

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

NEW LISTINGS - FEBRUARY 2023

FOR LEASE



Zoned: HC - Heavy Commercial

308 S Arthur DOWNTOWN WAREHOUSE

8,400 sf building w/ small office space & 7,200 sf warehouse w/ 11' ceiling height & (2) 8' x 8' OH dock high doors. \$2,800/month.

Jeff Gaut
jeff@gwamarillo.com

FOR LEASE



Zoned: HC - Heavy Commercial

1606 Amarillo Blvd East FREE STANDING BUILDING

Former Check 'n' Go located in high traffic retail area at Amarillo Blvd & Williams. Great location for office, retail or restaurant. Building has vent hood. Pole signage. \$4500/month

Cathy Derr, CCIM
cathy@gwamarillo.com

FOR SALE



Zoned: LC Light Commercial

2610 SE 10th MULTIPLE FLEX WAREHOUSE

Bldg. 1: 2,979 sf. Reception, 3 offices, breakroom & 12' OH door. **Bldg. 2:** 1,750 sf office/retail. 3 offices, showroom, & garage. **Bldg. 3:** 3,160 sf - (4) 20' x 40' warehouse w/ 12' OH doors. \$400,000

Miles Bonifield
miles@gwamarillo.com

FOR LEASE



Zoned: Office

603 Quail Creek MEDICAL OFFICE

3,166 sf space. Could be private offices. Ready to occupy w/ hardwood floors. Drive up parking for employees and patients. Close to medical, services, restaurants and banks. \$3,700/month

Jeff Gaut
jeff@gwamarillo.com

FOR LEASE



Zoned: I-1 Light Commercial

2000 SW 3rd WAREHOUSE/SHOWROOM

5,500 sf warehouse w/ showroom & office in the contractor corridor. Showroom & offices 12' OH doors. All paved corner lot. Easy access to Georgia St & downtown Amarillo. \$2,500/ mo.

Gabe Irving, CCIM
gabe@gwamarillo.com

FOR LEASE



Zoned: I-1 Light Commercial

710 SW 3rd OFFICE/WAREHOUSE

Located at 3rd & Jefferson. Office - 1,322 sf, Warehouse - 8,000 sf. Utility Building - 800 sf. Zoned I-1 Light Industrial. \$1,200 per month

Cathy Derr, CCIM
cathy@gwamarillo.com

FOR SALE



Zoned: LC Light Commercial

1003 N Fillmore RETAIL BUILDING

1,750 sf Multi-use building - Former convenience store. Great location for convenience store, beauty shop or boutique. Includes drive-thru. \$50,000

Cathy Derr, CCIM
cathy@gwamarillo.com

FOR LEASE



Zoned: LC Light Commercial

401 Amarillo Blvd East RETAIL PROPERTY

Located on the corner of N Pierce & Amarillo Blvd. Drive-thru available on current 3,452 sf building. Removal of current building for ground lease is possible. \$5,950.00. month

Jeff Gaut
jeff@gwamarillo.com

SALE



Zoned: O-2 Office

4103 S Western HIGH TRAFFIC LOT

34,000 sf unimproved land just North of 45th & Western directly across from the Randall County Annex. Frontage on both Western & Tulia street. \$275,000.00

Jeff Gaut
jeff@gwamarillo.com

SALE



Zoned: LC Light Commercial

Loop 335/Hollywood Rd. & S. Bell COMMERCIAL LOTS

22.95 acres. Rapidly growing area. Good demographics, access & visibility. \$8-\$25/sf. Lot sizes can be altered *Price/sf based on purchase of entire site. Subdividing may result in higher price/sf.

Ben Whittenburg
ben@gwamarillo.com

SALE



Zoned: CBD Central Business District

700 S Polk KRESS BUILDING

25,140 sf Historic Kress Building. Located at 7th & Polk in the center of downtown activity. Walking distance to several hotels & major office buildings. \$1,231,860

Gabe Irving, CCIM
gabe@gwamarillo.com

FOR LEASE



Zoned: PD Planned Development

6661 Canyon Dr. RETAIL W/ WAREHOUSE

2,000 - 6,000 sf on the eastside of I-27, between Bell & Hillside. Suites can be combined. \$1,800/mo.

