


FOR LEASE

GAUT · WHITTENBURG · EMERSON  
Commercial Real Estate



# 1616 S. KENTUCKY - WELLINGTON OFFICE PARK

1616 KENTUCKY S  
AMARILLO, TX 79102

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For More Information:

**JEFF GAUT**

806.373.3111

jeff@gwamarillo.com

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# 1616 S. KENTUCKY - WELLINGTON OFFICE PARK EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Lease Rate: \$14.50 SF/yr (Full Service)

Building Size: 100,000 SF

Lot Size: 3.76 Acres

Available SF: 334 - 10,680 SF

Market: I-40 West

## PROPERTY OVERVIEW

Locally owned Class A office building with great I-40 visibility within walking distance to several restaurants.

## PROPERTY HIGHLIGHTS

- On site management and locally owned
- New roof, HVAC & security system
- Parking garage for tenants with locking/security garage door
- Storage units available on site
- Significant capital improvements underway: Landscaping, elevator modernization, renovated bathrooms and more
- Conference room available for tenant use (renovated)



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**1616 S. KENTUCKY - WELLINGTON  
OFFICE PARK  
AVAILABLE SPACES**

**LEASE RATE:** \$14.50 SF/YR      **TOTAL SPACE:** 334 - 10,680 SF  
**LEASE TYPE:** Full Service      **LEASE TERM:** Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Building A, Suite A110	\$14.50 SF/yr	Full Service	666 SF	Negotiable	
Building A, Suite A116	\$14.50 SF/yr	Full Service	1,267 SF	Negotiable	
Building A, Suite A127	\$14.50 SF/yr	Full Service	593 SF	Negotiable	
Building A, Suite A140	\$14.50 SF/yr	Full Service	1,739 SF	Negotiable	
Building C, Suite C220	\$14.50 SF/yr	Full Service	542 SF	Negotiable	
Building C, Suite C245	\$14.50 SF/yr	Full Service	334 SF	Negotiable	
Building C, Suite C250	\$14.50 SF/yr	Full Service	4,826 SF	Negotiable	
Building C, Suite C255	\$14.50 SF/yr	Full Service	495 SF	Negotiable	
Building C, Suite C260	\$14.50 SF/yr	Full Service	1,274 SF	Negotiable	
Building C, Suite 330	\$14.50 SF/yr	Full Service	1,483 SF	Negotiable	
Building C, Suite C420	\$14.50 SF/yr	Full Service	485 SF	Negotiable	
Building C, Suite C460	\$14.50 SF/yr	Full Service	1,233 SF	Negotiable	
Building D, Suite D100	\$14.50 SF/yr	Full Service	1,972 SF	Negotiable	
Building D, Suite D110	\$14.50 SF/yr	Full Service	1,601 SF	Negotiable	
Building D, Suite D120	\$14.50 SF/yr	Full Service	1,070 SF	Negotiable	
Building D, Suite D125	\$14.50 SF/yr	Full Service	1,568 SF	Negotiable	
Building D, Suite D130	\$14.50 SF/yr	Full Service	3,689 SF	Negotiable	
Building D, All space available	\$14.50 SF/yr	Full Service	10,680 SF	Negotiable	

