



FOR LEASE

8349 Upland Avenue

Lubbock, Texas 79424

±3,450 SF

AVAILABLE

\$12.00/SF/YR

LEASE RATE

Triple Net (NNN)

LEASE TYPE

2023

YEAR BUILT

Now

AVAILABLE

EXECUTIVE SUMMARY

Upland Garden Office Park • 8349 Upland Ave, Lubbock, TX 79424



Entry and reception — built-in desk, storefront glazing, and the corridor beyond

A **move-in ready professional office** at 82nd & Upland, built in 2023 with excellent finishes throughout. It suits a practice or firm that needs real private offices rather than open bench space.

Six private offices line the exterior walls, each with a window, around a **conference room with sliding glass doors** at the center of the plan. The entry has a **built-in desk** that works as reception or a seventh workstation, plus a break room and two restrooms. Attached under the same roof is a **conditioned storage bay** with two 12' × 10' insulated overhead doors — secure, heated and cooled, with excellent finishes throughout.

Luxury vinyl plank and tile floors, recessed and decorative lighting, glass barn doors, built-in cabinetry with stone counters, epoxy-coated storage floor — all already in. Bring furniture and open.

±3,450 SF	±1,900 SF	±1,550 SF	6	\$12.00/SF/Yr	Triple Net	2023	Now
TOTAL SF	OFFICE SF	STORAGE SF	PRIVATE OFFICES	BASE RATE	LEASE TYPE	YEAR BUILT	AVAILABLE

Why Tenants Like This Space

- **Move-in ready** — 2023 construction with excellent finishes throughout
- **Six private offices, every one with a window** — plus a conference room with sliding glass doors and a built-in reception desk at the entry
- **Break room** with cabinetry, stone counter, sink and refrigerator, plus two restrooms
- **Conditioned storage bay** — two 12' × 10' insulated overhead doors, drive-in access, epoxy-coated floor, heated and cooled year round
- **Wired and ready** — security cameras plus a central structured wiring panel, with an Ethernet port in every office
- **Upland Avenue is being rebuilt to five lanes** out front, and Covenant Park is minutes west

PROPERTY DETAILS & LEASE ECONOMICS

PROPERTY DETAILS

Address	8349 Upland Ave, Lubbock, TX 79424
Office Park	Upland Garden Office Park
Submarket	SW Lubbock — 82nd & Upland
Property Type	Professional Office w/ Storage Bay
Year Built	2023
Total SF	±3,450 SF
Office SF	±1,900 SF
Storage SF	±1,550 SF
Private Offices	Six (6)
Conference Room	One (1) — Sliding Glass Doors
Restrooms	Two (2)
Overhead Doors	Two (2) 12' × 10' Insulated
Finishes	LVP & Tile, Stone Counters, Glass Doors
HVAC	100% Heated & Cooled Throughout
Technology	Security Cameras + Structured Wiring Panel
Parking	9 Spaces
Zoning	OF (Office)

LEASE ECONOMICS (YEAR 1 ESTIMATE)

Base Rent (NNN)	\$12.00 / SF / YR
Monthly Base Rent	\$3,450 / Month
Annual Base Rent	\$41,400 / Year
NNN — Property Taxes *	\$3.00 / SF (\$10,350/YR)
NNN — Insurance *	\$0.65 / SF (\$2,242/YR)
NNN — CAM *	\$0.75 / SF (\$2,588/YR)
NNN — Management (2%) *	\$0.24 / SF (\$828/YR)
Total NNN Charges *	\$4.64 / SF / YR
NNN Monthly (Est.) *	\$1,334 / Month
TOTAL ESTIMATED RENT *	\$16.64 / SF / YR
Total Monthly (Est.) *	\$4,784 / Month
Total Annual (Est.) *	\$57,408 / Year
Lease Type	Triple Net (NNN)
Lease Term	3 – 5 Years Preferred
Available	Now

