

FOR LEASE

800 S BUCHANAN EXECUTIVE SUMMARY

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



OFFERING SUMMARY

Lease Rate:	\$4,000 / month Negotiable based on remodeling
Building Size:	7,066 SF
Year Built:	1953
Lot Size:	9,800 SF
Traffic Count:	18,908
Zoning:	CBD - Central Business District
Available SF:	7,066 SF

PROPERTY OVERVIEW

Great downtown location for retail or office uses. Located across Buchanan from new MPEV.



GABE IRVING, CCIM | gabe@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson CRE

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

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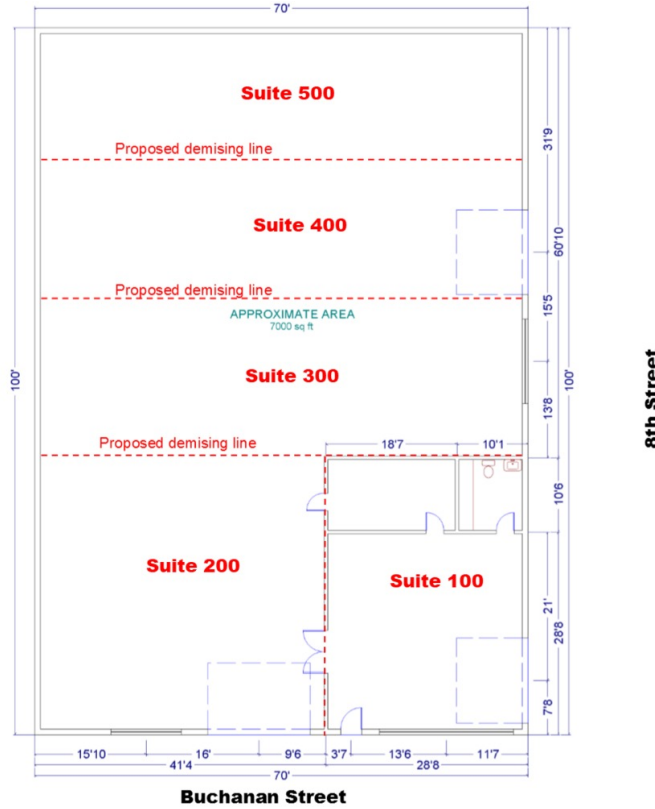
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FOR LEASE

800 S BUCHANAN CUSTOM PAGE

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New 2-way access on 8th Street, driving business to Buchanan

Potential uses: Restaurant/Bar, Retail, Office

1,125 sf office with 5,875 sf warehouse

Divisible up to 4 retail spaces (1,400 sf minimum)

Tenant improvement allowance available

Central HVAC through out the building

2 existing restrooms

Floor drain Heavy 3 phase electrical with 220 V plugs throughout

**Located in the only IRS Qualified Opportunity Zone of Amarillo
Adjacent to:**

- City of Amarillo - Housing 10 departments
- Xcel Energy - 300 employees
- Proposed MPEV - up to 5,000 seats
- Downtown Post Office
- Jimmy John's Gourmet Sandwiches

Nearby:

- Amarillo City Hall
- Amarillo Civic Center
- Convention Hotel - Embassy Suites with 227 suites
- Downtown Toot 'n' Totum
- Place I Office Building
- Wells Fargo Office Building

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FOR LEASE

800 S BUCHANAN
GREAT DOWNTOWN LOCATION

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LEGEND

- | | |
|-----------------------------|----------------------------|
| Polk Street Corridor | Proposed Parking Garage |
| Government & Civic District | Proposed |
| Warehouse District | Embassy Suites Hotel |
| Existing | Parking Garage |
| Amarillo National Bank | Xcel Energy Building |
| Downtown Public Library | Multi-Purpose Event Venue |
| Globe-News Center | Park Space |
| Civic Center | Courthouse Square |
| City Hall | Liberty Theater Park |
| Happy State Bank | Railroad Linear Park |
| Chase Tower | Primary Green Connection |
| | Secondary Green Connection |
| | Tertiary Green Connection |

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

GAUT WHITTENBURG EMERSON CRE	475878		(806)373-3111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov