



**COLDWELL
BANKER
COMMERCIAL**

FIRST EQUITY, REALTORS®

FOR LEASE

POLK - 710 N. POLK

\$12.00 SF/yr (MG)

710 N. Polk
Amarillo, TX 79101

AVAILABLE SPACE
1,040 - 11,750 SF

AREA

Located in downtown Amarillo with access from both Polk St. and Taylor St.

CBCAMARILLO.COM



OFFICE

Justin Kite, CCIM

806.468.4897

justin@cbcamarillo.com

Rachel Shreffler

806.468.4826

rachel@cbcamarillo.com

TX #610574

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial First Equity, Realtors®. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
FIRST EQUITY, REALTORS®**

5701 Times Square Blvd, Suite 190, Amarillo, Texas 79119
806.354.3500



POLK - 710 N. POLK

710 N. Polk, Amarillo, TX 79101

LEASE



OFFERING SUMMARY

Available SF: 1,040 - 11,750 SF

Lease Rate: \$12.00 SF/yr (MG)

Year Built: 1987

Building Size: 32,312 SF

Renovated: 2010

Zoning: CBD

PROPERTY OVERVIEW

Medical Office Space move in ready and updated in 2010.

Drive-up available.

Executive suites available.

Locally Owned.

Tenants include Dr. Sien Lie, Dr. Meganne Walsh, and Texas Panhandle MHMR

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
701	\$12.00 SF/yr	2,660 SF
706	\$12.00 SF/yr	1,620 SF
712	\$12.00 SF/yr	1,040 SF
714	\$12.00 SF/yr	3,047 SF
721	\$12.00 SF/yr	3,413 SF
723	\$12.00 SF/yr	4,876 SF

CBCAMARILLO.COM

Justin Kite, CCIM
806.468.4897
justin@cbcamarillo.com

Rachel Shreffler
806.468.4826
rachel@cbcamarillo.com
TX #610574

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial First Equity, Realtors®. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
BANKER
COMMERCIAL**

FIRST EQUITY, REALTORS®



POLK - 710 N. POLK

710 N. Polk, Amarillo, TX 79101

LEASE



CBCAMARILLO.COM

Justin Kite, CCIM
806.468.4897
justin@cbcamarillo.com

Rachel Shreffler
806.468.4826
rachel@cbcamarillo.com
TX #610574

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial First Equity, Realtors®. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
BANKER
COMMERCIAL**