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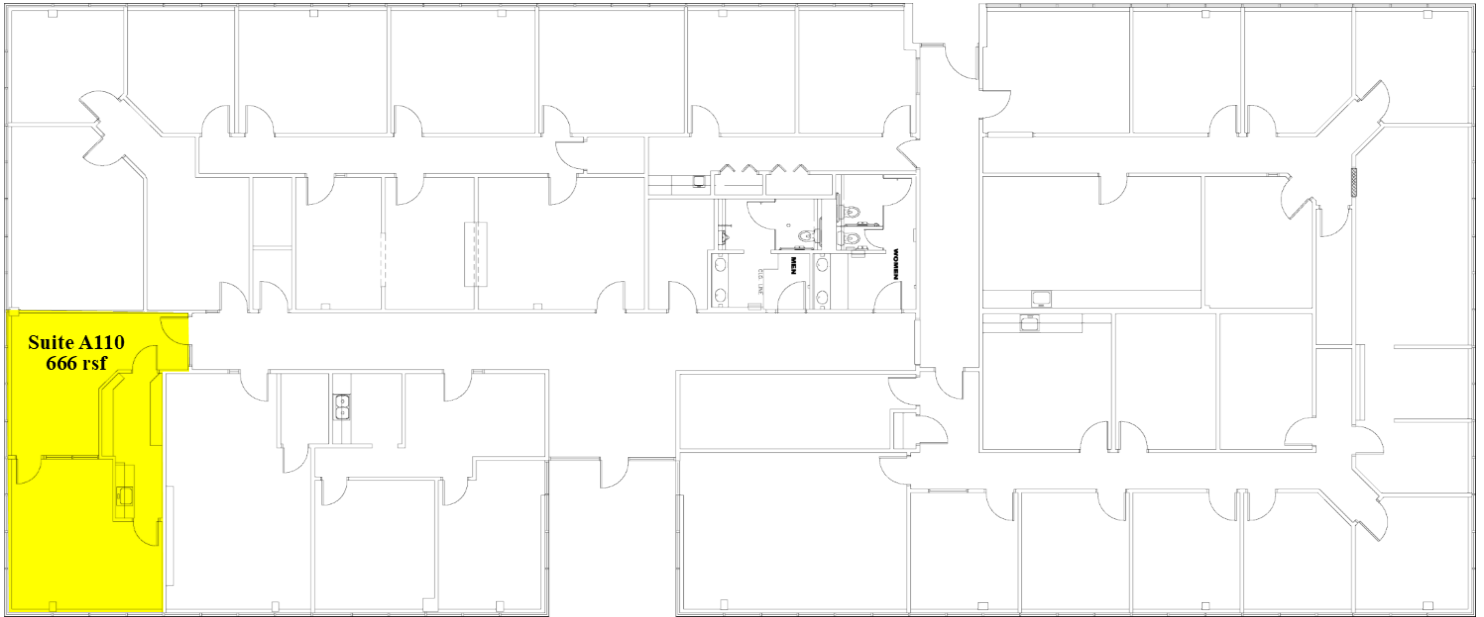
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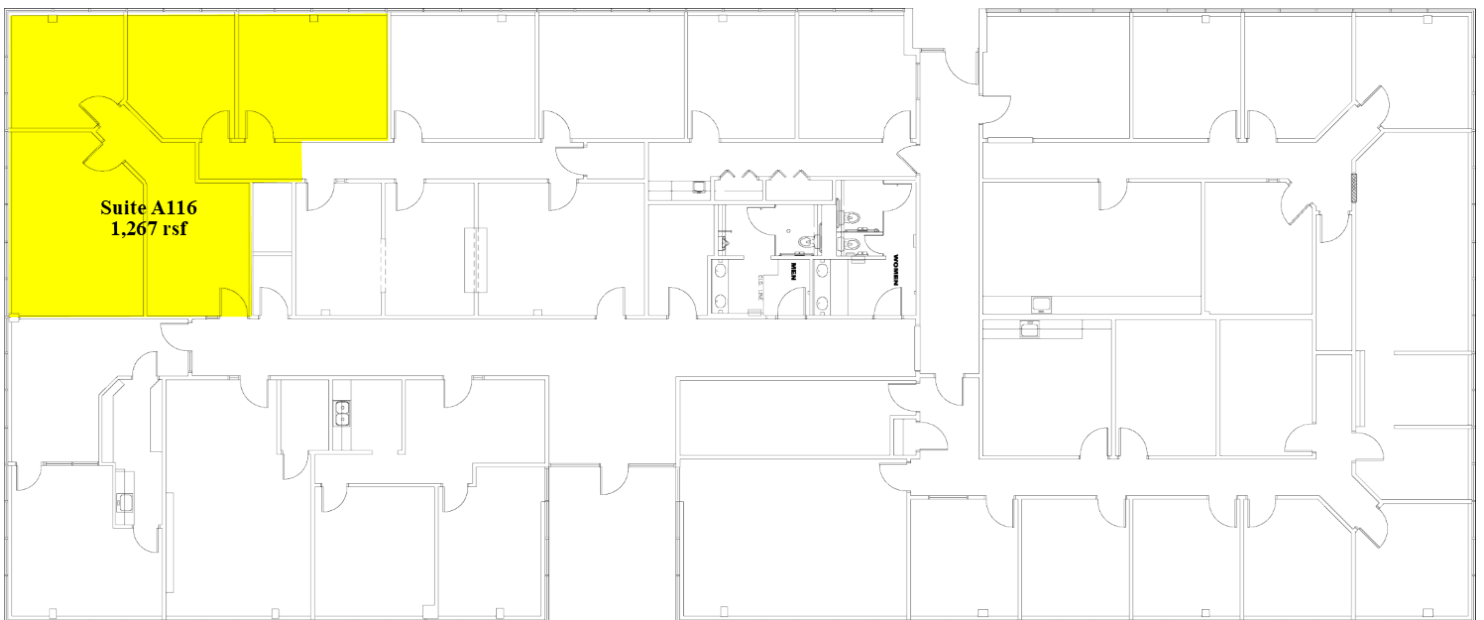
**1616 S. KENTUCKY - WELLINGTON  
OFFICE PARK  
FLOOR PLANS BUILDING A**

