

Office Building For Sale

7515 QUAKER AVENUE SUITE 200



OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	5,892 SF
Lot Size:	0.56 Acres
Year Built:	2013

PROPERTY OVERVIEW

An exceptional opportunity to acquire one of South Lubbock’s finest medical office properties. Located at the highly desirable intersection of 76th Street and Quaker Avenue, this meticulously maintained 5,892-square-foot medical office combines outstanding construction quality, functional design, and one of the city’s most established healthcare locations. Originally designed for a successful dental practice, the building features high-end finishes throughout and offers a highly efficient floor plan adaptable to a wide variety of medical, dental, surgical, specialty healthcare, or professional office users. The thoughtfully designed layout includes multiple exam and treatment rooms, dedicated surgical suites, private physician and administrative offices, a spacious conference room, generous reception and patient waiting areas, and abundant second-floor storage.

A unique feature of the offering is the inclusion of a one-half ownership interest in the parking lot directly across the street, providing 17 additional dedicated parking spaces beyond the on-site parking—an increasingly valuable amenity for medical users and an uncommon advantage in today’s healthcare market.

Situated within one of Lubbock’s most desirable commercial and medical corridors, the property enjoys exceptional visibility and accessibility along Quaker Avenue, one of the city’s primary north-south thoroughfares. The South Lubbock submarket continues to experience significant residential and commercial growth, driven by expanding neighborhoods, strong household demographics, and sustained investment in healthcare, retail, and professional services. The Quaker Avenue corridor has become one of the city’s premier business districts, surrounded by established medical practices, regional retailers, restaurants, and professional offices, while offering convenient access to Loop 289, Milwaukee Avenue, and many of Lubbock’s fastest-growing residential communities.

Properties of this caliber rarely become available. Combining exceptional construction quality, a premier location, excellent parking, and long-term adaptability, 7515 Quaker Ave, Ste 200 represents an outstanding opportunity to own a Class A medical office in one of Lubbock’s strongest commercial submarkets.

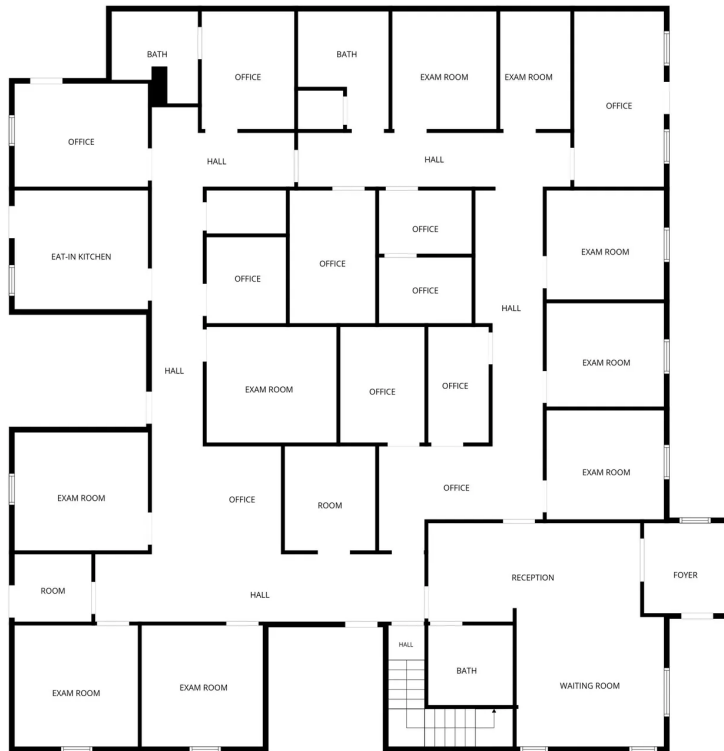
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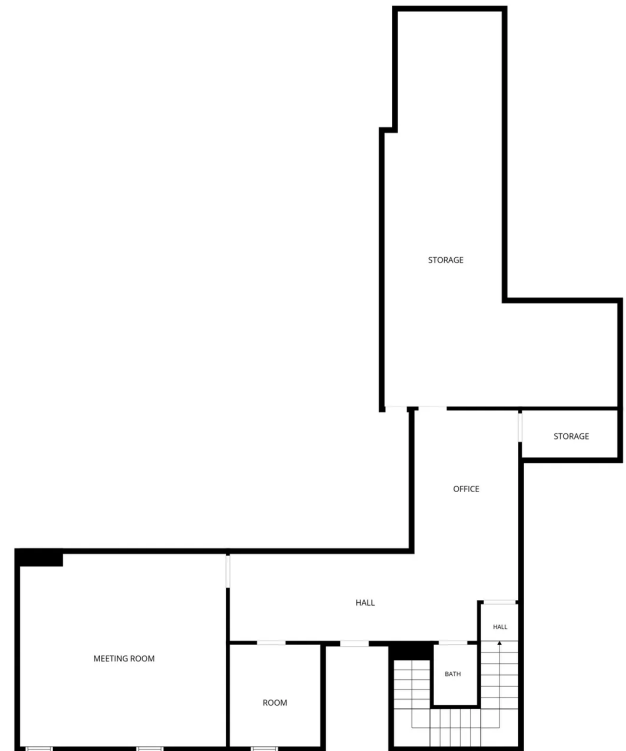
7515 QUAKER AVENUE SUITE 200- FLOOR PLAN



WILLIAMS & CO
COMMERCIAL REAL ESTATE



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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WILLIAMS & CO Real Estate

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