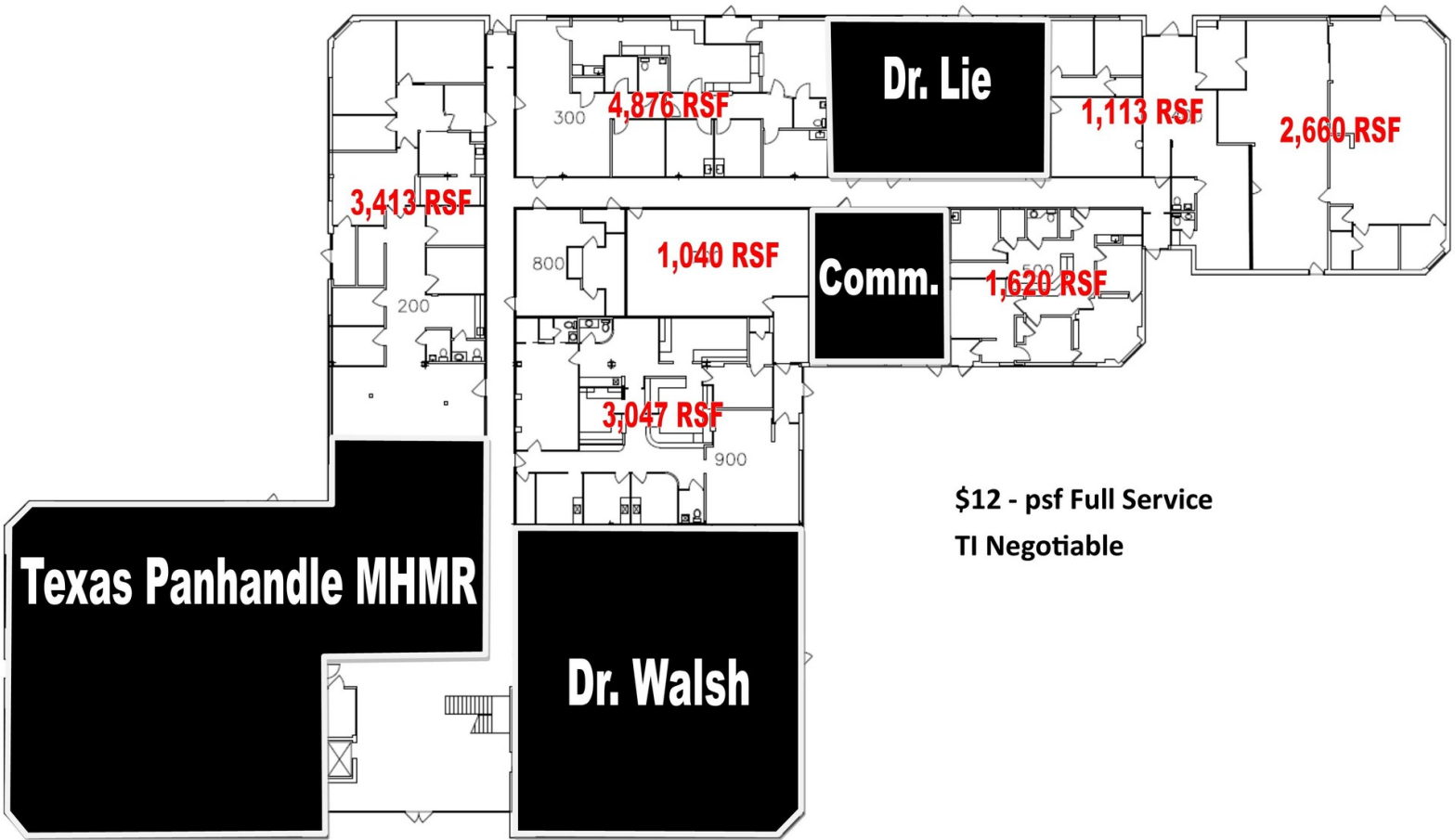
FIRST EQUITY, REALTORS®



POLK - 710 N. POLK

710 N. Polk, Amarillo, TX 79101

LEASE



Square footage representations are derived from third parties including the Potter-Randall County Appraisal District, specific property appraisals, builder plans, or architect/designer plans. Coldwell Banker First Equity, Realtors has not verified these square footages and makes no guarantee or warranty of square footage data.

CBCAMARILLO.COM

Justin Kite, CCIM
806.468.4897
justin@cbcamarillo.com

Rachel Shreffler
806.468.4826
rachel@cbcamarillo.com
TX #610574

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial First Equity, Realtors®. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
BANKER
COMMERCIAL**