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**1** SUITE A110  
666 rsf



**2** SUITE A116  
1,267 rsf

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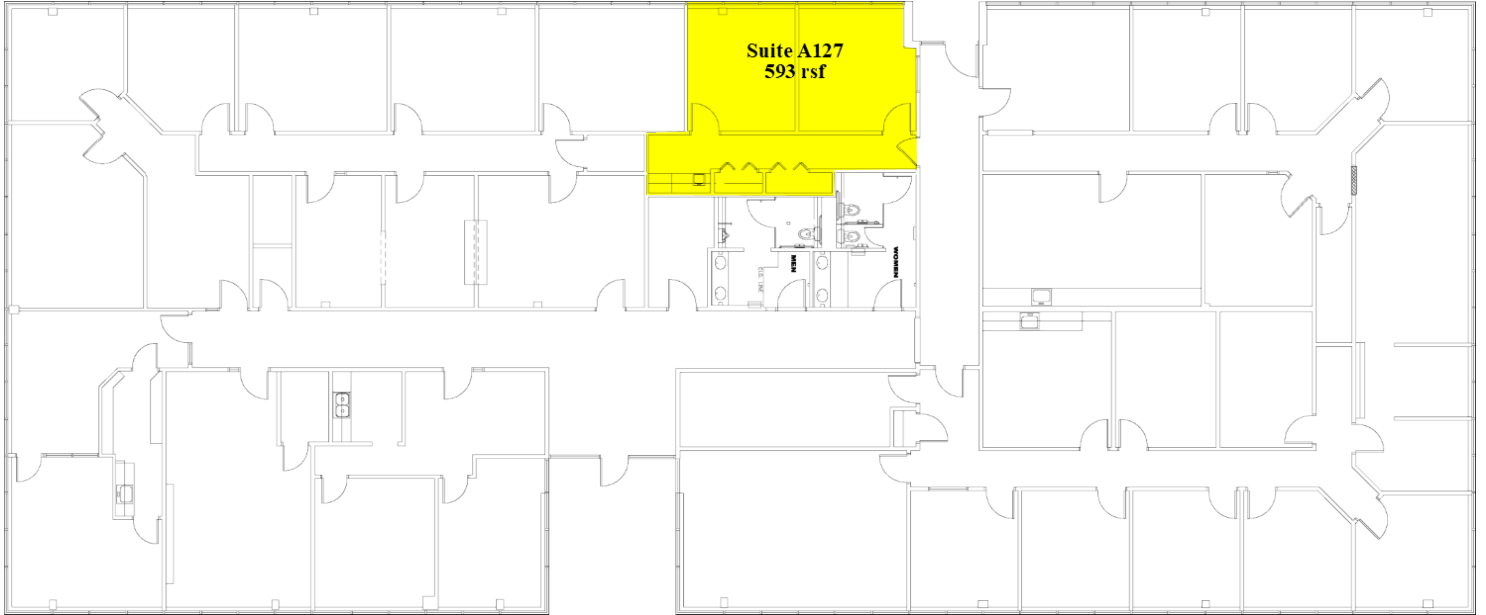
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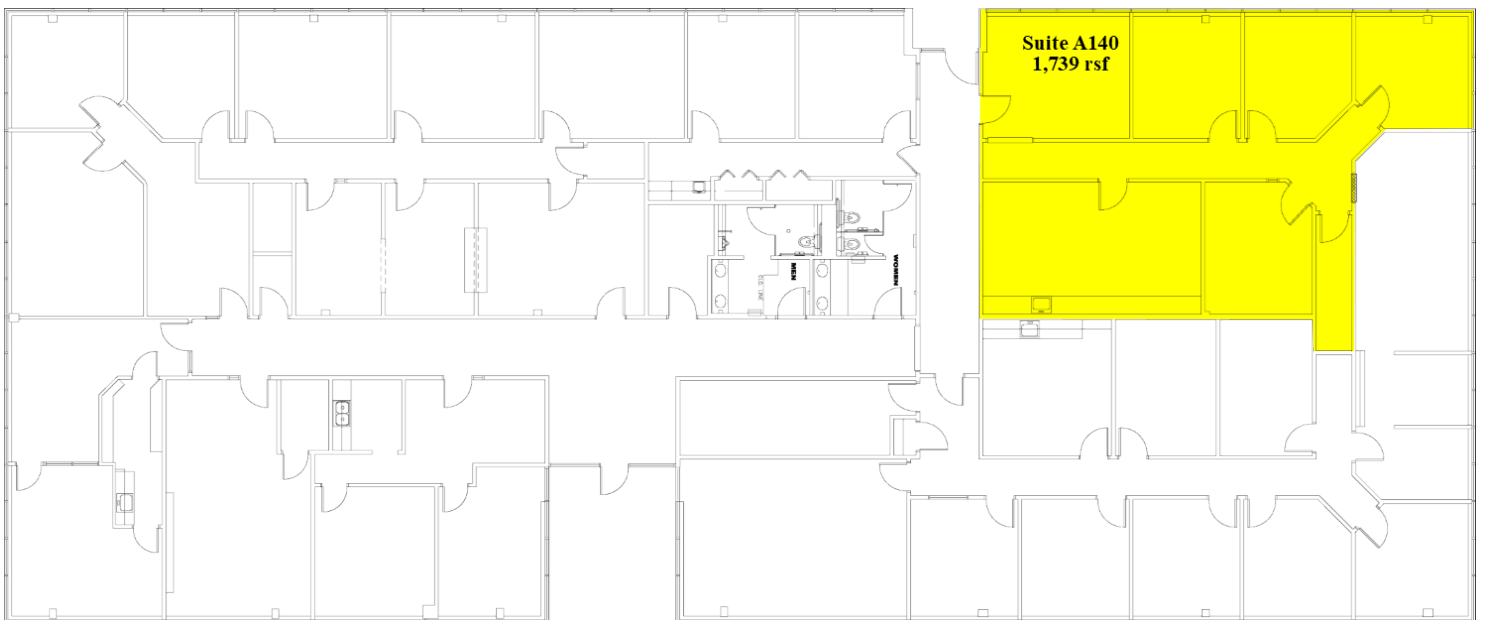
**1616 S. KENTUCKY - WELLINGTON  
OFFICE PARK  
FLOOR PLANS BUILDING A**