What's Included

- **Six private offices and a conference room with sliding glass doors** — luxury vinyl plank and tile floors, recessed and decorative lighting
- **Built-in reception desk** at the entry, plus a break room with cabinetry, stone counter, sink and refrigerator
- **Two restrooms**, tile finished
- **Conditioned storage bay** — two 12' × 10' insulated overhead doors, epoxy-coated floor, two exterior walk-through doors, and direct interior access from the office
- **Security cameras and a structured wiring panel**, with an Ethernet port in every office; 100% heating and cooling throughout

* All NNN charges shown are estimates only. They are subject to annual reconciliation and will change as property taxes, insurance premiums, common area costs and management fees change. The management fee is estimated at 2% of base rent. Tenant is responsible for property taxes, building insurance, common area maintenance and management. Square footage is approximate and should be independently verified by Tenant.

LOCATION & MARKET OVERVIEW

8349 Upland sits on the **growing 82nd & Upland corridor** in southwest Lubbock — with immediate access to the new Covenant Park, its restaurants and entertainment, and a quick run west to Wolfforth and the Marsha Sharp Freeway.

82nd Street	Covenant Park	New United Supermarkets	Downtown Lubbock
Immediately North	Minutes West	~2 Miles West	~8 Miles NE
Southwest Lubbock's main east-west artery	Hospital, restaurants and entertainment at 82nd & Marsha Sharp	Under construction in Wolfforth	County courts and Texas Tech University

Covenant Park — Minutes West

Covenant Park is the 72-acre development at 82nd and the Marsha Sharp Freeway, built around **Covenant Health Grace Surgical Hospital**, which employs more than 400 people and draws patients from up to 150 miles away. **Summer Moon, Salata, IHOP, McDonald's and Firehouse Subs** are already open, with **Schulman's Movie Bowl Grille** — cinema, bowling, indoor pickleball, arcade and brewery — and **Texas Tech Credit Union** on the way, all arranged around a two-acre town green.

Coffee, lunch, dinner and a full entertainment complex — a dozen restaurants and a night out, all within minutes of the office.

A Growing Trade Area

Lubbock has grown past **275,000 residents**, and that growth has concentrated right here — roughly **75% of new housing construction** in the market has gone up west of Milwaukee Avenue. The rooftops are being built around this address.

Two miles west, **Wolfforth** is one of the fastest-growing communities in the region, with a population near 9,170 growing close to 7% a year and a **median household income of \$106,250**. **Frenship High School** is about two miles west, a new full-service **United Supermarkets** broke ground about two miles west in April 2026, and **UMC opened a family medicine clinic** in Wolfforth in May 2026. The city has also assembled 46 acres to master-plan its first downtown district of restaurants, retail, residential and a new City Hall.

Upland Avenue Reconstruction

Upland Avenue is being widened to **five lanes** from 82nd to just south of 98th — a \$14.8 million City of Lubbock project with new drainage, curb and gutter, and sidewalks. The stretch from 66th to 82nd is already rebuilt, and 98th to 114th is in design. Scheduled for completion in **spring 2028**.

UPLAND GARDEN OFFICE PARK

A professional address just off 82nd Street



Upland Garden Office Park — the interior drive and approach

8349 Upland Avenue is one of eight buildings in **Upland Garden Office Park** — a quiet, well-kept professional address a few seconds off 82nd Street. Close enough to be easy to find, far enough off the arterial that your clients are not fighting traffic to park.

The park is built for tenants who want **their own front door**. No shared lobby, no elevator, no common corridor to walk. Clients park a few steps from your entrance and walk straight into your reception. For a practice, a firm, or any business where the arrival experience matters, that is a better first impression than a suite number on an upper floor.

Concrete drives and parking run throughout the park, the grounds are landscaped and maintained, and the buildings present well from the street — a professional setting without the overhead of a large multi-tenant campus.

The park is home to established businesses ranging from real estate professionals to healthcare — a natural fit for medical, dental, therapy and wellness users as well as professional services, insurance, engineering, and any office tenant looking for a credible address.



