

FOR LEASE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate



THE HISTORIC AMARILLO BUILDING

301 S. POLK
AMARILLO, TX 79101

For More Information:

AARON EMERSON, CCIM, SIOR

806.373.3111

aaron@gwamarillo.com

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301 S POLK

PROPERTY DETAILS & HIGHLIGHTS

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Property Name:	The Historic Amarillo Building- 301 S Polk
Property Address:	301 Polk S, Amarillo, TX 79101
Property Type:	Office
Lot Size:	2.5 AC
Building Size:	115,000 SF
Building Class:	A
Zoning:	CBD
Rail Access:	N/A
Cross Streets:	3rd & Polk
Year Built:	1925
Number of Stories:	8

PROPERTY OVERVIEW

Amarillo's first skyscraper featuring modern office spaces. Located at 3rd & Polk in the heart of Downtown Amarillo.

LOCATION OVERVIEW

The original focal point of Polk Street stands as proud as ever. Recently renovated common areas and an on-sight owner with an eye for detail make this property one of the most unique office experiences in town. Walking distance to restaurants, banks, courthouses, convention hotel, etc.



LEASE HIGHLIGHTS

- Newly Renovated Common Areas
- On-sight Building Engineer
- Walking Distance to Several Restaurants
- Common Conference Center with Smart TV and Wifi
- Great Tenant Mix
- On-Sight Owners - Kevin & Ginger Nelson

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ADDITIONAL PHOTOS

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AVAILABLE SPACES

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LEASE TYPE | Full Service **TOTAL SPACE** | 267 - 3,309 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$14.45 - \$14.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	2,308 SF	Full Service	\$14.50 SF/yr	-
Suite 220C	Available	401 SF	Full Service	\$350.00 / month	-
Suite 220D	Available	267 SF	Full Service	\$350.00 / month	-
Suite 450	Available	3,168 SF	Full Service	\$14.50 SF/yr	-
Suite 505	Available	2,725 SF	Full Service	\$14.50 SF/yr	-
Suite 640G	Available	409 SF	Full Service	\$650.00 / month	-
Suite 810	Available	3,309 SF	Full Service	\$14.50 SF/yr	-
Suite 870	Available	602 SF	Full Service	\$725 per month	-

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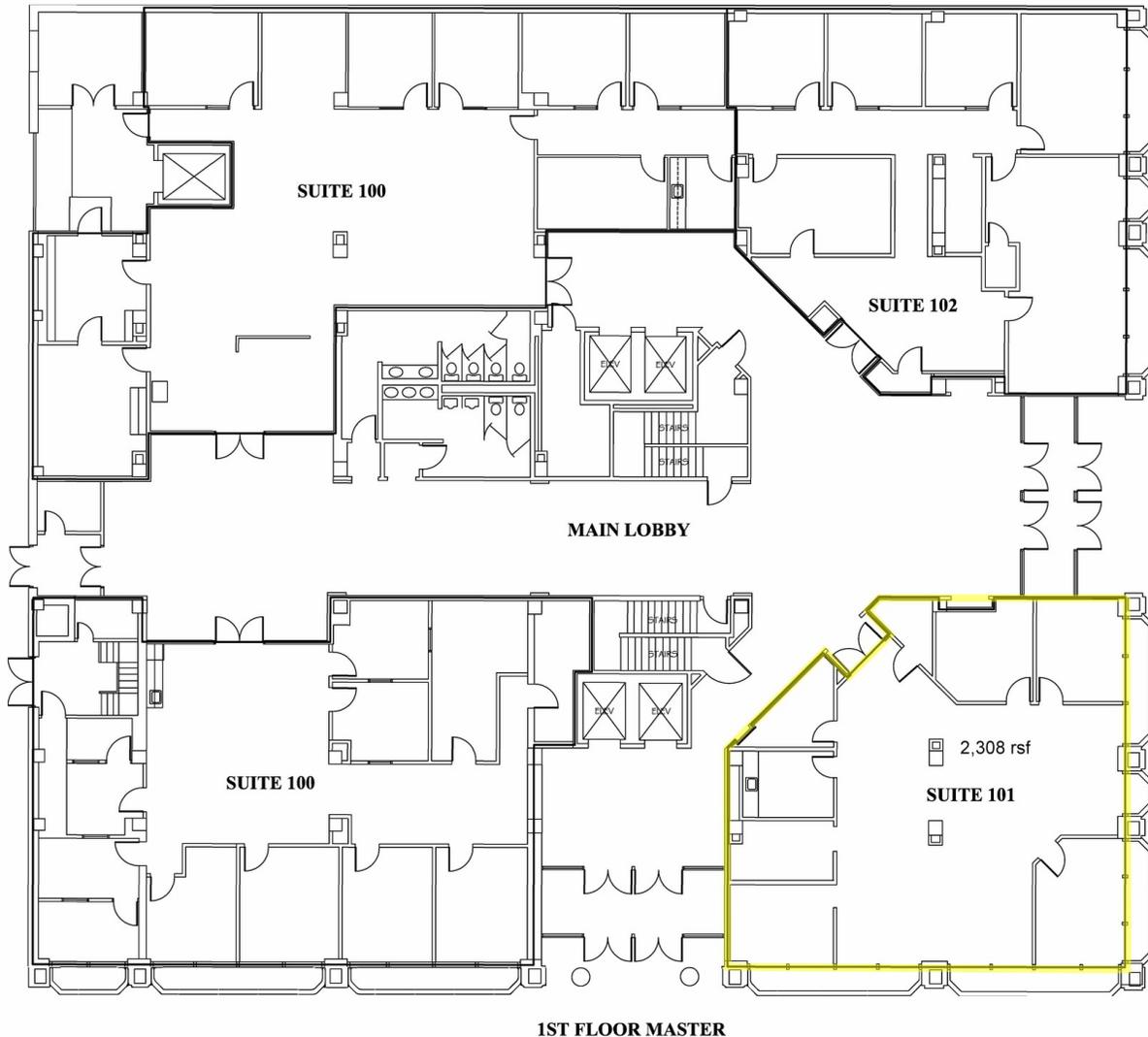
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THE HISTORIC AMARILLO BUILDING 301 S POLK

SUITE 101 - 2,308 SQ. FT. - \$14.50/SQ. FT.

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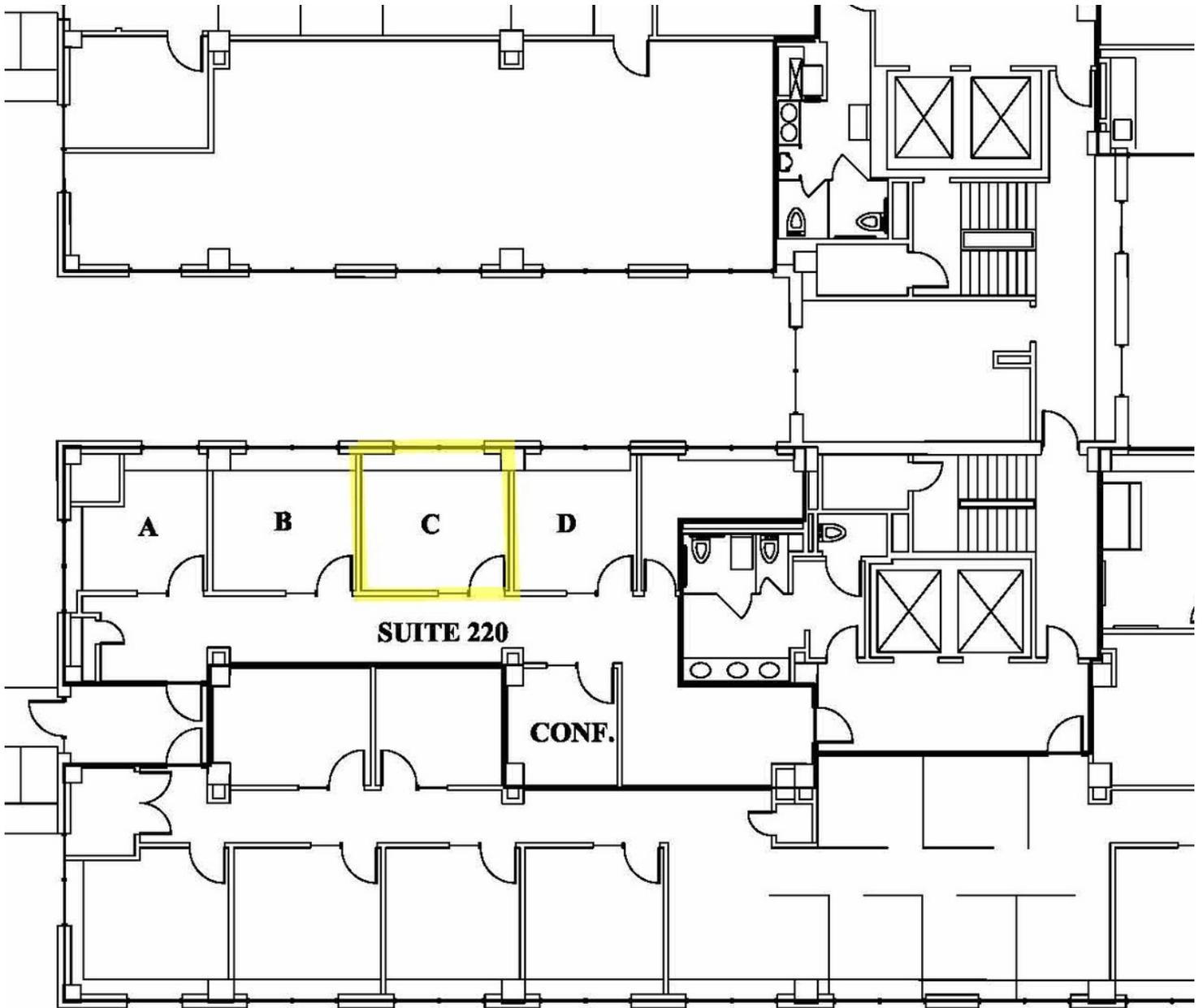
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**THE HISTORIC AMARILLO BUILDING
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SUITE 220C - EXECUTIVE OFFICE - \$350/MO

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2ND FLOOR MASTER

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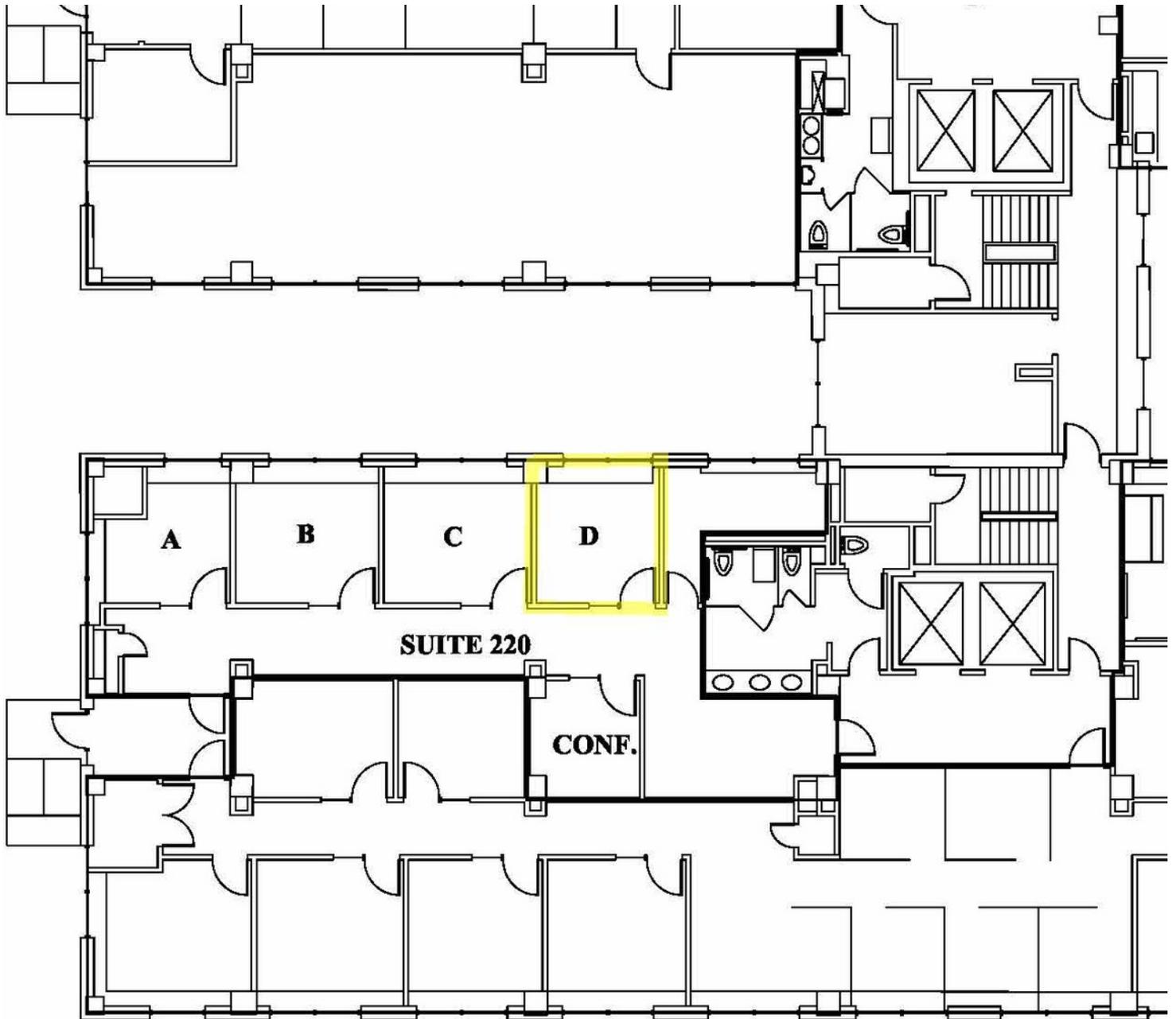
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**THE HISTORIC AMARILLO BUILDING
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SUITE 220D - EXECUTIVE OFFICE - \$350/MO

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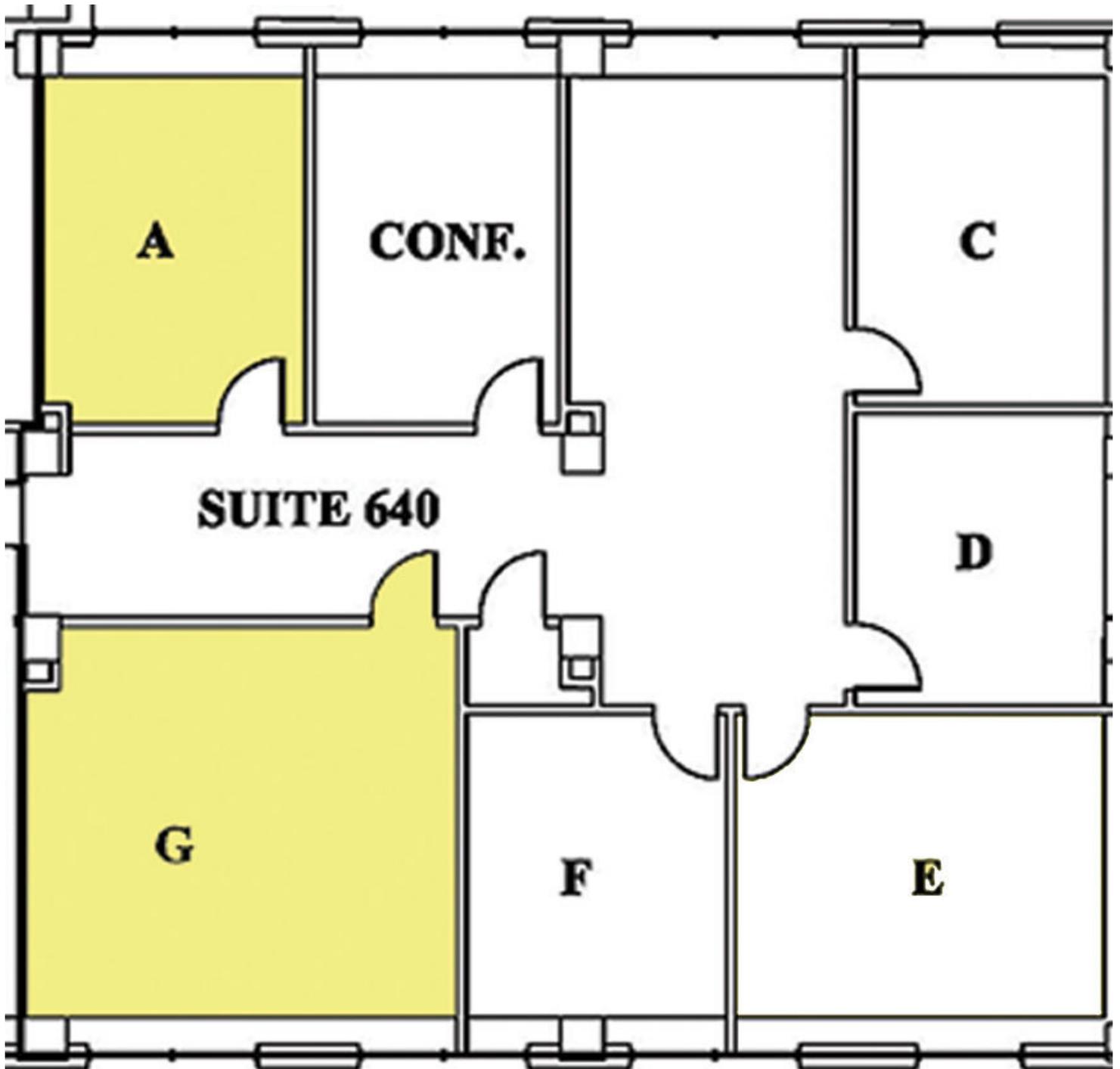
THE HISTORIC AMARILLO BUILDING

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SUITE 440 - 1,326 SQ.FT. - \$13.50/SQ.FT.

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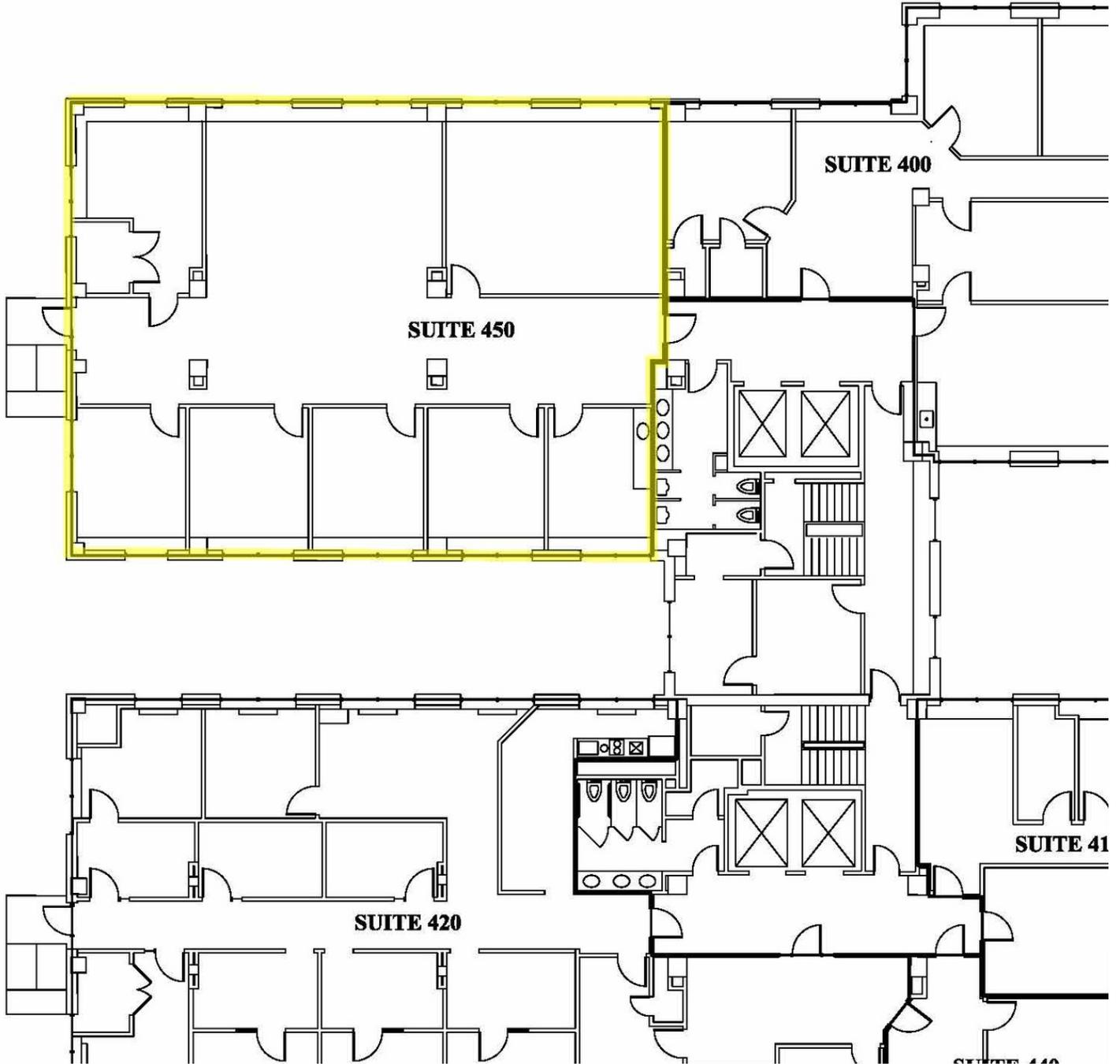
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**THE HISTORIC AMARILLO BUILDING
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SUITE 450 - 3,168 SQ.FT. - \$14.50/SQ.FT.

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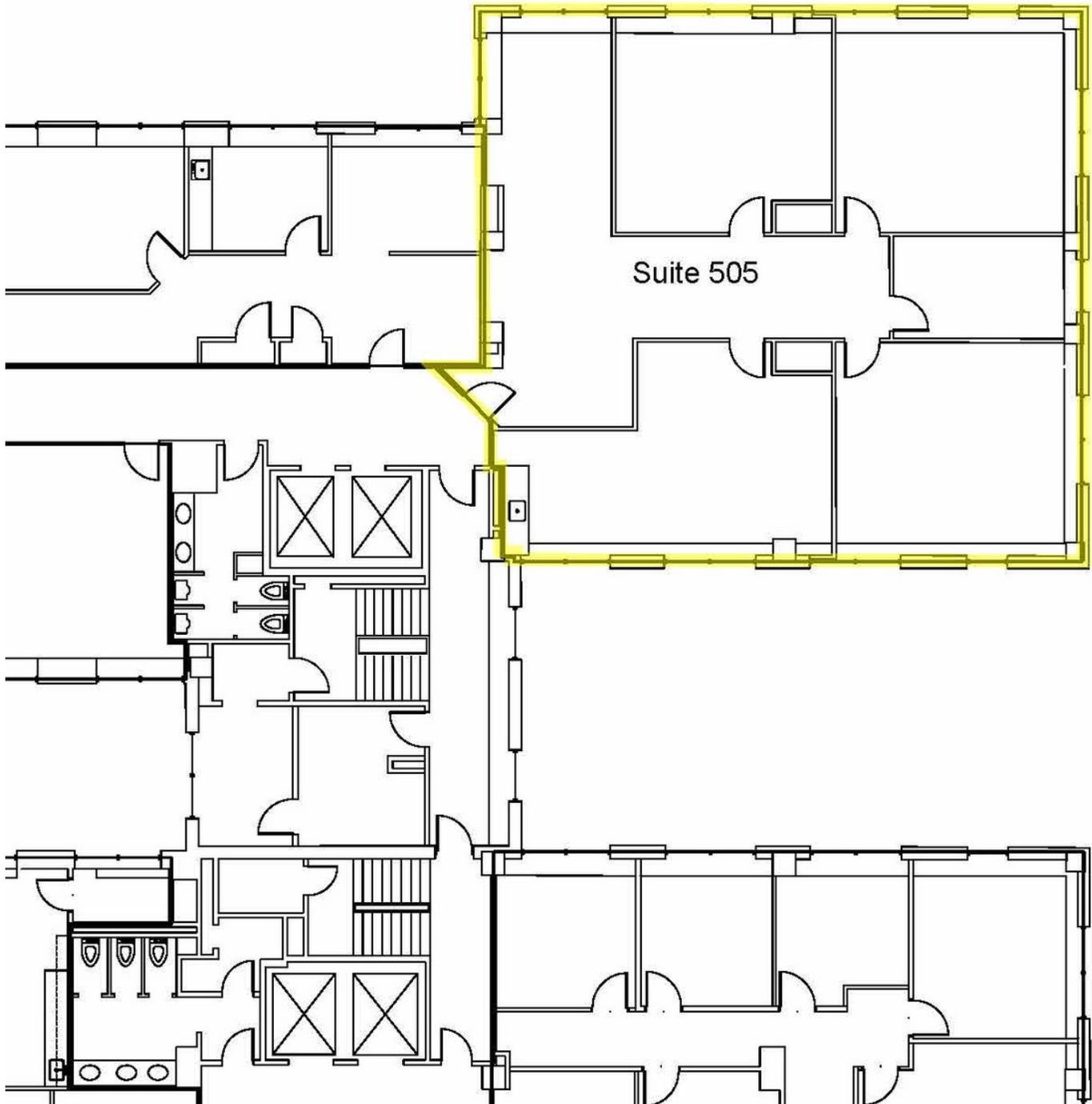
THE HISTORIC AMARILLO BUILDING

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SUITE 505 - 2,725 SQ.FT. - \$14.50/SQ.FT.

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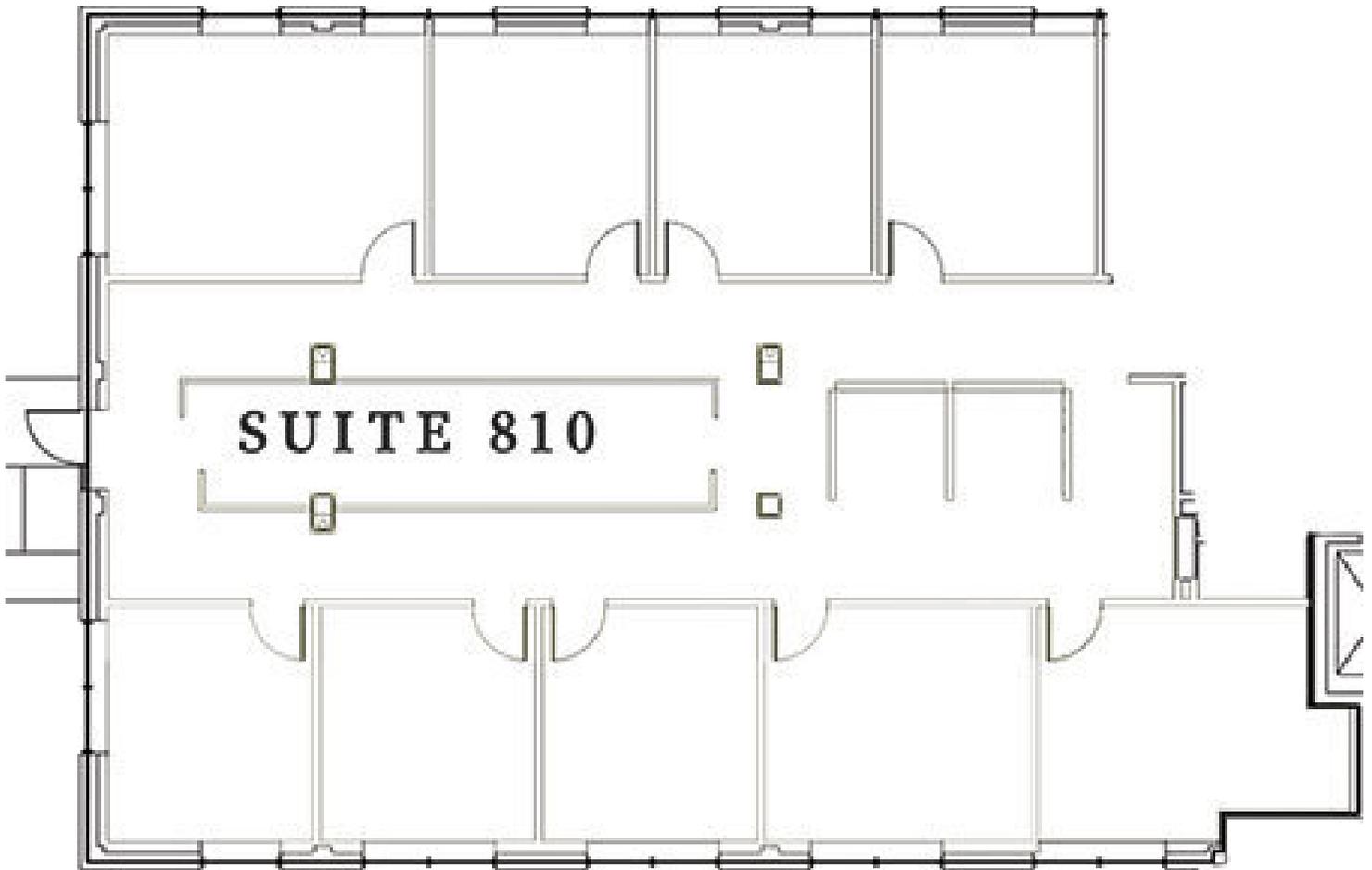
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FOR LEASE

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SUITE 810 - 3,309 SF - \$14.50/SQ.FT.

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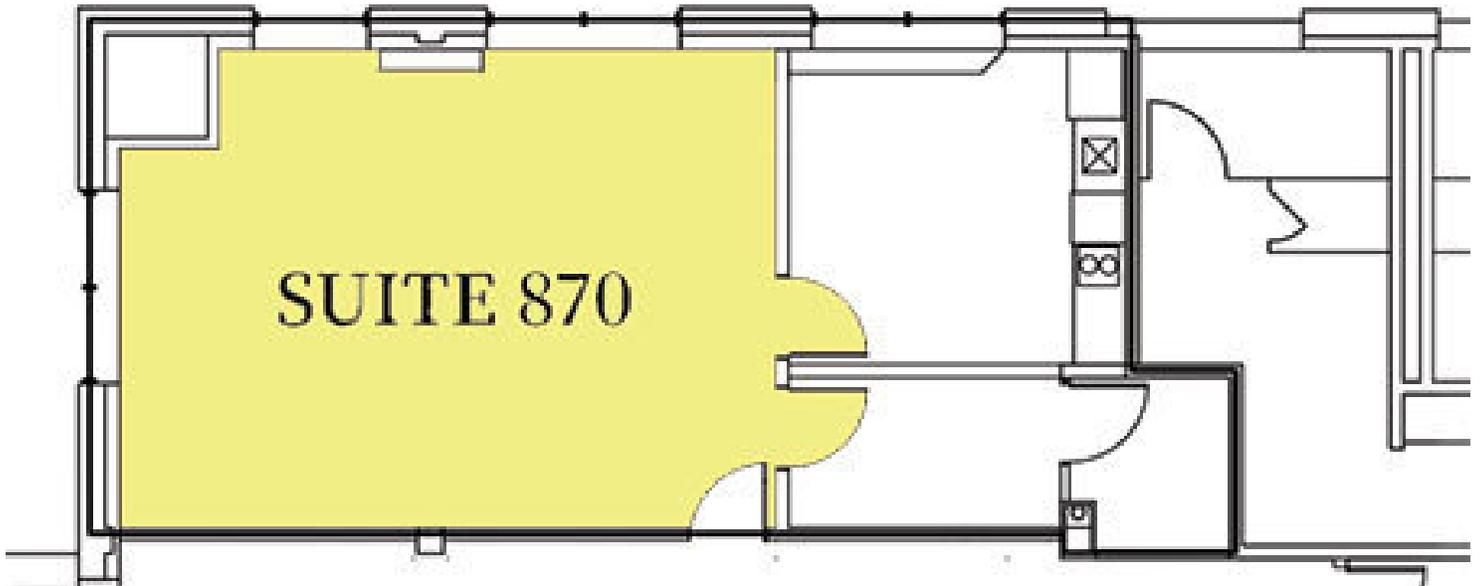
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FOR LEASE

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SUITE 870 - 602 SF - \$725 / MONTH

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PARKING LOT MAP

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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