

Wilkerson

PROPERTIES INC.

1611 10th Street

Office Space
Lubbock, TX
23,369 SF for Lease

Gordon Wilkerson

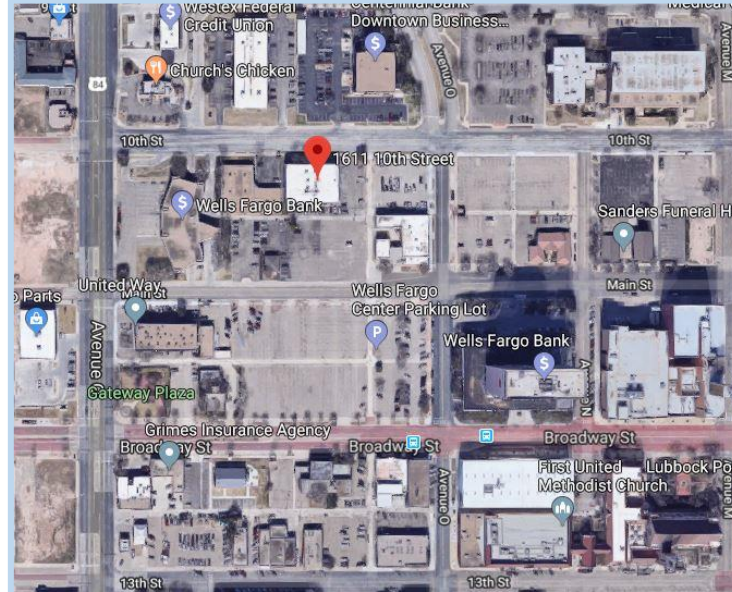
office 806.474.2207

cell 806.441.4307

Will Wilkerson

office 806.474.2210

cell 214.843.8221



Property Description

Two story office space located in downtown area. First floor is 11,537 SF and 11,832 SF on the second. Open area configuration with private offices. Building is equipped with elevator. Two restrooms on each floor. Plenty storage area. The site contains 92 parking spaces.

Location

Located on 10th Street on the south side. This area is part of downtown revitalization project, which estimated to increase the area's value to \$800 million by 2030. Easy access to Marsha Sharp, Broadway, Downtown, and I-27.