8349 — corner elevation and entry approach



Frontage and landscaping along the park drive

PROPERTY PHOTOS — EXTERIOR



8349 Upland Avenue — front elevation and entry



Corner view and frontage



Entry approach from the drive



Rear elevation and drive access



Storage bay — overhead door and service entry



Upland Garden Office Park — interior drive

PROPERTY PHOTOS — INTERIOR

Luxury vinyl plank and tile floors, recessed and decorative lighting, sliding glass doors, and built-in cabinetry with stone counters.



Reception and entry



Conference room sliding glass doors



Conference room



Private office — dual exposure



Offices off the corridor



Corridor and office doors



Interior corridor



Break room



Restroom — one of two

SPACE BREAKDOWN

Suite configuration and the attached storage bay

Space	Size	% of Building	Description
Office Suite	±1,900 SF	55%	Six private offices, conference room with sliding glass doors, entry with built-in desk, break room, two restrooms
Storage Bay	±1,550 SF	45%	Heated and cooled, epoxy-coated floor, recessed lighting, two 12' × 10' insulated overhead doors
TOTAL	±3,450 SF	100%	

Suite Configuration

Room	Count	Notes
Private Offices	6	Along the exterior walls — every office has a window
Conference Room	1	Central to the plan, sliding glass doors
Entry / Reception	1	Built-in desk with stone counter — reception or a seventh workstation
Break Room	1	Built-in cabinetry, stone counter, sink and refrigerator
Restrooms	2	Tile finished
Storage Bay	1	Two 12' × 10' insulated overhead doors, two exterior doors, interior access

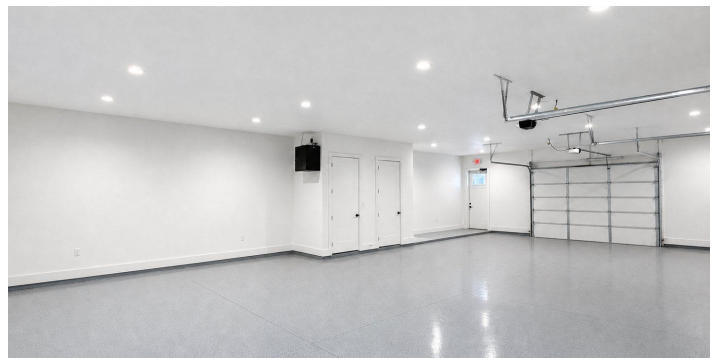
The Storage Bay

A heated and cooled, fully enclosed bay attached to the office suite — insulated and sheetrocked, epoxy-coated floor, recessed lighting, and **two 12' × 10' insulated overhead doors** for drive-in access. Two exterior doors and an interior door connect it to the office.

It handles what a conventional office suite cannot: secure equipment and inventory, vehicles parked inside, records storage, product staging, a shop or assembly area, or a studio — without a second location across town.



Storage bay — two insulated overhead doors



Open, column-free and fully conditioned

Square footages shown are approximate, are provided for marketing purposes only, and should be independently verified by Tenant.

FOR LEASING INFORMATION

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AVAILABLE NOW

±3,450 SF | NNN | 3-5 Year Term

\$12.00 / SF / YR

Base Rent — Triple Net

Contact us today to schedule a tour or request lease documents.



8349 Upland Avenue • Upland Garden Office Park, Southwest Lubbock

This brochure has been prepared by Day & Company Real Estate for marketing purposes only. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified. Square footages, dimensions, and all financial figures — including estimated NNN charges — are approximate, are estimates only, and actual results may differ. Lease rates and NNN estimates are subject to change, error, omission, or prior lease without notice, and estimated property taxes are subject to reassessment. Prospective tenants should conduct their own due diligence and independently verify all information material to their decision. Day & Company Real Estate makes no representations or warranties, express or implied, as to the accuracy or completeness of this information.