



Lufkin Social Security Office

702 E. Denman Ave.
Lufkin, TX

Partnership. Performance.

PROPERTY

Lufkin Social Security Office

702 E. Denman Ave.
Lufkin, TX

PROPERTY SIZE	+/- 12,804 sf
SITE SIZE	+/- 2.76 acres
CLASS	B
STORIES	1
YEAR BUILT	2004
% OCCUPIED	100%
PARKING	4.06/1,000



- Single-tenant office building
- 100% leased to the United States - Social Security Administration
- Offers a stabilized income stream secured by a long-standing government lease
- 15-year lease term on a fixed recovery basis with CPI increases
- Located on the south side of E. Denman Avenue (TX Loop 278) just east of S. Timberland Drive (U.S. 59)
- Approximately three miles south of downtown Lufkin, TX
- Surrounded by multiple amenities including residential neighborhoods, restaurants & retail opportunities.

For more information, please contact the Avison Young team:

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