

FOR LEASE



Commercial & Residential Real Estate

CALL US TO LEARN MORE

806-438-9116



Mitley, LLC presents...

1607 University

Unit A or B (or rent both together)

Lubbock, Texas 79401



Unit A: Available

Unit B: Available

EYES ON ME
SELFIE MUSEUM

EYES ON ME ADVANCED
BARBER COLLEGE

Multi-tenant strip center available for lease right across from Texas Tech

CHEAPEST RENT & NNN ACROSS FROM TEXAS TECH: If you find one cheaper, we can try to match it

Rent both units together – call so we can chat and find a discounted rate!

Unit A available: 5,605 square feet -> \$7.00 / square foot per year + NNN (\$3,269.58 / month + NNN)

Unit B available: 5,605 square feet -> \$10.00 / square foot per year + NNN (\$4,670.83/ month + NNN)

We are easy to work with. Real estate is always negotiable, so feel free to give us a call & we can try to make a deal.

Building Description: This is a one-of-a-kind property with thousands of square feet right across from Texas Tech. This building offers some of the best frontage in the area and is right on 19th street, with high-visibility. With over 29,000 vehicles per day right in front of this and university student walking traffic, this is perfect for just about any business. Unit A used to be a vape shop and Unit B used to be a barber college.

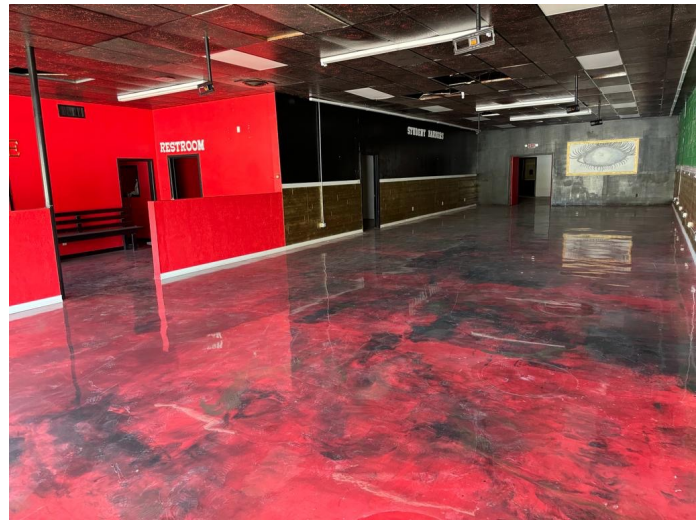
Building is also available for sale. Buy it, use one side, and rent out the other one. Call to discuss.

Please note that this brochure and all information provided is for marketing purposes only. All parties are encouraged to consult an attorney and verify all the information provided. Mitley, LLC and all associated entities, affiliates, and parties are not responsible for inaccuracies or misrepresentations.

1607 University Ave



Unit A

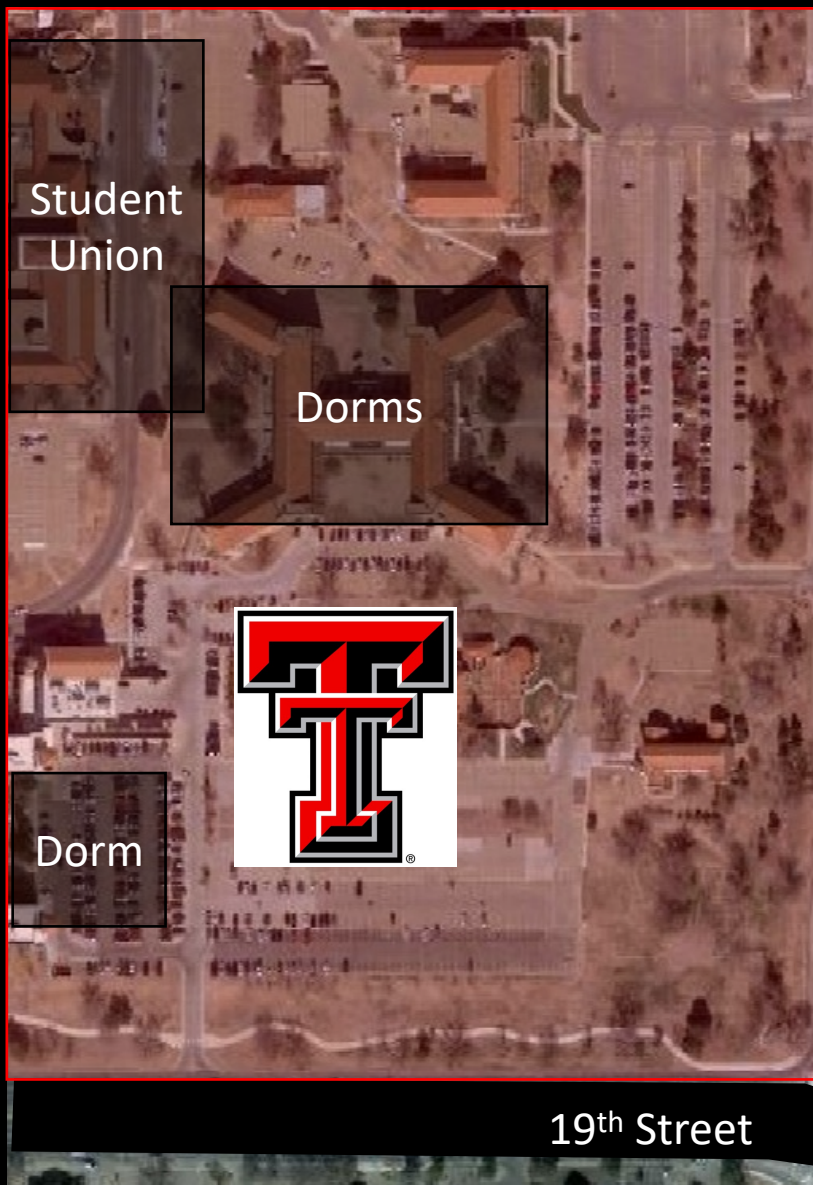


Property Details

- Year built: 1947
- Tenancy: Multiple – both can be combined
- Building Size: 11,210 square feet
- Parking Spots: 5 (front) and 5 (rear)

Lease Details

- (1) All leases are Base Rent + NNN. We currently do not do any gross leases.
- (2) We strongly recommend a minimum 3-year term, but we are flexible based on your needs. You can lock in our lower rents for a longer period.
- (3) We offer a price match system. If you can find a building being advertised on the market at a lower base rent + NNN price than us, we will try our best to match it.



University Avenue

