

# SALE / LEASE

**1507 13TH STREET**  
1507 13th Street Lubbock, TX 79401



## PROPERTY DESCRIPTION

Beautifully remodeled professional office in downtown Lubbock is available for sale or lease. Former home to a real estate brokerage, this property has been updated with large open meeting spaces, private offices and includes a basement for storage. The parking lot has recently been resealed. The office features glass walls in the private offices to allow for better collaboration among team members. Property features a safe, large conference room and break room along with big supply closets. Located just one block from the South Plains College Downtown Campus, formerly the Lubbock City Hall.

## PROPERTY HIGHLIGHTS

- Beautiful downtown office
- Large Basement
- Beautiful open concept offices
- Located one block from South Plains College Downtown Campus.

## OFFERING SUMMARY

Sale Price:	\$775,000
Lease Rate:	\$3,650.00 per month (NNN - \$1.73/SF/Yr)
Available SF:	6,724 SF
Lot Size:	12,998 SF
Building Size:	6,724 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,094	54,817	103,979
Total Population	7,645	148,446	269,464
Average HH Income	\$30,198	\$48,071	\$58,023

**Jef Conn, CCIM, SIOR**  
Office & Industrial Specialist  
806 784 3216  
TX #572358

**Colin McLellan**  
281 825 1375  
TX #751654

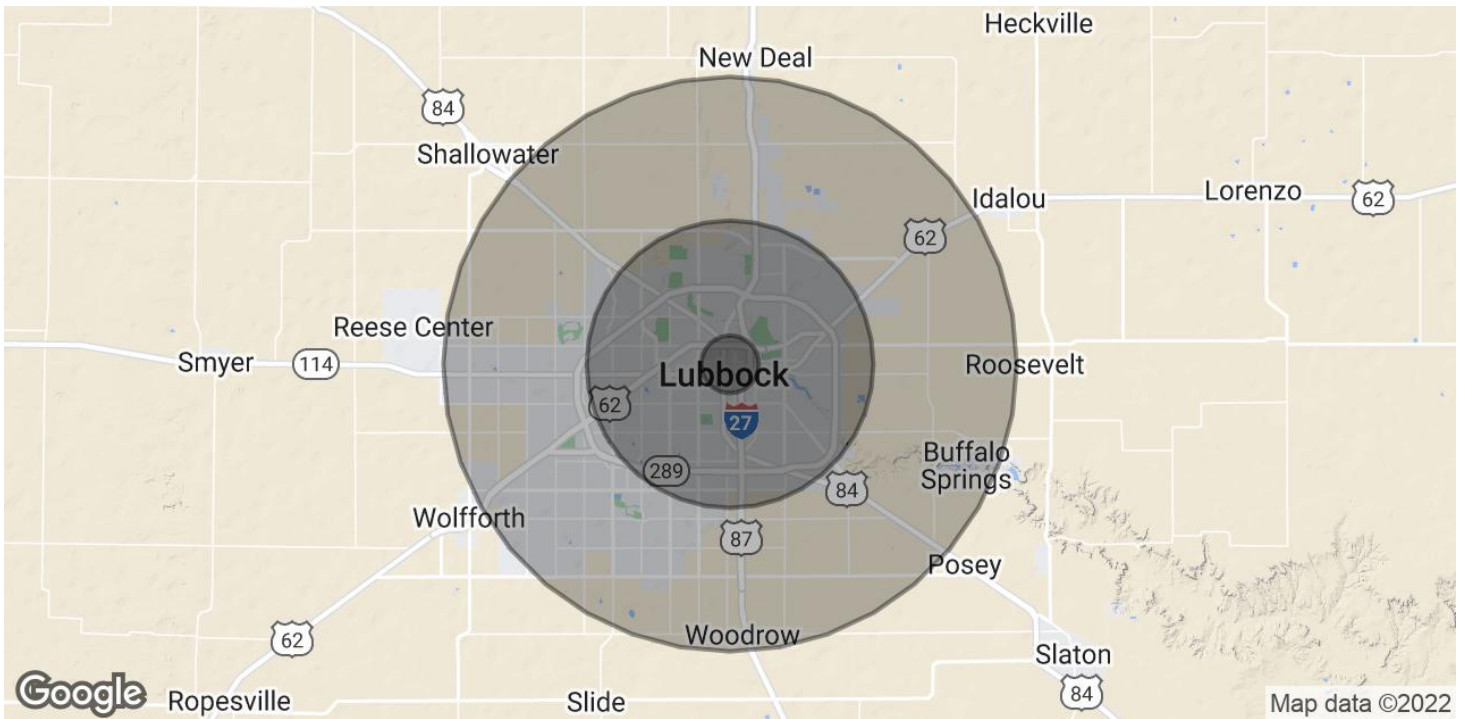
**Jesse Rincones IV**  
Retail & Office Specialist  
806 784 3292  
TX #710224



**COLDWELL BANKER**  
**COMMERCIAL**  
**CAPITAL ADVISORS**

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,645	148,446	269,464
Average Age	27.7	29.8	31.6
Average Age (Male)	26.9	28.4	30.6
Average Age (Female)	29.6	31.4	32.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,094	54,817	103,979
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$30,198	\$48,071	\$58,023
Average House Value	\$118,500	\$140,508	\$141,792

\* Demographic data derived from 2020 ACS - US Census

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