

FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



GOLDEN SPREAD CENTER

905 S FILLMORE
AMARILLO, TX 79101

For More Information:

AARON EMERSON, CCIM, SIOR

806.373.3111

aaron@gwamarillo.com

GWAMARILLO.COM

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Property Name:	Golden Spread Center
Property Address:	905 Fillmore S, Amarillo, TX 79101
Rate:	\$18.00 - \$18.50/sf/yr
Building Size:	122,896 SF
Building Class:	A
Occupancy:	93%
Year Built:	1982
Number of Stories:	7

PROPERTY OVERVIEW

The Golden Spread Center: Your Destination for Class "A" Office Space.

Discover a superior office space that defines excellence. The Golden Spread Center offers a prestigious Class "A" environment with a host of remarkable features designed to elevate your business operations.

Property Highlights:

Prime Downtown Location: Nestled in the heart of downtown, this location offers exceptional ingress and egress options, ensuring your business is seamlessly connected to the pulse of the city.

Parking Convenience: With both covered and surface parking available, the Golden Spread Center prioritizes your convenience. Parking will never be a concern for tenants and visitors, offering ease and accessibility.

Underground Tunnel Connectivity: Take advantage of the underground tunnel connecting the Golden Spread Center to three nearby buildings. This unique feature promotes accessibility and collaboration, allowing for ease of movement between locations.

INFRASTRUCTURE:

Recent Infrastructure Improvements Include:
Fully Modernized Elevators | New EMS System | Live Security Replacement of Flakt Fan System with State of the Art Fan Bank System | New Cooling Tower | New Fire Detection System |



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GOLDEN SPREAD CENTER ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON
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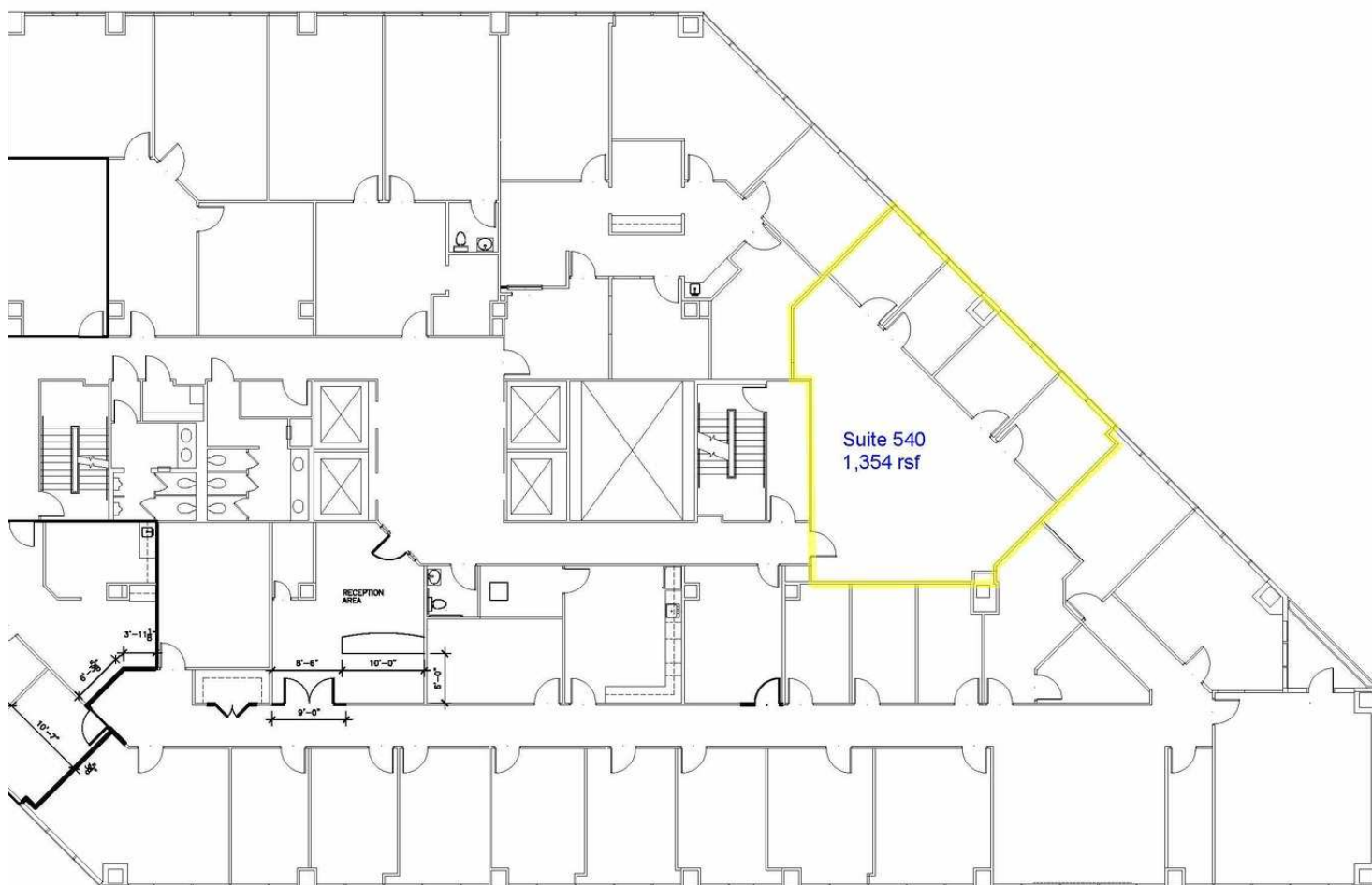
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FLOOR PLANS - 5TH FLOOR - \$17.00/SF/YR

