



South Lubbock Office Building

4021 84th St. Lubbock, TX, 79423

Property Features

This professional office building is located in one of South Lubbock's most desirable office corridors, just south of Henry Huneke Park between Quaker Avenue and Indiana Avenue. Only one suite remains, offering 2,469 SF with a functional layout that includes six private offices, a reception area, and flexible space for a variety of professional office users.

Large windows fill the suite with abundant natural light, while updated finishes and a well-maintained interior provide a professional, move-in-ready environment. With ample parking, convenient access to major thoroughfares, and close proximity to retail, dining, and residential growth, the property is ideally suited for a wide range of office users.

Offering Summary

SUITE 100	2,469 SF
LEASE RATE	\$25/SF
LEASE TYPE	Modified Gross
LEASE TERM	2-5 Years

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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 100



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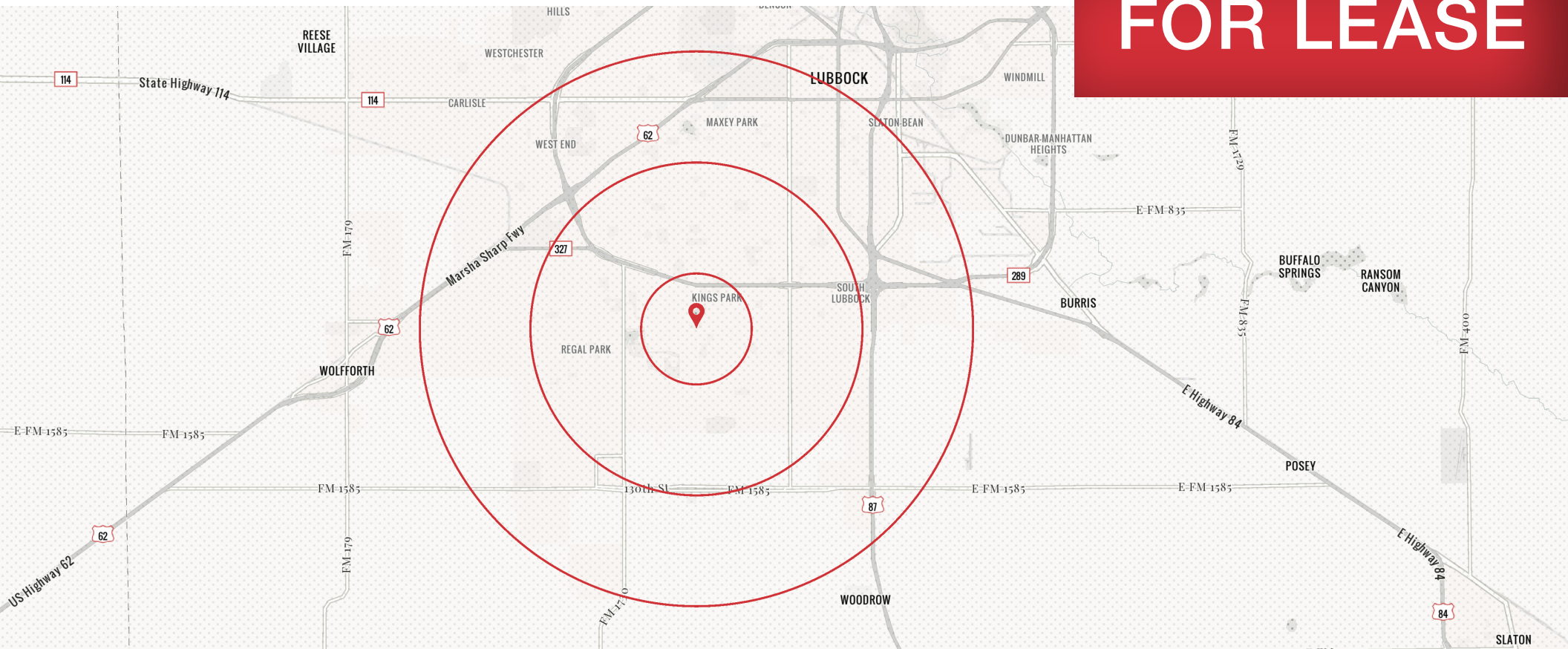


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Floor Plan



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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	11,805	107,521	200,296
AVG HH INCOME	\$122,270	\$99,528	\$95,026
TOTAL HOUSEHOLDS	5,063	45,237	80,414
MEDIAN AGE	44.1	37.2	34.1

Location Advantages

- Situated between Quaker Avenue and Indiana Avenue, one of Lubbock's most established and desirable office corridors.
- Overlooking a beautifully maintained park setting, providing a unique office environment with attractive views and green space.
- Located near high-end residential neighborhoods, retail centers, and professional services, supporting a strong employee and client base.