

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - AUGUST 2020

## The Historic Amarillo Building 301 S. Polk



Amarillo's first skyscraper featuring modern office spaces. Located at 3rd & Polk in the heart of Downtown Amarillo. Includes Newly renovated common areas, on-site building engineer, walking distance to several restaurants, common conference center with smart tv & Wi-Fi, great tenant mix, & on-site owners **Kevin & Ginger Nelson**.

**Available Suites:**

Suite 101	2,308 sf	\$14.50 sf/ yr.
Suite 220C	401 sf	\$350/ mo.
Suite 220D	367 sf	\$350/ mo.
Suite 440	1,326 sf	\$14.50 sf/ yr.
Suite 505	2,725 sf	\$14.50 sf/ yr.
Suite 640G	409 sf	\$650/ mo.
Suite 810	3,309 sf	\$14.50 sf/ yr.
Suite 840	313 sf	\$500/ mo.
Suite 870	602 sf	\$900/ mo.

Aaron Emerson, CCIM, SIOR [aaron@gwamarillo.com](mailto:aaron@gwamarillo.com)

**FOR LEASE**



**18901 19th Bushland, TX**

**Storage Unit #130**  
2,000 sf 40' x 50' unit w/ bathroom, 12' x 14' overhead door, foam insulated, 220 volt, & walk through door. Great, tall storage for boats, RVs, or tractor trailers. \$925/ mo.  
Gabe Irving, CCIM [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com)

**SALE OR LEASE**



**809 S. Tyler (121 SW 8th)**

**Downtown Office/ Retail**  
8,136 sf located across street from West TX A&M Downtown Campus. Large open retail/ office area & attached secured, temperature controlled parking garage w/ 12 spaces. Zoned CBD - Central Business District. \$675,000 or \$4,950/ mo.  
Ben Whittenburg [ben@gwamarillo.com](mailto:ben@gwamarillo.com)

**FOR SALE**



**6822 Plum Creek**

**Medical Office**  
5,741 sf bldg. on 40,946 sf lot located across from Quail Creek Surgical Hospital. 3 floors, 1st - 4,225 sf, 2nd - 1,516 sf, & **Basement/ garage** - 1,728 sf (not in total sf) Zoned - Office. \$1,875,000.  
Ben Whittenburg [ben@gwamarillo.com](mailto:ben@gwamarillo.com)

**FOR SALE**



**4500 I-40 West Suites A & B**

**Office**  
3,819 sf bldg. 11,546 sf lot located on I-40 between Western & Bell St. 98' frontage. High traffic area. 10 offices, conference room, 2 bathrooms and kitchen  
Zoned GR - General Retail \$329,000.  
Jeff Gaut [jeff@gwamarillo.com](mailto:jeff@gwamarillo.com)

**FOR LEASE**



**6707 Wolflin**

**Office / Warehouse**  
8,250 sf space in west Amarillo & medical district between Bell & Coulter. Easy access to I-40. **Office:** 2,017 sf, 6 offices, reception area, & 2 restrooms. **Warehouse:** 6,233 sf, office, 8' x 10' overhead door, 12' ceiling & restroom.  
Bo Wulfman, CCIM [bo@gwamarillo.com](mailto:bo@gwamarillo.com)

**SALE OR LEASE**



**207 Carolina Berger, TX**

**Warehouse**  
5,228 sf on 2.5 acres. Includes 3 offices, 3 restrooms, reception area, & 2 shops w/ (2)12' x 12' overhead doors separating the two. \$175,000 or \$900/ mo.  
Cathy Derr, CCIM  
[cathy@gwamarillo.com](mailto:cathy@gwamarillo.com)

**FOR SALE**



**6652 Bluebird Suite 800**

**Property Description**  
4,000 sf end cap retail/ office w/ easy access to Canyon Dr. & visible signage. Large showroom w/ kitchen, utility/ storage rooms, alarm system, 2 restrooms & ample parking. Zoned HC - Heavy Commercial. Price Reduced \$400,000.  
Miles Bonifield [miles@gwamarillo.com](mailto:miles@gwamarillo.com)

**FOR SALE**



**34th & Osage**

**Retail Land**  
1.14 acres **AVAILABLE** w/ 155' on Osage. Zoned HC - Heavy Commercial \$8/ sf  
1.14 acre lot for retail development **SOLD**  
1.13 acre lot **UNDER CONTRACT**  
Ben Whittenburg [ben@gwamarillo.com](mailto:ben@gwamarillo.com)



The FirstBank Southwest Tower is ground zero for downtown business activity in Amarillo. Class A office space with the best views in the Texas panhandle.

Suite 107	2,500 - 5,665 SF	\$18.50 SF/yr	Suite 1600	10,699 SF	\$16.50 SF/yr
Suite 700	9,800 SF	\$16.50 SF/yr	Suite 1900	1,000 - 4,457 SF	\$16.50 SF/yr
Suite 803	945 SF	\$16.50 SF/yr	Suite 1905	1,000 - 1,613 SF	\$16.50 SF/yr
Suite 807	1,569 SF	\$16.50 SF/yr	Suite 1908	776 - 5,233 SF	\$16.50 SF/yr
Suite 902	488 SF	\$16.50 SF/yr	Suite 2004	550 SF	\$16.50 SF/yr
Suite 908	1,017 SF	\$16.50 SF/yr	Suite 2005	562 SF	\$16.50 SF/yr
Suite 1306	834 SF	\$16.50 SF/yr	Suite 2402	338 SF	\$521/ mo.
Suite 1315	550 SF	\$16.50 SF/yr	Suite 2305	1,083 SF	\$16.50 SF/yr
Suite 1401	2,085 SF	\$16.50 SF/yr	Suite 2505	3,478 SF	\$16.50 SF/yr
Suite 1417	549 SF	\$16.50 SF/yr	Suite 2907	1,143 SF	\$16.50 SF/yr