Rates

Base Rent: \$9.50/SF/Yr, NNN

Estimated insurance: \$0.24/SF/Yr

Estimated tax: \$1.15/SF/Yr

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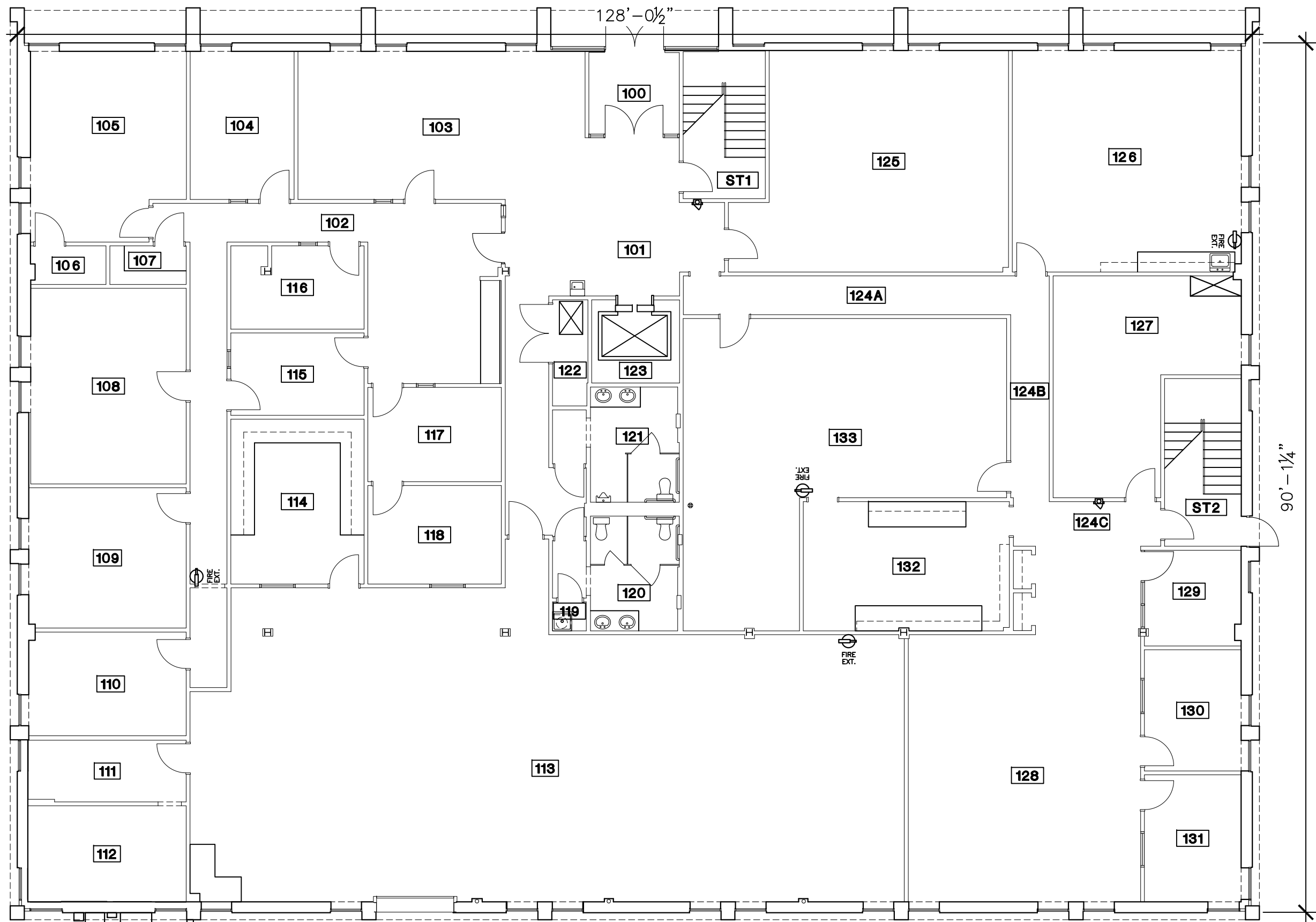
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FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

Wilkerson
PROPERTIES INC.

Commercial & Industrial
Development, Management & Brokerage
Phone: (806) 474-2223
Fax: (806) 474-2216
501 E. 66th Street
Lubbock, Texas 79404

