

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

## NEW LISTINGS - April 2020

 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>1900 S. Coulter, Suite P</b>  <b>Medical Office</b>                  2,148 sf. Vestibule entry, large reception/ waiting area, admin/billing area, private office w/ bathroom &amp; shower, (4) exam rooms &amp; x-ray. Recently updated: carpet, paint, trim &amp; bathroom fixtures. \$215,000  <b>Bo Wulfman, CCIM bo@gwamarillo.com</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>3350 Olsen</b>  <b>Office/Retail/Warehouse</b>                  2,500 sf - \$2,400/mo. Nice office area up w/ warehouse in back (2) 12' x 12' grade level door. 1,250 sf - \$1,250/mo. Move-in ready, 4 office suite w/storage in rear. 12' x 12' grade level door.  <b>Ben Whittenburg ben@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>619 S. Tyler</b>  <b>ICONIC OFFICE BUILDING</b>                  3,090 sf office space on the 1st floor. (5) large offices, reception area, conference room &amp; (1) private bathroom. OHMS café on premise. Build out available w/ adjusted lease rate. Zoned Central Business District. \$12.50 RSF/ yr.  <b>Miles Bonifield miles@gwamarillo.com</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>9000 S. Soncy</b>  <b>Land</b>                  2.14 acres. Great location, adjacent to Grey Hawk. Ideal uses include warehouse, office or retail. Outside City Limits. \$20/sf  <b>Ben Whittenburg ben@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>5630 Amarillo Blvd</b>  <b>Former Applebee's</b>                  5,419 sf building ready for occupancy. Fully equipped kitchen, several walk-in's, waiting area, separate bar area w/ eating area &amp; equipment, 2 restrooms, outside patio wired for music and tv's, &amp; all tables and chairs. \$25/sf <b>Ben Whittenburg</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>200 Main, Panhandle</b>  <b>Upscale Restaurant</b>                  3,500 sf building on 3,000sf corner lot. Beautiful brick interior. Dining area, bar &amp; full kitchen. \$395,000  <b>Jeff Gaut jeff@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>River Rd and Hastings</b>  <b>High Traffic Intersection</b>                  11.08 acres available off a high traffic intersection. 8.04 acres is zoned for General Retail w/ 3.04 acres being zoned for Residential. Utility access on both River Rd. and Hastings. \$560,000.00 (\$1.16/sf av.)  <b>Ben Whittenburg ben@gwamarillo.com</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>1222 15th</b>  <b>Beauty Shop or Multi Use</b>                  1,282 sf building on 5,162 sf lot. 4 washbowls, wood &amp; tile floors &amp; fireplace. Fenced yard, &amp; detached garage. 13 parking spaces. \$99,000  <b>Cathy Derr, CCIM cathy@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>626 S. Polk</b>  <b>Restaurant/Office/Event Center</b>                  8,500 sf Located on the second floor above the Esquire Club &amp; Moonodogy's Pizza. Beautiful large windows overlook Polk Street dining &amp; activities. Newly remodeled. Large kitchen, 3 dining areas and large bar. \$19.50/sf  <b>Cathy Derr, CCIM cathy@gwamarillo.com</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>FOR LEASE</b></p>	<p><b>1616 S. Polk</b>  <b>Downtown Professional Office</b>                  1,009 sf with 2 offices, bullpen area, kitchenette/ breakroom, &amp; 3/4 bath. Printer and wi-fi negotiable. Some furniture might be available. 