



6007 43rd Street, Lubbock, Texas

MONTHLY LEASE RATE:

BUILDING SIZE
- 20,000 SF total size

Suite A: ...2,500 S.F.. \$1,650/Mo.

Suite E: ...2,500 S.F.. \$1,350/Mo.

Suite G: ..373 S.F..... \$350/Mo.

ZONING
- IDP

PARKING
- ample

OVERHEAD DOORS
12x12 overhead door

LANDLORD PAYS
- Base Year Tax, Ins, CAM

TENANT PAYS
- Utilities, Janitorial

EXPENSE STOPS Y N
ESCALATORS Y N
FINISH-OUT Y N negotiable

HIGHLIGHTS

- well located next to West Loop 289 & Marsha Sharp FWY
- good condition
- easy access
- great tenant mix for auto related business, plumbing, HVAC, general shops
- residential and commercial retail/service businesses

LEASE TERM

- 2 to 3 years

- Security deposit equal to first months rent

THE WESTAR TEAM

Bill Young, Principal Broker
Kevin Watt

Cindy Snell
Donna Currey Barnes, GRI, CLA

Cliff Watt, CCIM
Rob Campbell
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FOR MORE INFORMATION CALL

806.797.3231

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{ FLOOR PLAN }



Sam's Club
↑

43rd Street
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Office Suite G
373 S.F.
\$350/Mo.

Suite E
2,500 S.F.
\$1,350/Mo.

Suite A
2,500 S.F.
\$1,650/Mo.