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**1** SUITE A127  
593 rsf



**2** SUITE A140  
1739 rsf

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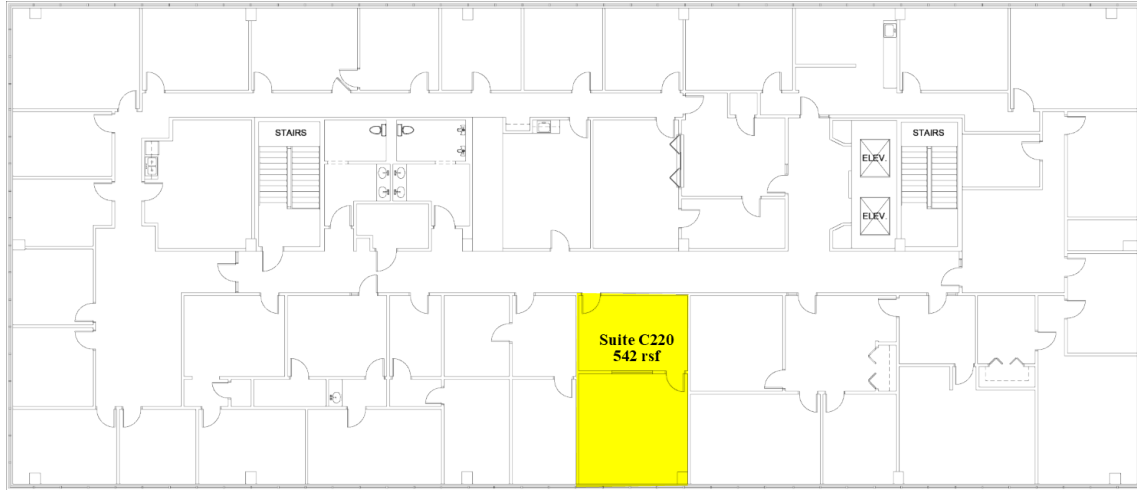
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**FOR LEASE**

# 1616 S. KENTUCKY - WELLINGTON OFFICE PARK FLOOR PLANS BUILDING C

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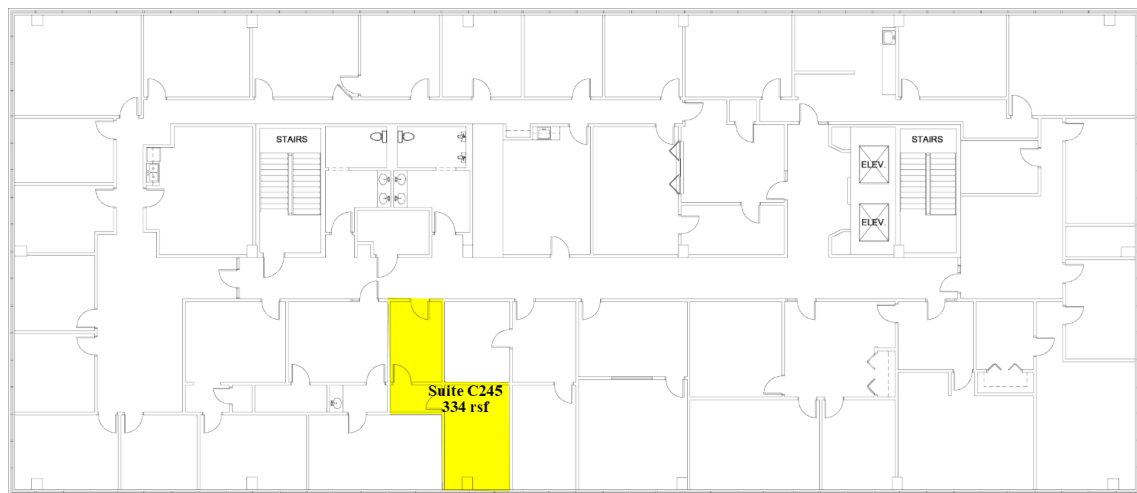
FLOOR PLAN - BUILDING C 2ND FLOOR

SCALE:

1

SUITE C220

542 rsf



A2.01.01

FLOOR PLAN - BUILDING C 2ND FLOOR

SCALE:

2

SUITE C245

334 rsf

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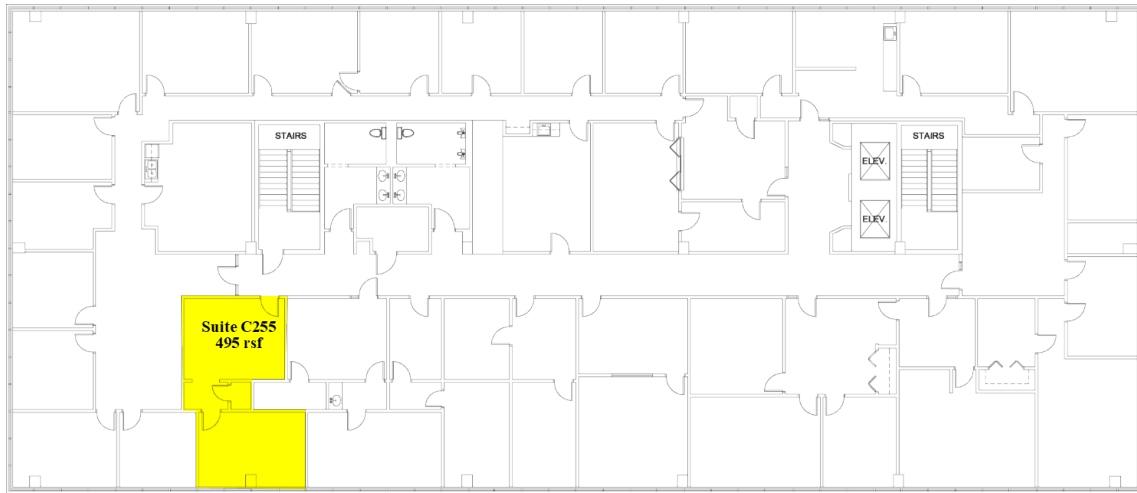
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# 1616 S. KENTUCKY - WELLINGTON OFFICE PARK FLOOR PLANS BUILDING C, 2ND FLOOR

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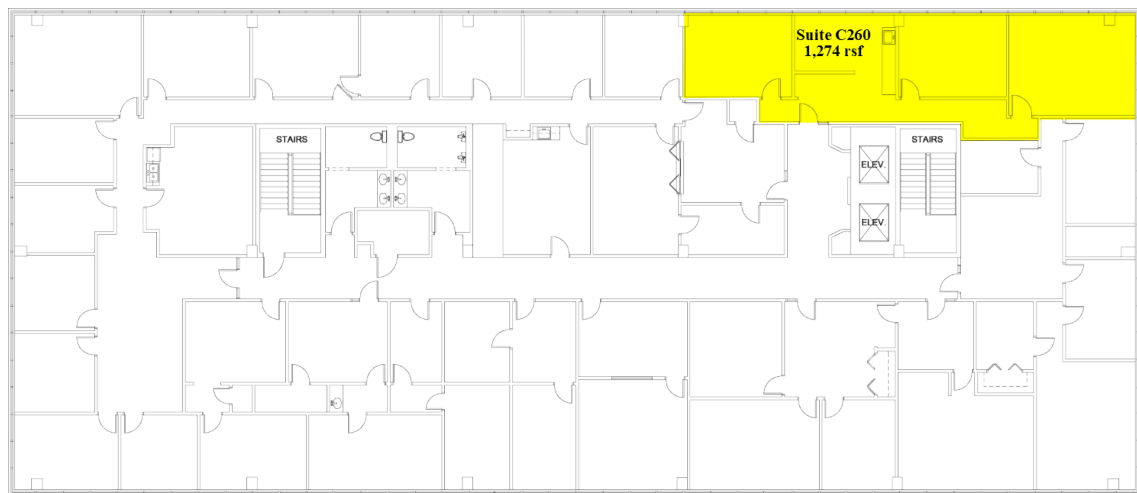
FLOOR PLAN - BUILDING C 2ND FLOOR

SCALE:

1

SUITE C255

495 sf



A2.01.01

FLOOR PLAN - BUILDING C 2ND FLOOR

SCALE:

2

SUITE C260

1,274 sf

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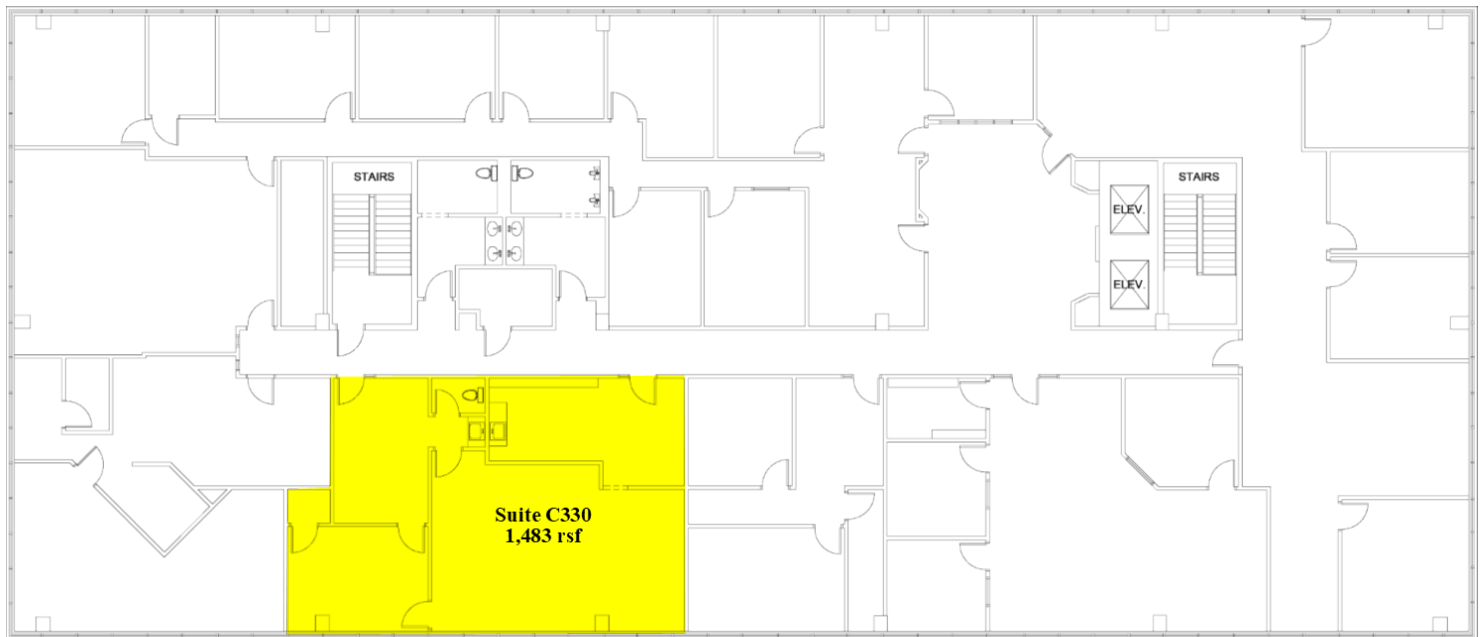
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**1616 S. KENTUCKY - WELLINGTON  
OFFICE PARK  
FLOOR PLANS BUILDING C, 3RD FLOOR**

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NORTH



A2.01.01

FLOOR PLAN - BUILDING C 3RD FLOOR

SCALE:

1 SUITE C330  
1,483 rsf

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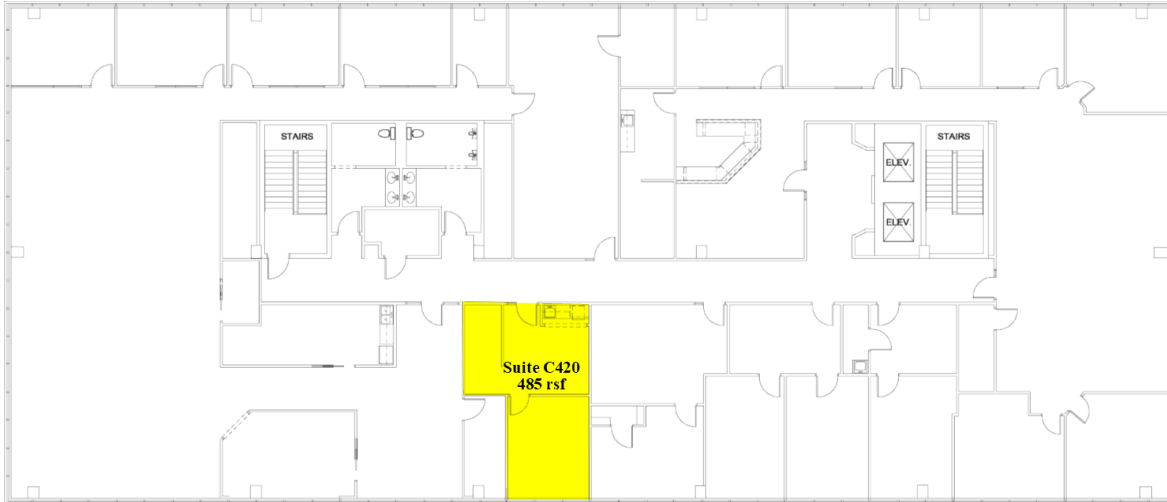


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# 1616 S. KENTUCKY - WELLINGTON OFFICE PARK FLOOR PLANS BUILDING C, 4TH FLOOR

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NORTH



FLOOR PLAN - BUILDING C 4TH FLOOR

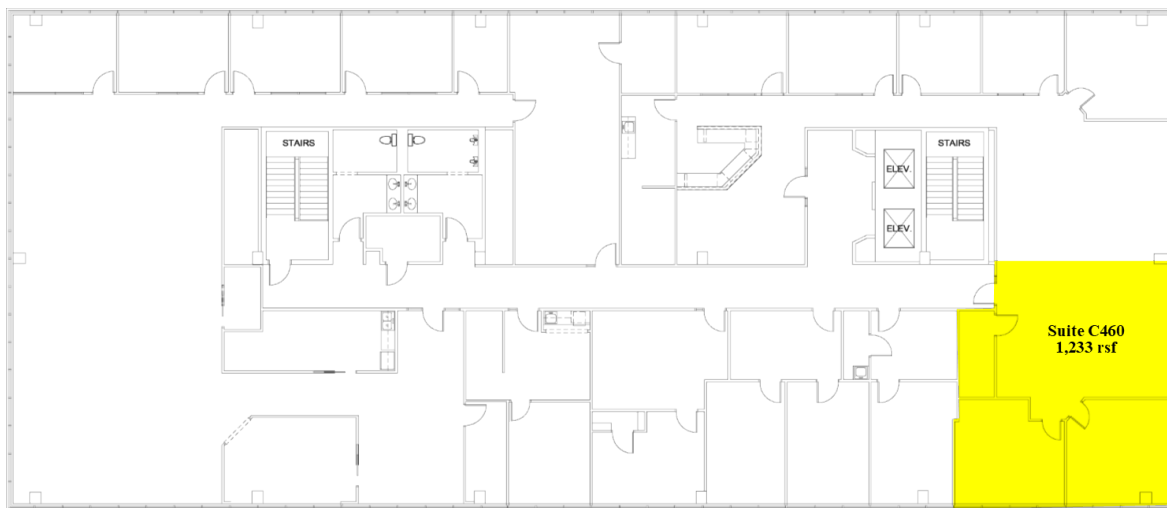
(A2.01.01)

