

FOR LEASE

## 4107 SW 45TH EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



### OFFERING SUMMARY

Lease Rate: \$1,625.00 per month  
(MG)

Building Size: 18,377 SF

Lot Size: 1.45 Acres

Zoning: LC - Light Commercial

Available SF: 2,500 SF

### PROPERTY OVERVIEW

Suite 4: 2,500 total SF. Office area has 3 offices, 2 restrooms, file room, entry and utility closet. Warehouse has 14.5 feet of clear height and two 8' x 10' dock high doors.

### LOCATION OVERVIEW

Located just east of Western St on SW 45th.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 4	\$1,625 per month	2,500 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,841	20,738	40,090
Total Population	14,769	48,310	96,231
Average HH Income	\$50,844	\$59,950	\$64,483

JEFF GAUT | jeff@gwamarillo.com | 806.676.3668

Gaut Whittenburg Emerson CRE

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

**GWAMARILLO.COM**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

# 4107 SW 45TH ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON

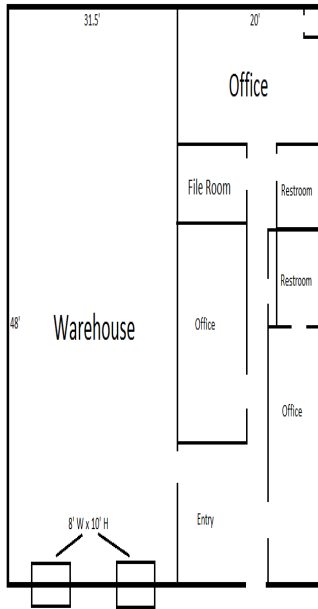
Commercial Real Estate



4701 SW 45th, Ste. 4

960 sf office  
+ 1,512 sf warehouse

2,472 total sf



JEFF GAUT | [jeff@gwamarillo.com](mailto:jeff@gwamarillo.com) | 806.676.3668

**Gaut Whittenburg Emerson CRE**

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

**GWAMARILLO.COM**

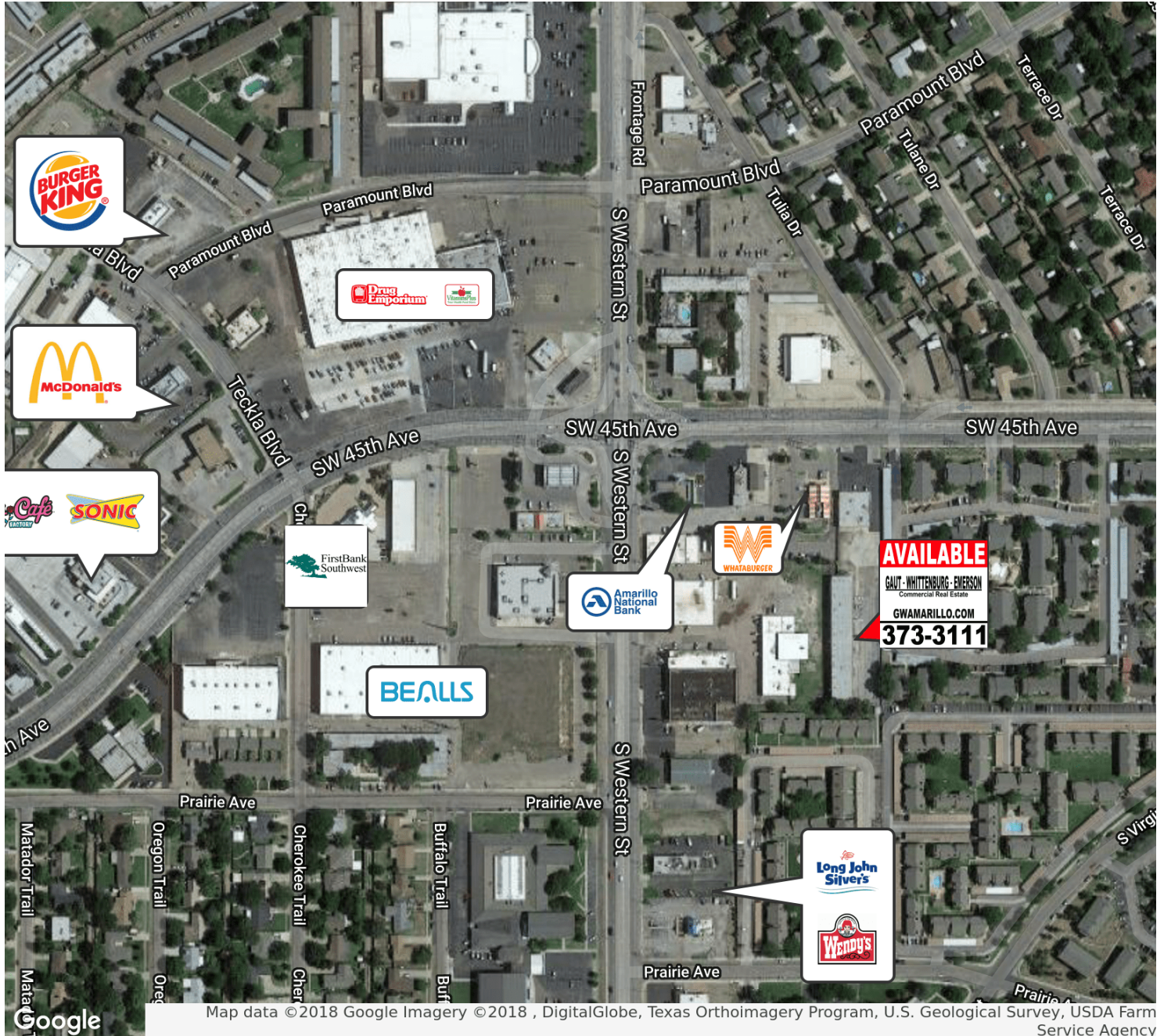


FOR LEASE

## 4107 SW 45TH WAREHOUSE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



JEFF GAUT | jeff@gwamarillo.com | 806.676.3668

Gaut Whittenburg Emerson CRE

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

GWAMARILLO.COM





## 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.

#### GAUT WHITTENBURG EMERSON CRE

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**Aaron Emerson, CCIM, SIOR**

Designated Broker of Firm

**Aaron Emerson, CCIM, SIOR**

Licensed Supervisor of Sales Agent/  
Associate

**475878**

License No.

Email

**(806)373-3111**

Phone

**477647**

License No.

**aaron@gwamarillo.com**

Email

**(806)373-3111**

Phone

**477647**

License No.

**aaron@gwamarillo.com**

Email

**(806)373-3111**

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)