Represented Exclusively by Aaron Emerson, CCIM, SIOR

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## DONE DEALS - AUGUST 2020



**KRISTEN AUTRY**

Kristen was born and raised in Amarillo, Texas and represents the third generation of realtors in her family. Kristen worked as a Legal Assistant at a large law firm for 6 years prior to starting at Gaut Whittenburg Emerson Commercial Real Estate. Kristen graduated from Amarillo High School in 2011. She enjoys spending her free time golfing, hiking and being with her friends and family.

Welcome to our team Kristen!

**SOLD**



**25th & Grand Land**

6.51 acres adjacent to Coors Distribution Center w/ frontage on Grand & 25th. Sold to local buyer. Zoned LC - Light Commercial  
Sale Negotiated by Ben Whittenburg ben@gwamarillo.com

**LEASED**



**6900 I-40 West**

**The Atrium at Coulter Ridge**  
1,073 sf office suite. Class A atrium office bldg. located on I-40 West. Convenient to SW Amarillo, minutes from the medical district, Westgate mall, restaurant, etc.  
Lease Negotiated by Aaron Emerson, CCIM, SIOR

**SOLD**



**2650 Dumas Drive**

**Hamlet Shopping Center**  
39,830 sf retail center on 5.88 acres located north of Downtown Amarillo. Purchased by owner/user. Zoned GR - General Retail. Space available to rent \$9.00/sf.  
Sale Negotiated by Cathy Derr, CCIM cathy@gwamarillo.com

**LEASED**



**600 S. Tyler St.**

**First Bank Southwest Tower**  
657 sf executive office leased. Building Amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, and onsite management.  
Lease Negotiated by Aaron Emerson CCIM, SIOR

**LEASED**



**1616 Kentucky**

**Wellington Office Park**  
5,829 sf office space leased. Easy access from I-40 & Georgia. Ample parking and great views.  
Lease Negotiated by Jeff Gaut jeff@gwamarillo.com

**SOLD**



**212 & 216 N. Jackson**

**Land**  
16,800 sf lot at the corner of N. Jackson & NW 2nd  
Zoned I-1 - Light Industrial  
Sale negotiated by Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com

**LEASED**



**5801 I-40 West**

**Office**  
750 sf space located just off the SE corner of I-40 West & Bell in a high traffic area. Front door parking & beautiful courtyard. Zoned PD - Planned Development  
Lease Negotiated by Ben Whittenburg ben@gwamarillo.com

**SOLD**



**Tascosa Road**

**Land**  
1.3 acres located west of Amarillo Blvd on Tascosa Rd.  
Zoned PD - Planned Development. \$5/ sf  
Sale Negotiated by Ben Whittenburg ben@gwamarillo.com

**LEASED**



**4714 NE 24th**

**Office/ Distribution/ Warehouse**  
127,560 sf space located one mile from Loop 335 & NE 24th. Access controlled bldg. w/ 31 dock high doors & 3 grade level doors. Zoned I-1 Light Industrial.  
Lease Negotiated by Bo Wulfman, CCIM bo@gwamarillo.com

**SOLD**



**34th & Osage**

**Retail Land**  
1.31 acres located in the prime corridor of SE Amarillo, across from Walgreens, Pak a Sak, Toot N' Totum, & Anytime Fitness. Zoned HC - Heavy Commercial  
Sale Negotiated by Ben Whittenburg for Seller & Miles Bonifield for Buyer

**SOLD**



**200 N. Jackson**

**Industrial**  
4,800 sf bldg. on 25,200 sf lot. 3 offices, conference room, kitchenette, restroom & 4 grade level overhead doors. Zoned I-1 Light Industrial.  
Sale Negotiated by Miles Bonifield for Seller & Aaron Emerson, CCIM, SIOR for Buyer

**LEASED**



**18901 19th Bushland, TX**

**Warehouse / Storage Unit**  
1,000 sf unit #190 in fast growing Bushland. Located just off I-40 & Bushland Rd. Outside city limits.  
Lease Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com

**LEASED**



**800 S. Polk**

**Office Space**  
Historic Downtown property. 4,200 sf on 1st floor. Newly Renovated, class A space. Includes, 18' ceilings, terrazzo flooring, & adjacent secured parking lot.  
Landlord Represented by: Cathy Derr, CCIM  
Tenant Represented by: Bo Wulfman, CCIM

**SOLD**



**16847 High Country**

**Warehouse**  
3,200 sf building & 1.03 acre lot. Outside city limits w/ easy access to I-27. Property includes, office space, overhead doors, & spray foam insulation.  
Sale Negotiated by Gabe Irving, CCIM gabe@gwamarillo.com

**SOLD**



**8705 S. Osage**

**Warehouse**  
3,325 sf bldg. on 4.5 acres. Outside city limits. Warehouse includes, living quarters, commercial kitchen, ADA restroom, Security system, & 4 bay shop. Sale Negotiated by Bo Wulfman, CCIM bo@gwamarillo.com