9 parking spots. \$1,300/ month Full Service.  <b>Miles Bonifield miles@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>18901 19th, Bushland</b>  <b>Storage Units / Warehouse</b>                  16,750 sf bldg. on a 1 acre lot. (5) 20' x 40' units w/ 10' x 14' OH door &amp; walk through door on each unit. (6) 40 x 50 units w/ 10' x 14' OH doors &amp; walk through door in each unit. Fully occupied. Rental income: Monthly \$6,775. Yearly: \$81,300. \$750,000. <b>Bo Wulfman, CCIM</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE OR LEASE</b></p>	<p><b>3500 SE 11th</b>  <b>Office / Warehouse</b>                  6,064 sf building on 16,800 sf lot. 2,681 sf office: reception, 4 offices, conference room &amp; kitchenette. 1,325 sf warehouse w/ (2) grade level doors. \$297,000 (owner will carry note or \$3,000/ month  <b>Miles Bonifield miles@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>18841 - 18771 19th, Bushland</b>  <b>Commercial Lot</b>                  (2) 1.64 acre lots in fast growing Bushland. Outside City Limits. \$45,000 per lot.  <b>Bo Wulfman, CCIM bo@gwamarillo.com</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>2600 Paramount</b>  <b>Office / Retail Center</b>                  (2) spaces available: 1,000 sf w/ 3 offices &amp; 1,069 sf w/ 3 offices. Located in Peppertree Square just off of the Olsen &amp; Paramount intersection. Great parking. Tenant pays utilities. \$750 - \$75/ month  <b>Cathy Derr, CCIM cathy@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SALE</b></p>	<p><b>Dumas Drive</b>  <b>Land</b>                  5.16 acres just north of Hastings. Backs up to creek. Zoned LC Light Commercial. \$300,000  <b>Miles Bonifield Miles@gwamarillo.com</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>3913 S. Bell</b>  <b>Office Suite</b>                  1,500 sf available to lease. \$2,000/ month - Full Service. High visibility on Bell and signage. Reception. 2-3 Offices, bullpen, kitchenette &amp; 2 baths.  <b>Miles Bonifield miles@gwamarillo.com</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>Wolflin Village</b>  <b>Retail Space</b>                  Wolflin Village, in busy retail area one block South of I-40 on Georgia. One of Amarillo's finest shopping destinations. 1,754 - 22,254 sf available. Lease Rates: \$12 - \$20/sf +NNN (\$4.91/ sf). Zoned General Retail &amp; Light Commercial.  <b>Ben Whittenburg ben@gwamarillo.com</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASE</b></p>	<p><b>3333 S. Coulter</b>  <b>Retail Space</b>                  Suite C-5: 900 sf former insurance office. Located in the Coulter Forum. Other tenants in the center: Texas Firehouse, Public House, Redwing Shoes, Edward Jones, and more. Call for Lease Rate.  <b>Ben Whittenburg ben@gwamarillo.com</b></p>