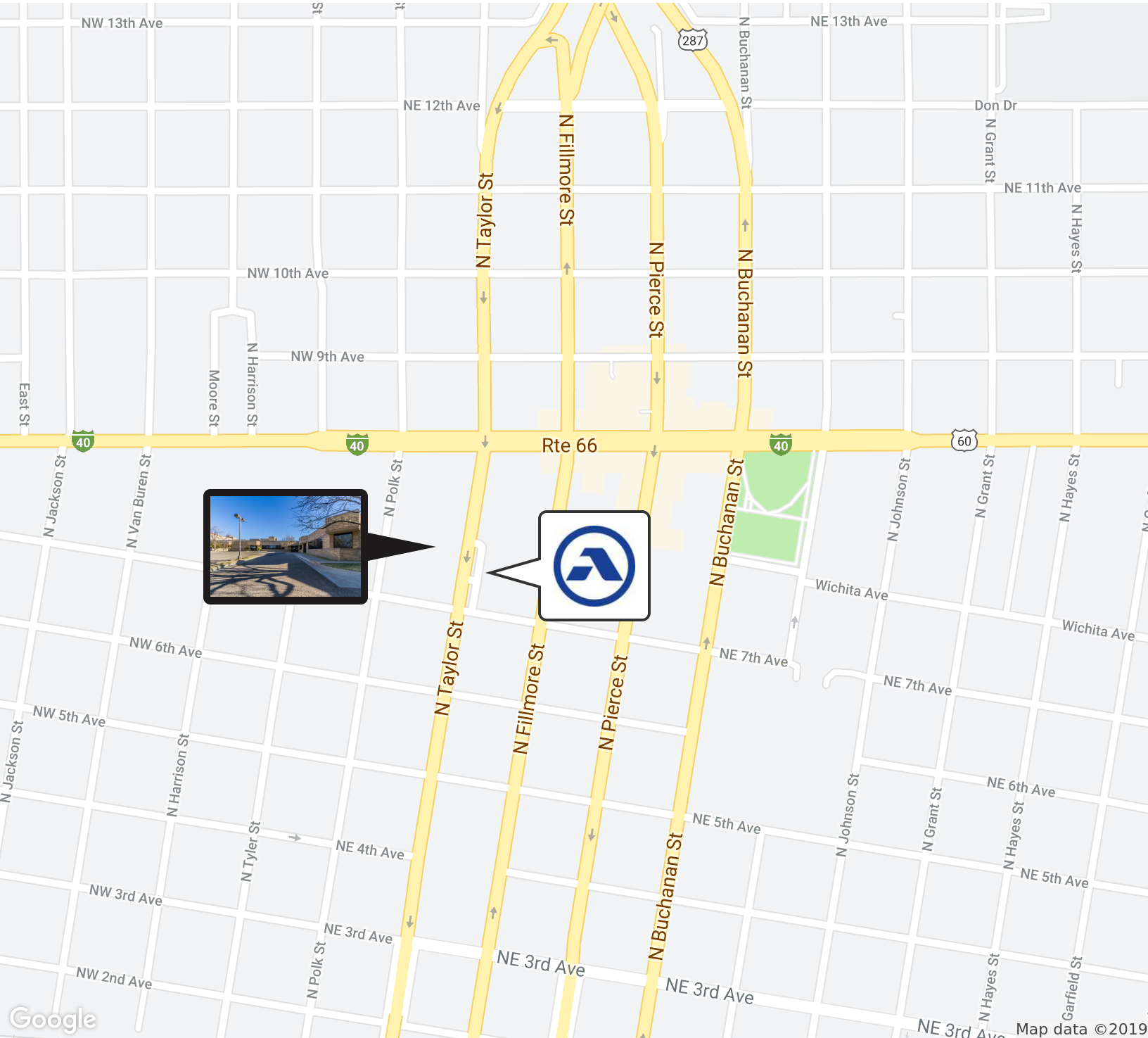
FIRST EQUITY, REALTORS®



POLK - 710 N. POLK

710 N. Polk, Amarillo, TX 79101

LEASE



CBCAMARILLO.COM

Justin Kite, CCIM
 806.468.4897
 justin@cbcamarillo.com

Rachel Shreffler
 806.468.4826
 rachel@cbcamarillo.com
 TX #610574

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial First Equity, Realtors®. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
 BANKER
 COMMERCIAL**

FIRST EQUITY, REALTORS®



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.

<u>Coldwell Banker Commercial Amarillo</u>	<u>411921</u>	<u>mail@cbamarillo.com</u>	<u>(806)354-3500</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randall C Jeffers</u>	<u>173909</u>	<u>randy@cbamarillo.com</u>	<u>(806)354-3500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Randall C Jeffers</u>	<u>173909</u>	<u>randy@cbamarillo.com</u>	<u>(806)354-3500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Rachel Shreffler</u>	<u>610574</u>	<u>rachel@cbcamarillo.com</u>	<u>(806)468-4826</u>
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

IABS 1-0 Date