5th Floor
Golden Spread Center



SUITES AVAILABLE

5th Floor

#540 - 1,354 RSF

\$18.00/SF/YR

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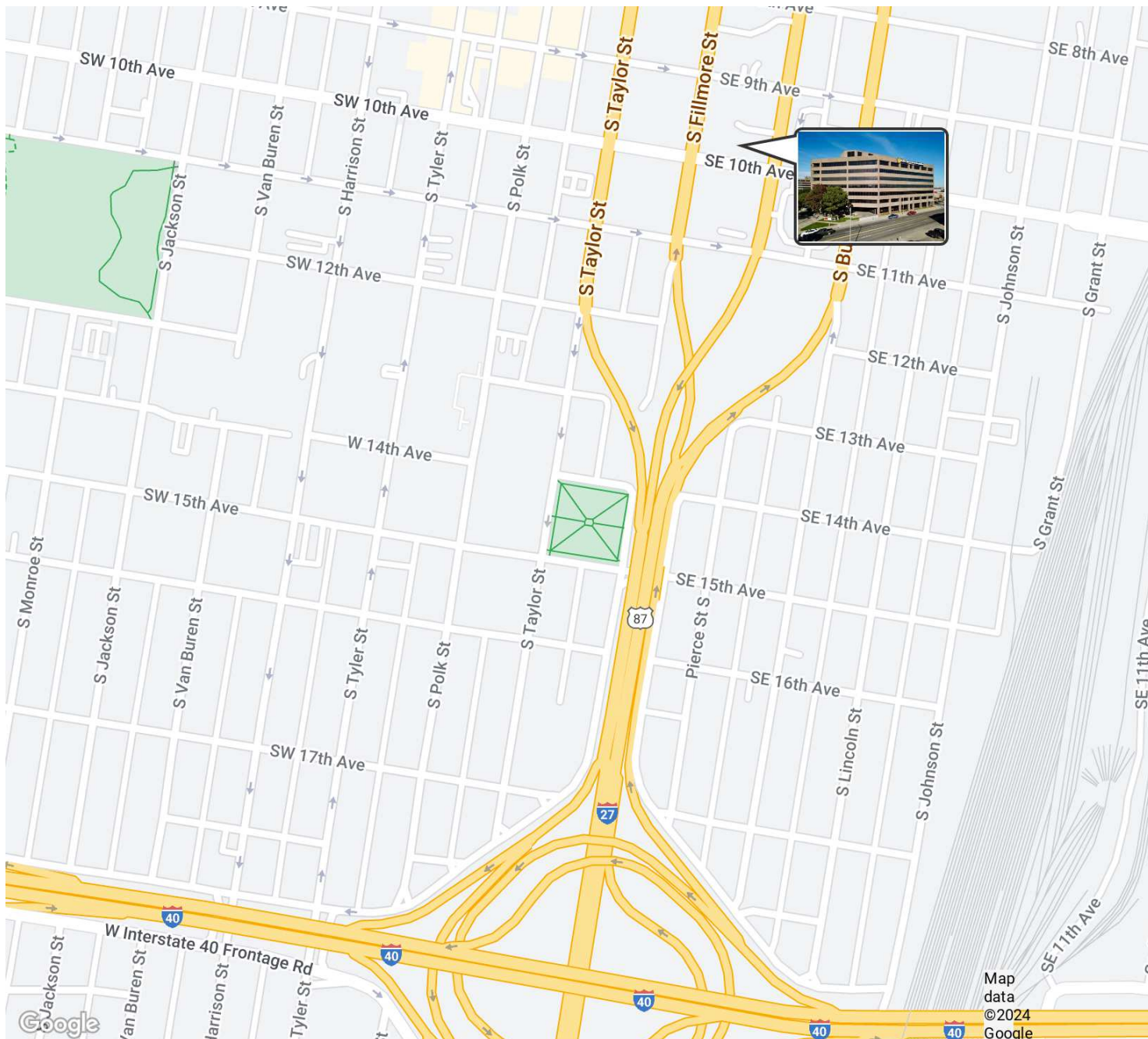
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Information About Brokerage Services

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 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

Licensed Supervisor of Sales Agent/
Associate

475878

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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