect for your business needs. Currently configured as an office with a large warehouse space, this property can be easily converted to retail. Surrounded by large amounts of retail, office, multi-family, and single-family properties, this property is right in the middle for just about any business.

All leases are either NNN or Gross Modified. Advertised rent is NNN.

Please note that this brochure and all information provided is for marketing purposes only. All parties are encouraged to consult an attorney and verify all the information provided. Mitley, LLC and all associated entities, affiliates, and parties are not responsible for inaccuracies or misrepresentations.

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