Vacant

1611 10th Street

Lubbock, Texas 79401

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Date: 08/01/2018

Drawn by: JWT

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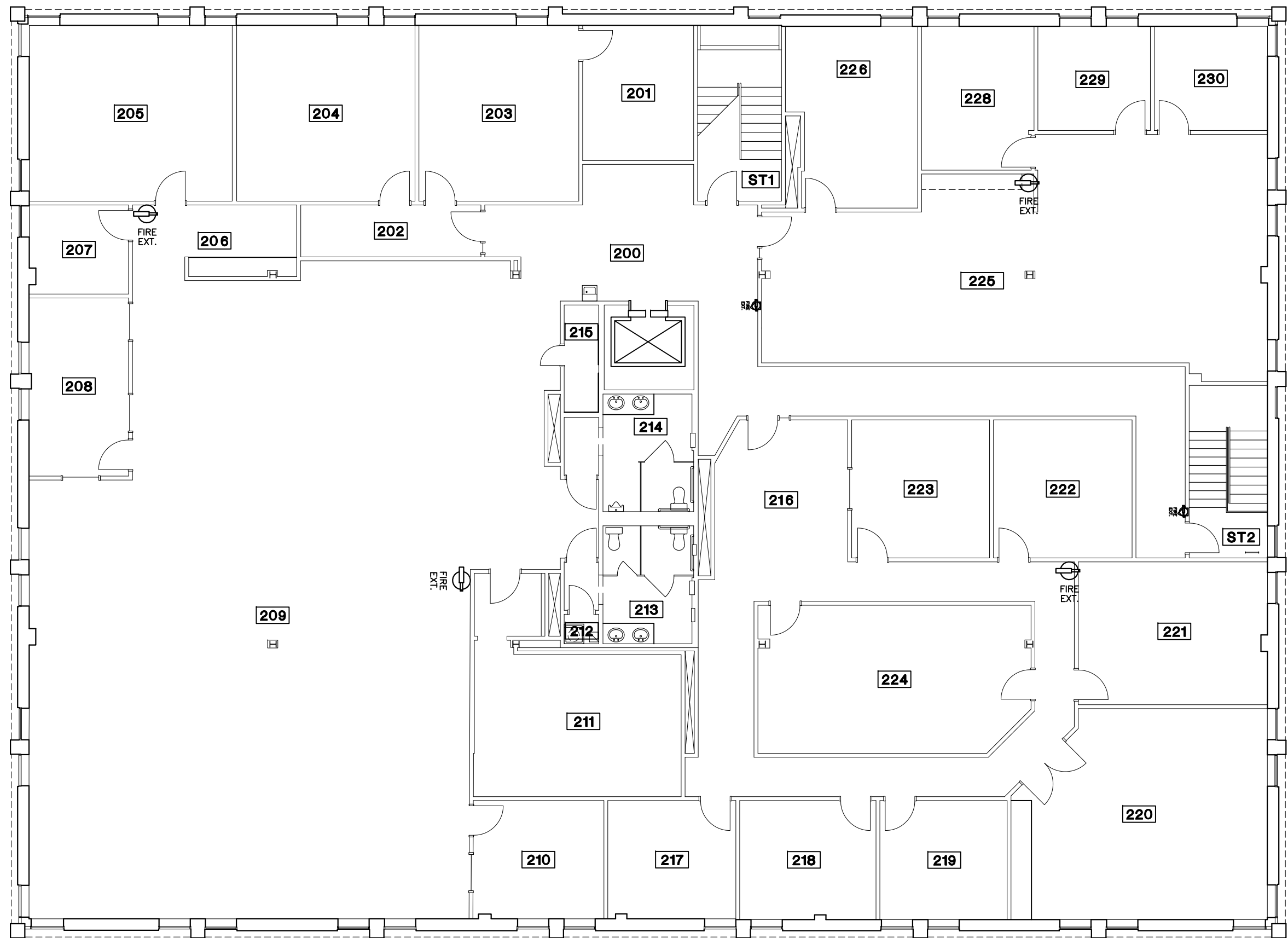
Rev:

Notes:

Area: 11,537 S.F.

23,369 S.F. TOTAL

A1



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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PROPERTIES INC.

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Development, Management & Brokerage
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Fax: (806) 474-2216
501 E. 66th Street
Lubbock, Texas 79404

Vacant

1611 10th Street

Lubbock, Texas 79401

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Drawn by: JWT

Checked by:

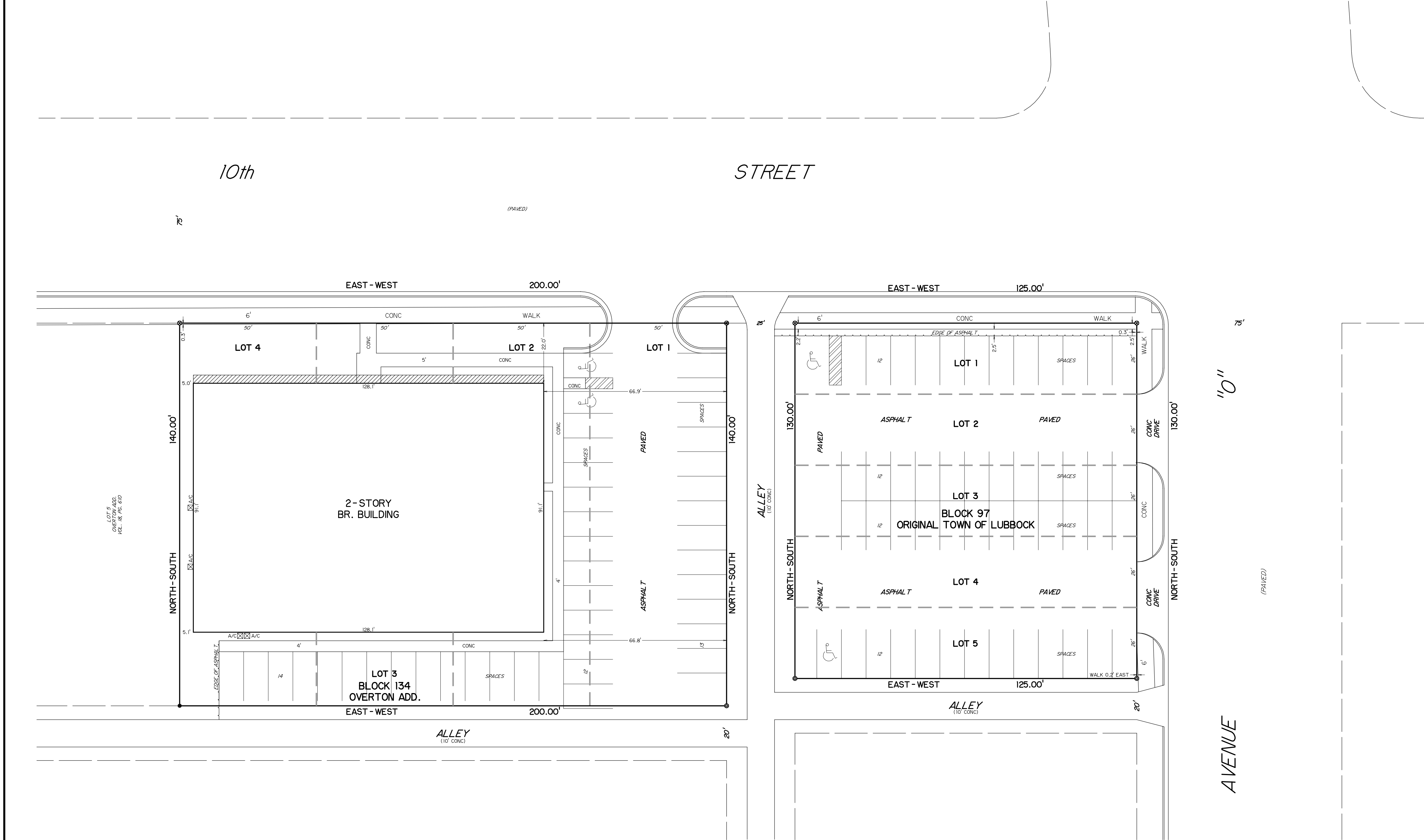
Rev:

Notes:

Area: 11,832 S.F.

23,369 S.F. TOTAL

A2



SCALE : 1"=20'
CONTROL MONUMENTS AS FOUND & SHOWN
NO FENCES
● - SET 1/2" ROD w/CAP
● - SET MAG NAIL w/WASHER
⊗ - CUT 'X' IN CONCRETE
⊗ - CUT 'CROW'S FOOT' IN CONCRETE
○ - FD. 1/2" ROD w/CAP
○ - FD. 1/2" ROD
▲ - FD. 'CROW'S FOOT' CUT IN CONCRETE
081099/W.W.(S.T.)



WARNING
This plat is invalid unless it bears an original
signature across an embossed seal.

HR HUGO REED
AND ASSOCIATES, INC.

LAND SURVEYORS CIVIL ENGINEERS
1601 AVENUE N LUBBOCK, TEXAS 79401
PHONE : (806) 763-5642 FAX : (806) 763-3891

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