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## DONE DEALS - APRIL 2020

 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>616 N. Polk</b>  <b>Office Building</b>                      3,862 sf building w/ 12 Offices, 3 Restrooms, Break Room, Reception Area &amp; Conference Room. Includes large outside storage and plenty of parking. Sold to investor. Sale negotiated by <b>Gabe Irving</b> gabe@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>750 &amp; 765 N. Grand</b>  <b>Warehouse and Office</b>                      12,000 sf in 2 buildings. 7,000 sf warehouse w/ 2 overhead doors and 1,000 sf office. 4,000 sf storage building / 2 OH doors. Zoned Heavy Commercial. Lease negotiated by: <b>Miles Bonifield</b> miles@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>1105 N. Fillmore</b>  <b>Quonset Barn</b>                      3,160 sf building on 12,600 sf lot. 3-phase electrical, overhead door &amp; fenced yard.                       Lease negotiated by <b>Cathy Derr, CCIM</b> cathy@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>6009 Estacado Lane</b>  <b>Office / Warehouse</b>                      3,688 sf building on 14,400 sf corner lot. Former fire station. 1/2 office w/ restroom / shower &amp; kitchen &amp; 1/2 warehouse w/ 2 bays - 1 is a drive thru bay. Zoned LC. Sale negotiated by <b>Jeff Gaut</b> jeff@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>600 S. Tyler</b>  <b>FirstBank Southwest Tower</b>                      1,199 sf office suite. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by <b>Aaron Emerson, CCIM, SIOR</b> aaron@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>Bell South of Estacado Lane</b>  <b>Land</b>                      1.08 acres located on Bell, south of Estacado Lane and adjacent to Sonic Drive in.                       Sale negotiated by <b>Aaron Emerson CCIM, SIOR</b> aaron@gwamarillo.com and <b>Jeff Gaut</b> jeff@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>3915 S. Bell</b>  <b>Office Building</b>                      3,119 sf free standing building on 12,045 sf corner lot. GREAT VISIBILITY on Bell and signage opportunity.                      Seller represented by <b>Aaron Emerson, CCIM, SIOR</b>                      Buyer represented by <b>Miles Bonifield</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>3913 S. Bell</b>  <b>Office Building</b>                      3,060 sf building on 10,060 sf lot. High visibility on Bell and signage. Reception, 2-3 offices, bullpen, kitchenette and 2 baths. 1,500 sf is available to lease. \$2,000 / month - Full Service                      Sale negotiated for Buyer by <b>Miles Bonifield</b> miles@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>8209 S. Soncy, Unit A</b>  <b>Warehouse w/ Nice Office</b>                      5,000 sf space with 2,000 sf office and 3,000 sf warehouse with (1) 12' overhead door, (1) 14' overhead door and large rear fenced yard.                       Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>8209 S. Soncy, Unit B</b>  <b>Warehouse w/ Nice Office</b>                      5,000 sf space with 2,000 sf office and 3,000 sf warehouse with (1) 12' overhead door, (1) 14' overhead door and large rear fenced yard.                       Lease negotiated by <b>Gabe Irving, CCIM</b> gabe@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>6900 I-40 West</b>  <b>The Atrium at Coulter Ridge</b>                      2,511 sf office suite. Class A atrium office building located on I-40 West. Convenient to SW Amarillo, minutes from the medical district, Westgate mall, restaurants, etc. Lease negotiated by <b>Aaron Emerson, CCIM SIOR</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>1601 Lincoln</b>  <b>Mini Storage Property</b>                      6,900 sf in 3 buildings. 21 separate storage units. Ample space for additional units. 27,878 sf completely fenced, corner lot. Sale negotiated by: <b>Bo Wulfman</b> bo@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>3852 Soncy</b>  <b>High Visibility Lot on Soncy</b>                      40,946 sf lot with 182' of frontage on Soncy and 225' of depth. No median on Soncy for easy north/south access.                      Seller represented by <b>J. Gaut, CCIM, SIOR</b>                      Buyer represented by <b>Bo Wulfman, CCIM</b></p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SOLD</b></p>	<p><b>4523 S. Western</b>  <b>Retail / Warehouse</b>                      10,000 sf building on 34,500 sf lot. Located just south of 45th. Open floor plan with 5 offices and warehouse with 8' overhead door. Sale negotiated by <b>Cathy Derr, CCIM</b> cathy@gwamarillo.com</p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>600 S. Tyler</b>  <b>FirstBank Southwest Tower</b>                      2,659 sf office suite. Building amenities include: 24/7 live security, coffee shop, bank, fitness center, conference room, barbershop and onsite management. Lease negotiated by <b>Aaron Emerson, CCIM, SIOR</b> aaron@gwamarillo.com</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>2813 SW 6th</b>  <b>Restaurant / Bar</b>                      2,190 sf building, fully equipped w/ furniture &amp; kitchen equip. Bar, dining area &amp; kitchen w/ 6 burner commercial stove, 30 char-grill, fryer, 3 door refrigerator, freezer, 2 makeup tables, 3 hole sink w/ commercial spray unit, hand sink, mop sink, microwave, misc. pans &amp; dishes. <b>Cathy Derr, CCIM</b></p>
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>3701 Olsen Unit G</b>  <b>Olsen Village East</b>                      2,040 sf retail space leased in busy retail center just east of Western. Within walking distance to newly constructed Comfort Suites, Candlewood Suites, Staybridge Suites, and Health &amp; Human Services Office. <b>Ben Whittenburg</b>.</p>	 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>LEASED</b></p>	<p><b>3350 Olsen</b>  <b>Office / Warehouse</b>                      1,250 sf - Move-in ready, 4 office suite w/ storage in rear. 12' x 12' grade level door. Lease negotiated by <b>Ben Whittenburg</b> ben@gwamarillo.com</p>