SCALE:

1

SUITE C420

485 rsf



NORTH



FLOOR PLAN - BUILDING C 4TH FLOOR

(A2.01.01)

SCALE:

2

SUITE C460

1,233 rsf

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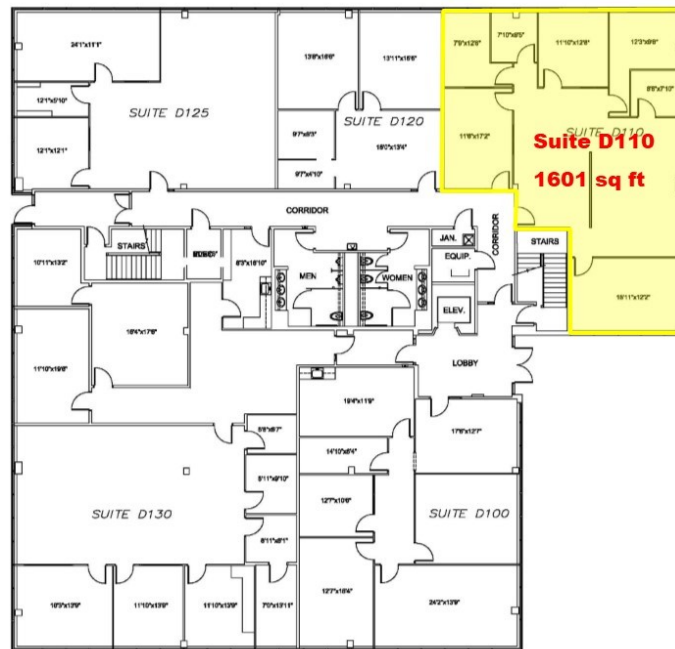
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# 1616 S. KENTUCKY - WELLINGTON OFFICE PARK FLOOR PLANS

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**BLDG. "D" 1 FLOOR PLAN**

NO SCALE

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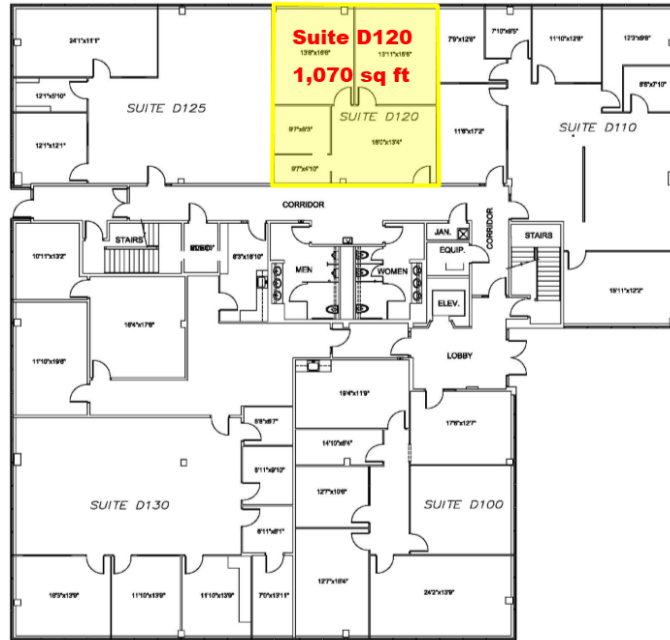
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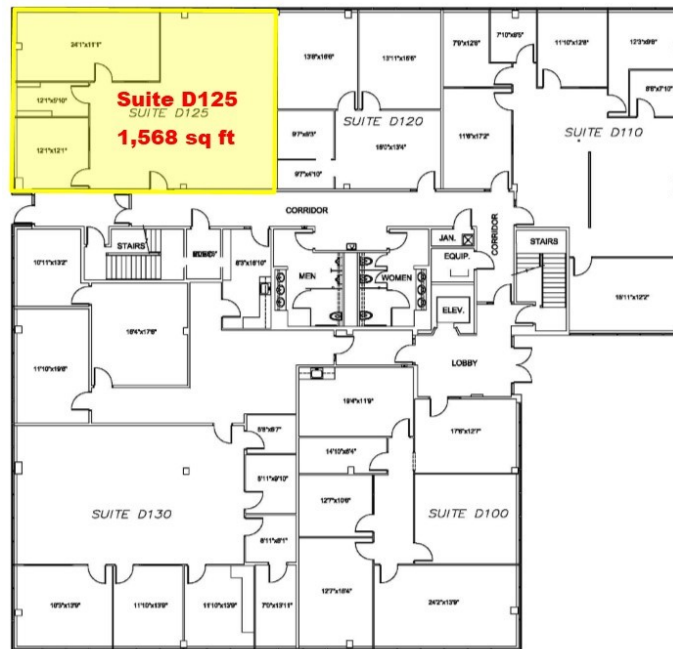
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**BLDG. "D" 1 FLOOR PLAN**