Sheril Blackburn
sheril@gwamarillo.com

FOR SALE



Outside City Limits

John's Way and Claude Hwy DEVELOPMENT LAND

5.56 acres located at the intersection of Johns Way & Claude Hwy. Located at the entrance of River Falls. Flat land ready for construction. Outside City Limits. \$242,193

Miles Bonifield
miles@gwamarillo.com

FOR LEASE



Outside City Limits

10090 FM 1541 INDUSTRIAL

5,150 sf in 2 warehouses on 5.59 acres, just south of Loop 335 on FM 1541 (Washington), outside the city limits. Includes: fenced yard w/ 600 sf covered shed & 6 OH doors. \$4,200/mo.

Miles Bonifield
miles@gwamarillo.com

FOR SALE



Zoned: LC Light Commercial

2108 Paramount RESTAURANT

8,117 sf bldg/ 57,000 sf lot. Nice full service restaurant w/2 main floor dining areas & bar, 2 upstairs private dining areas & covered patio. Total Occupancy: 323 \$1,100,000

Bo Wulfman, CCIM
bo@gwamarillo.com

FOR SALE



Outside City Limits

I-40, Bushland HIGH VISIBILITY LAND

1.8 acres located on I-40 frontage road in fast developing Bushland, TX. On the east side of the From 6th Collective. \$5 /sf

Bo Wulfman, CCIM
bo@gwamarillo.com

FOR SALE



704 SW 9th DOWNTOWN OFFICE BUILDING

5,180 sf in Downtown Amarillo. Includes: offices, private restrooms, reception, conference room, copier/work area, storage, breakroom, basement, & ample parking. \$495,000

Kristen Chilcote
kristen@gwamarillo.com

FOR LEASE



600 S Tyler DOWNTOWN OFFICE SPACE

495 - 10,500 sf Building amenities include: 24/7 security, coffee shop, bank, fitness center, conference room, barbershop, & on-site management. \$17.50 sf/yr.

Aaron Emerson, CCIM, SIOR
aaron@gwamarillo.com

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DONE DEALS - FEBRUARY 2023

<p>LEASED</p>  <p>MORE SPACE AVAILABLE</p>	<p>3505 Olsen Blvd OLSEN PARK OFFICE COMPLEX</p> <p>2,029 sf office suite. Locally owned & managed office building. Easy access to I-40. Competitive lease rates, move in ready, TI allowance & potential building signage w/ naming rights.</p> <p>Miles Bonifield miles@gwamarillo.com</p>	<p>SOLD</p> 	<p>Section 133 LAND</p> <p>671.58 acres sold on the north side of Hollywood Road, between Arnot and Hill Road.</p> <p>Bo Wulfman, CCIM bo@gwamarillo.com</p>
<p>LEASED</p> 	<p>1004 SE 5th FLEX WAREHOUSE W/ OFFICE</p> <p>6,944 sf flex warehouse w/ office in Downtown Amarillo. This was the original Ice House for Amarillo. 2 offices, reception area, conf room, bullpen area. 6 OH doors, fenced yard & extra storage building</p> <p>Miles Bonifield miles@gwamarillo.com</p>	<p>SOLD</p> 	<p>8900 I-27 LAND</p> <p>.87 acres sold on the access road from Hollywood Road / Loop 335 to I-27 south.</p> <p>Gabe Irving, CCIM gabe@gwamarillo.com</p>
<p>LEASED</p>  <p>MORE SPACE AVAILABLE</p>	<p>6900 I-40 West ATRIUM AT COULTER RIDGE</p> <p>Multiple Office Suites Leased. Class A atrium office building on I-40 West. Convenient to SW Amarillo. Minutes from the medical district. Convenient to the mall, restaurants, etc.</p> <p>Aaron Emerson, CCIM, SIOR aaron@gwamarillo.com</p>	<p>LEASED</p> 	<p>15734 I-27 WAREHOUSE</p> <p>Newer construction warehouse, 2,400 sf w/ small office, restroom, fenced yard and (3) 14' x 14' grade level OH doors. Spray foam insulated, 15' sidewalls 18' center peak. Signage along both I-27 and off the Rockwell Rd. entrance.</p> <p>Ben Whittenburg ben@gwamarillo.com</p>
<p>SOLD</p> 	<p>514 Crockett St OFFICE/WAREHOUSE</p> <p>3,000 sf building w/ nice showroom with office and 1,800 sf warehouse, 10' OH door in back of building. Located off 6th Street w/ easy access to downtown & Georgia Street.</p> <p>Miles Bonifield miles@gwamarillo.com</p>	<p>SOLD</p> 	<p>Soney, South of Hillside LAND - TO BE DEVELOPED</p> <p>9.9 acres on the east side of Soney, just south of Hillside. Purchased by medical user for future development of medical facility and adjacent pad sites.</p> <p>Ben Whittenburg ben@gwamarillo.com</p>
<p>LEASED</p> 	<p>817 S. Polk DOWNTOWN OFFICE</p> <p>2,700 sf unique 1st floor, downtown office space available in the Historic Paramount Building. Reception area, 6 offices, Bullpen area, Security system installed, Parking garage & Onsite Maintenance</p> <p>Miles Bonifield represented Landlord Kristen Chilcote represented Tenant</p>	<p>LEASED</p> 	<p>1204 N. Western, Unit A OFFICE/WAREHOUSE</p> <p>2,500 sf w/ 2 offices, 2 bathrooms & warehouse w/ (2) 10' x 10' overhead doors, 220 plug</p> <p>Miles Bonifield miles@gwamarillo.com</p>
<p>LEASED</p>  <p>MORE SPACE AVAILABLE</p>	<p>3350 OLSEN OFFICE/RETAIL/WAREHOUSE</p> <p>1,250 sf with large showroom/reception, two offices and warehouse with 12' x 12' grade level door.</p> <p>Ben Whittenburg ben@gwamarillo.com</p>	<p>LEASED</p> 	<p>5410 McCormick #200 WAREHOUSE</p> <p>6,300 sf warehouse on 1,500 sf office w/ reception, 2 offices, conference room, break room, restrooms, & storage. Warehouse includes: 15' sidewalls, LED lighting & (4) 12' OH doors.</p> <p>Gabe Irving, CCIM represented Landlord Bo Wulfman, CCIM represented Tenant</p>

GAUT · WHITTENBURG · EMERSON Property Management

CONSTRUCTION & PROPERTY MANAGEMENT

From design, permitting, and construction all the way through the certificate of occupancy, and final delivery, we manage the entire process.

We achieve economies of scale and value-added opportunities through our reputation, construction volume, contractor relationships, and years of proven experience.

BUILDING OPERATIONS

Ensuring business continuity is essential to maintaining a profitable bottom line for any real estate asset.

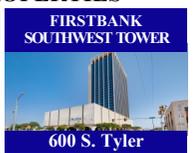
Our team manages all day-to-day operations, customer service requests, and work orders, as well as maintenance and repairs for tenants, reducing unanticipated fees and ensuring smooth operations for our clients.

CAPITAL IMPROVEMENT PROJECTS

Our team has extensive knowledge and experience in designing and managing capital improvement projects.

- Parking lot repairs
- Elevator modifications
- Chiller replacements
- Electrical upgrades
- Roof replacements
- ADA restrooms
- Energy management system installation
- Fire sprinkler installation
- Smoke detection system replacement

CURRENTLY MANAGED PROPERTIES

<p>GOLDEN SPREAD CENTER</p>  <p>905 S. Fillmore</p>	<p>THE ATRIUM AT COULTER RIDGE</p>  <p>6900 I-40 West</p>	<p>FIRSTBANK SOUTHWEST TOWER</p>  <p>600 S. Tyler</p>
<p>THE ZACHRY BUILDING</p>  <p>5601 I-40 West</p>	<p>SOUTHTREE OFFICE PARK</p>  <p>5809 S Western</p>	<p>WELLINGTON OFFICE PARK</p>  <p>1601 Kentucky</p>
<p>OLSEN PARK OFFICE COMPLEX</p>  <p>3505 Olsen Blvd</p>		
<p>3300 Soney</p> 	<p>5305 I-40 West</p> 	<p>7501 Wallace Blvd</p> 

For information on property management services, contact Aaron Emerson, aaron@gwamarillo.com (806) 373-3111

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