



**COLDWELL
BANKER
COMMERCIAL**

FIRST EQUITY, REALTORS®

FOR LEASE

7517 - 7699 CANYON DRIVE

\$1,150 - 2,600 per month (MG)

AVAILABLE SPACE

2,210 - 13,570 SF

AREA

Canyon Business Park is located on I-27/Canyon E-Way just West of Bell.

CBCAMARILLO.COM



WAREHOUSE / OFFICE

Justin Kite

Comm Sales Associate

806 468 4897

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**COLDWELL BANKER COMMERCIAL
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5701 Time Square Blvd., Suite 190, Amarillo, TX 79119
806.354.3500



7517 - 7699 CANYON DRIVE

Amarillo, TX 79110

LEASE



OFFERING SUMMARY

Available SF: 2,210 - 5,100 SF

Lease Rate: \$1,150 - 2,600 per month (MG)

Building Size: 19,434 SF

PROPERTY OVERVIEW

CBP is a business park, with a variety of spaces for any type of business. CBP has small and large office spaces. Also available are office spaces that have a warehouse attached. Good traffic count of 21,432 cars per day



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LEASE TYPE | MG TOTAL SPACE | 2,210 - 5,100 SF LEASE TERM | Negotiable LEASE RATE | \$1,150 - \$2,600 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7653	-	2,000 SF	Modified Gross	\$1,175 per month	1 Office, Warehouse
7637	-	650 SF	Modified Gross	\$520.00 SF/yr	Office
7693	-	1,000 SF	Modified Gross	\$650.00 SF/yr	Reception, 2 offices, warehouse
7697	-	831 SF	Modified Gross	\$550 per month	Office
7601	Available	5,100 SF	Modified Gross	\$2,600 per month	-
7611	Available	3,510 SF	Modified Gross	\$1,700 per month	-
7617	Available	2,750 SF	Modified Gross	\$1,425 per month	-
7627	Available	2,210 SF	Modified Gross	\$1,150 per month	-

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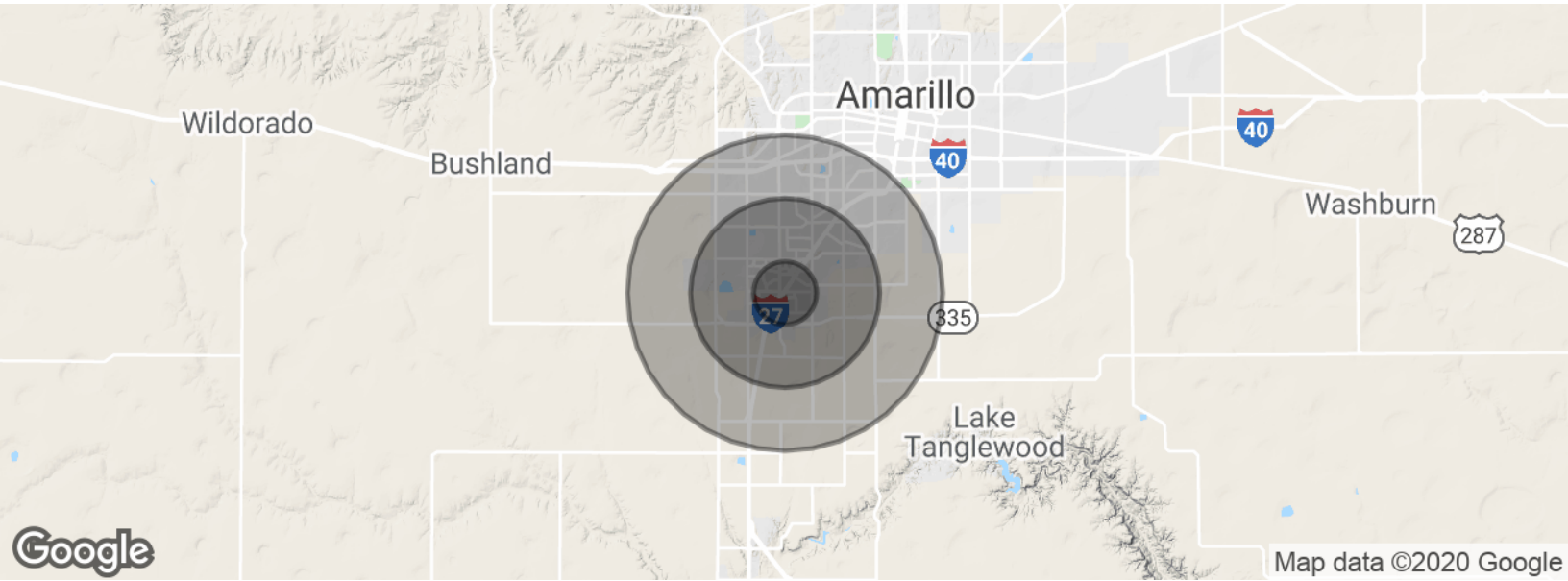
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,267	47,409	109,329
Median age	40.4	38.0	37.2
Median age (Male)	40.0	36.4	35.6
Median age (Female)	41.0	39.6	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,752	19,416	44,908
# of persons per HH	2.6	2.4	2.4
Average HH income	\$85,355	\$74,475	\$71,166
Average house value		\$199,122	\$161,996

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Commercial Amarillo Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9007722 License No.	mail@cbamarillo.com Email	(806)354-3500 Phone
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Randall C Jeffers Licensed Supervisor of Sales Agent/ Associate	173909 License No.	randy@cbcamarillo.com Email	(806)354-3500 Phone
Justin Kite Sales Agent/Associate's Name	478313 License No.	justin@cbcamarillo.com Email	(806)468-4897 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker First Equity, 5701 Time Square Blvd., Suite 190 Amarillo TX 79119
Justin Kite

Information available at www.trec.texas.gov

IABS 1-0 Date

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Todd Roberts

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