

**Listing Agent: Bill Young**  
**(806) 776-1270**  
**byoung9478@lubbockwestar.com**



## Fully Furnished Office Space For Lease



**4415 71st Suite #11., Lubbock, TX, 79424**

**Lease Rate:** ..... \$3,300/Month  
**Lease Type:** ..... Modified Gross  
Landlord Pays Taxes/Insurance  
Tenant Pays Utilities  
**Office Size:** ..... 2,770 S.F. +/-

## Office Space For Lease

\* Monthly lease rate includes the use of the current furniture in the office space, to remain with the space at the end of the lease term.

\* See reverse for floorplan and images



# 806.797.3231

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

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY, INC. and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

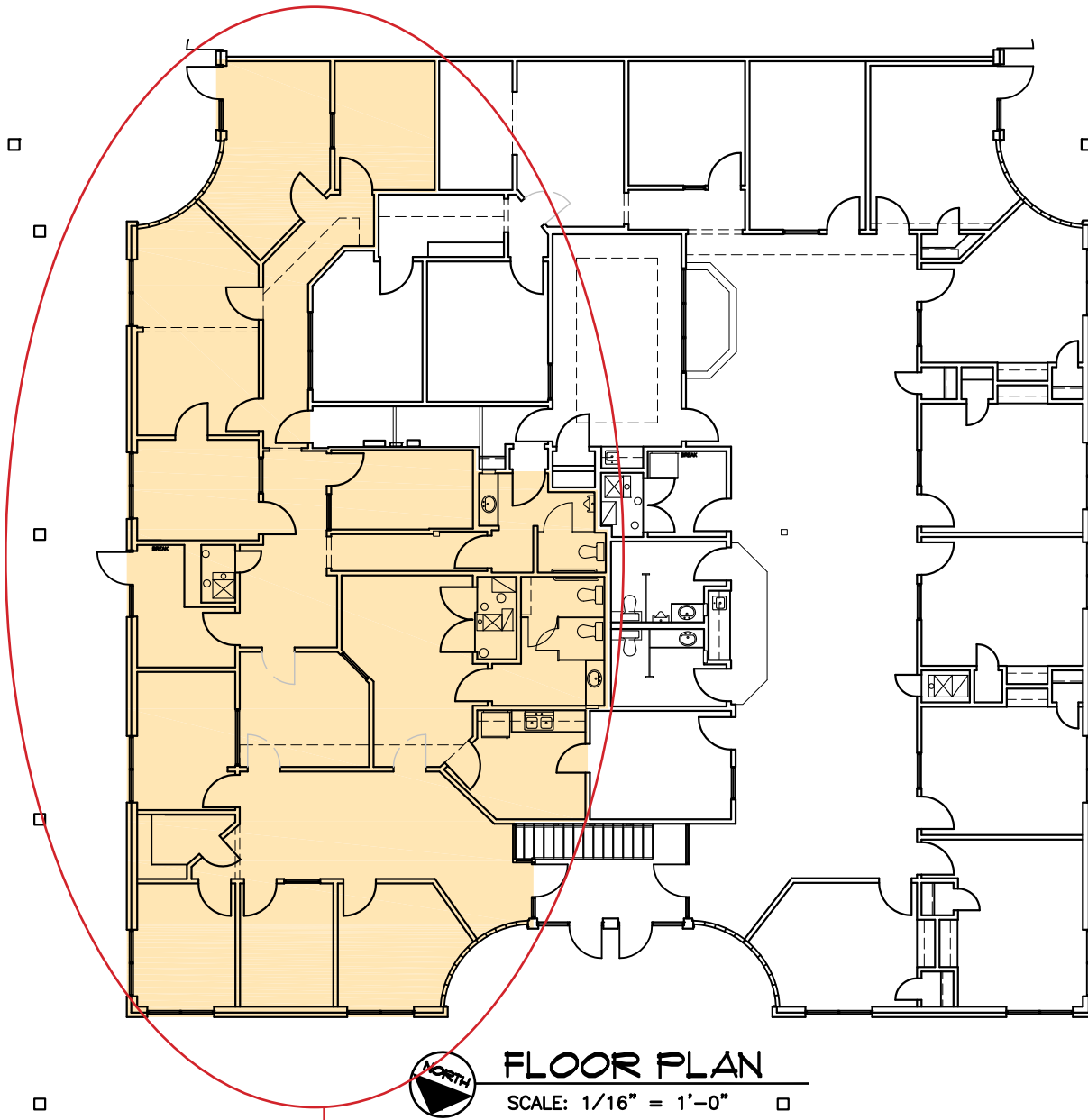
501\_DB/KW\_2/13

www.lubbockwestar.com

# Property Images



# Property Layout



Shaded Area Represents Available Suite

SUITE	TENANT NAME	GLA
11	PATRIOT BANK MORTGAGE	2,770 S.F.
12	WESTAR	4,539 S.F.
	BASEMENT	361 S.F.
	COMMON	148 S.F.
	<b>TOTAL</b>	<b>7,818 S.F.</b>