

**Listing Agent:** Donna Barnes

**The Westar Team:**

Bill Young, PB

Cliff Watt, CCIM

Cindy Snell, SEC

Blake Truett

David Powell

Kevin Watt

Rob Campbell

Donna Currey Barnes GRI, CP



# Choice Office Park



## Office Space For Lease

### 1202 Jarvis, Lubbock, TX

**Lease Rate:** .....\$7-9.50/SF Base  
**Lease Term:**.....2-5 Years  
**Lease Type:** .....Full Service/Janitorial Available  
**Deposit:**.....Equal to 1st Month's Rent  
**Building Size:**.....30,000 SF  
**Available Size:** .....28,000 SF (2,000 SF minimum)

- \* Two large brick office buildings connected and together, offer approx. 30,000 SF that accomodates 90 offices, including conference rooms, etc.
- \* There is a fenced stack lot, and a cinder block storage/workshop (1,500 SF).

- \* This property is located at the corner of Jarvis St. and Ave Q. It allows expediant access to all parts of the city via I-27.
- \* It is only minutes from Texas Tech, Downtown, The Lubbock International Airport, etc.
- \* 2,000 SF is occupied by Texas Animal Health.
- \* Owners would consider selling one or both buildings. See Agent for details.
- \* 2,500 SF has been renovated to demonstrate the potential quality the entire building can provide.
- \* Minimum lease space will be 2,000 SF.
- \* There are 115 "Office Wing" parking spaces.
- \* Finish Out negotiable

# 806.797.3231

4415 71st, Suite 12 • Lubbock, TX 79424 • 806 793-2130 (Fax)

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# Office Space

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# Property Images



South Reception/lobby



Hallway



South Entrance - New Tile



Conference/Office Room



Office with wood floors



Workshop 1,500 SF & Stack Yard

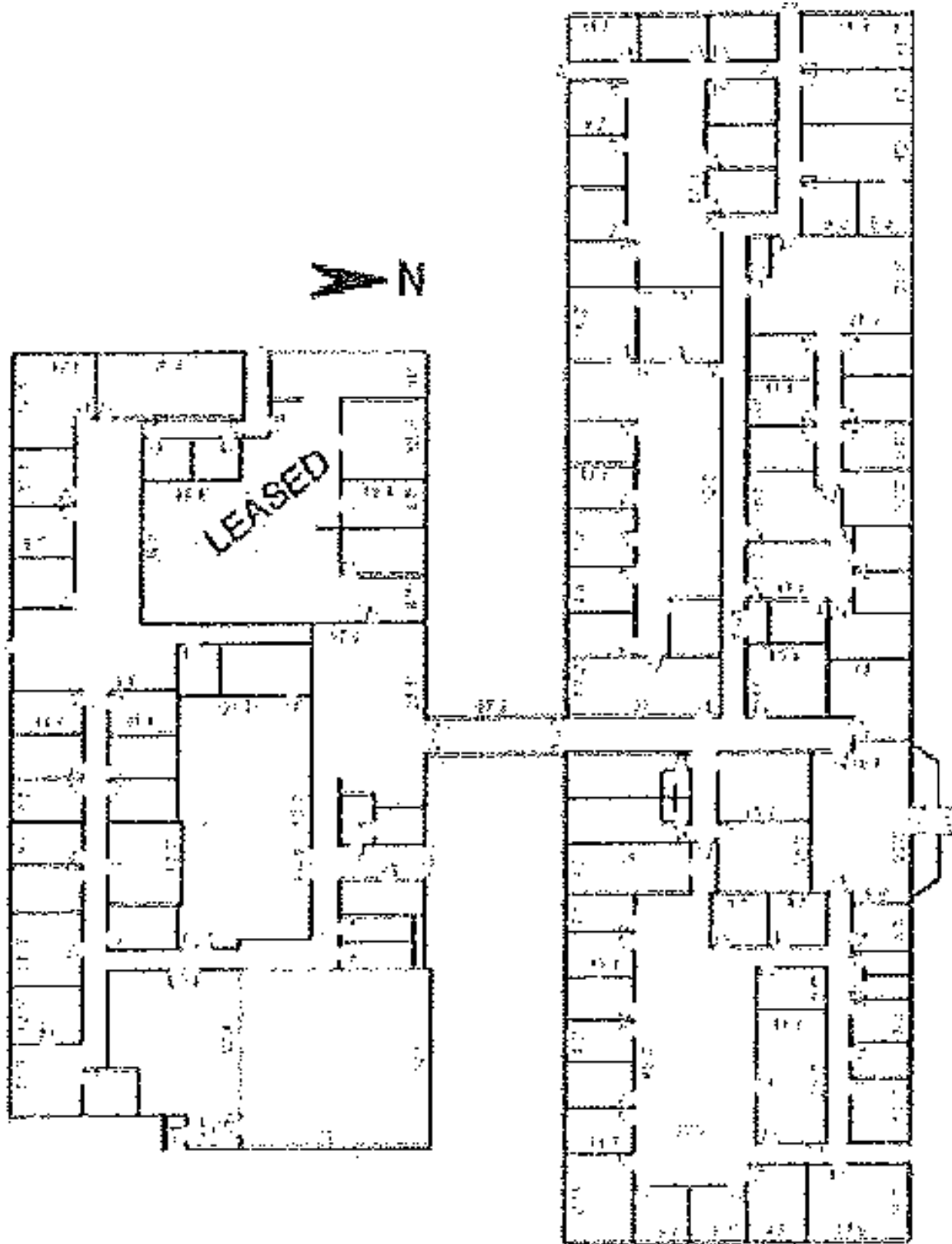


South and North Buildings with Breezeway



North Office Building

# Property Layout



# Property Aerial

