

FOR LEASE

800 S BUCHANAN EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



OFFERING SUMMARY

Lease Rate: \$3,000.00 per month

Available SF: 5,959 sf

Year Built: 1953

Lot Size: 9,800 SF

Traffic Count: 20,945 cars per day on Buchanan

Zoning: CBD - Central Business District

PROPERTY OVERVIEW

Downtown location suitable for retail or office. Across Buchanan from the new MPEV. New 2-way access on 8th Street enhances business traffic to Buchanan.

Potential Uses: Restaurant/Bar, Retail, Office.

1,125 sf office, 5,875 sf warehouse. Divisible into up to 4 retail spaces, minimum 1,400 sf each. Tenant improvement allowance available. Central HVAC in the building. 2 existing restrooms. Floor drain present. Heavy 3 phase electrical, 220 V plugs throughout. Located in Amarillo's only IRS Qualified Opportunity Zone.

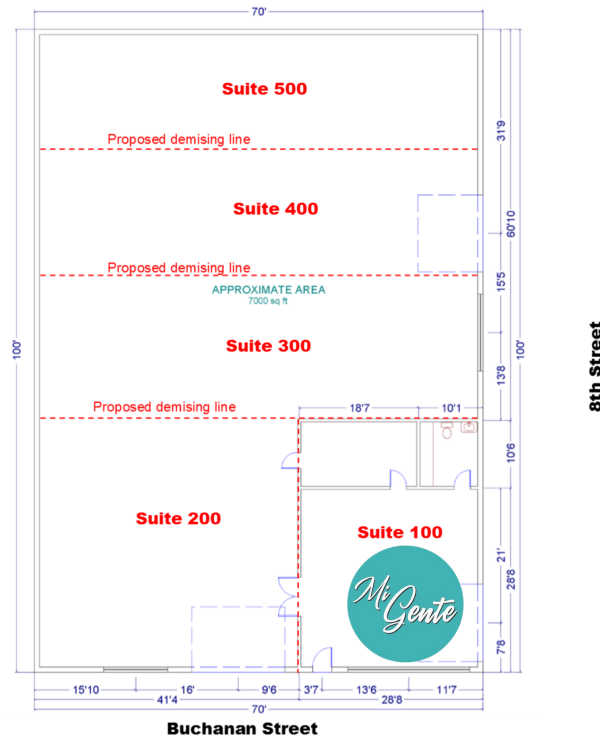


FOR LEASE

800 S BUCHANAN FLOOR PLAN AND DETAILS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



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

FOR LEASE

800 S BUCHANAN GREAT DOWNTOWN LOCATION

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LEGEND

- Polk Street Corridor
- Government & Civic District
- Warehouse District

- Existing
- 01 Amarillo National Bank
- 02 Downtown Public Library
- 03 Globe-News Center
- 04 Civic Center
- 05 City Hall
- 06 Happy State Bank
- 07 Chase Tower

- Proposed Parking Garage
- Proposed

- 08 Embassy Suites Hotel
- 09 Parking Garage
- 10 Xcel Energy Building
- 11 Multi-Purpose Event Venue

- Park Space
- 01 Courthouse Square
- 02 Liberty Theater Park
- 03 Railroad Linear Park
- Primary Green Connection
- Secondary Green Connection
- Tertiary Green Connection



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 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

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Aaron Emerson, CCIM, SIOR

Designated Broker of Firm

Aaron Emerson, CCIM, SIOR

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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