NO SCALE



**BLDG. "D" 1 FLOOR PLAN**

NO SCALE

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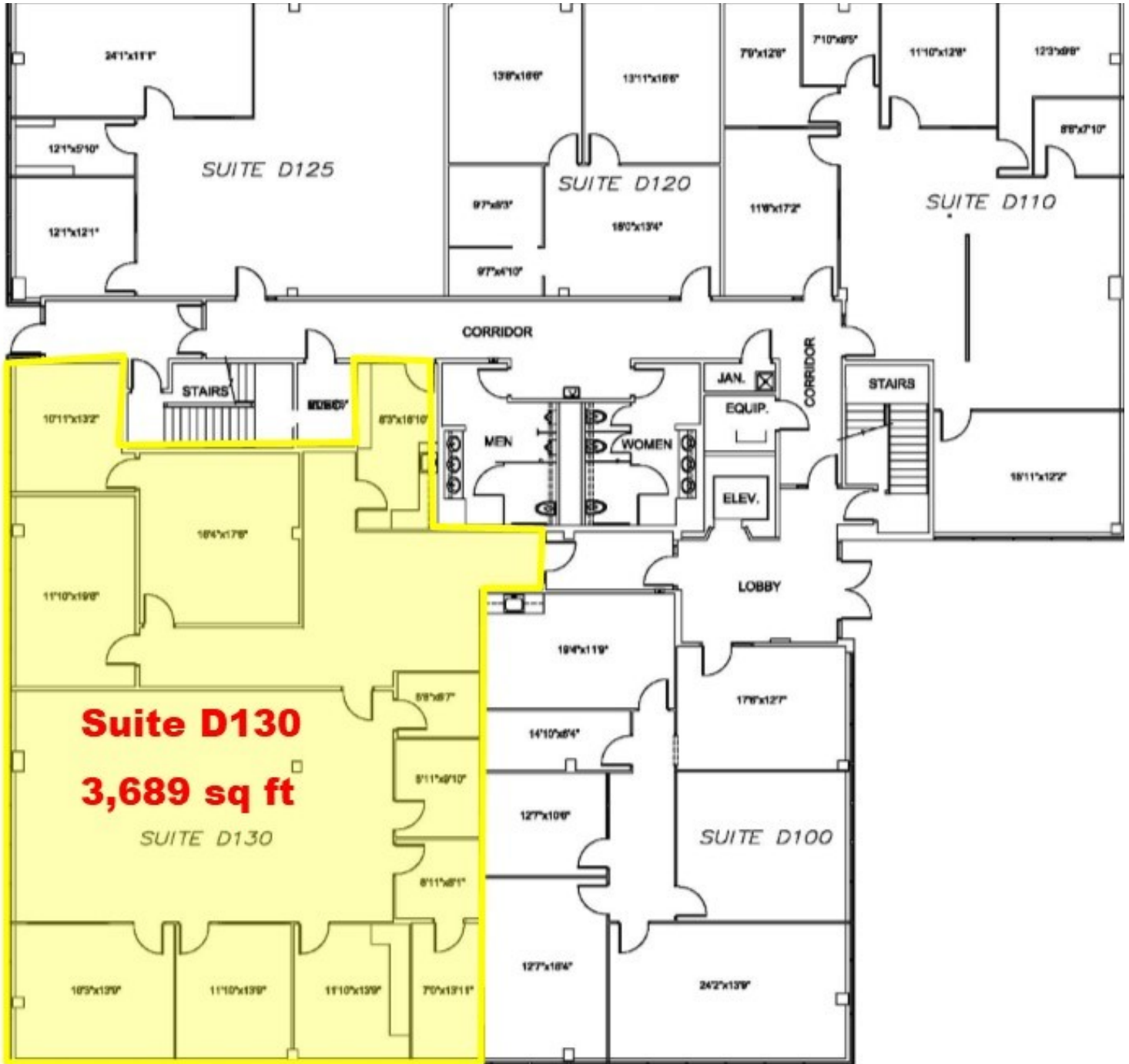
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OFFICE PARK  
FLOOR PLANS**

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**BLDG. "D" 1 FLOOR PLAN**

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FLOOR PLANS BUILDING D, SECOND FLOOR

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**BLDG. D 2ND FLOOR PLAN**

NO SCALE



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>GAUT WHITTENBURG EMERSON CRE</b>	<b>475878</b>		<b>(806)373-3111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
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](http://www.trec.texas.gov)