



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

TAYLOR BUILDING

101 SE 11th Ave, Amarillo, TX 79101

JOSH LANGHAM

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OFFICE BUILDING
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover a historic three-story building in the heart of Amarillo's downtown, offering ideal spaces for a law firm or bank. The building features unique industrial finishes, exposed ceilings, and an impressive blend of historic charm and modern functionality. With glass-walled conference rooms, stained wood finishes, and an open, light-filled atmosphere, this space provides a perfect environment for businesses looking to make a statement. Take advantage of this exceptional opportunity to be part of Amarillo's thriving business community in this distinguished and versatile property.

PROPERTY HIGHLIGHTS

- > - Modern architectural design
- > - High-quality finishes
- > - Abundant natural light
- > - 31,383 leasable square feet
- > - NNN Estimate of 2.15 per sq ft annually

OFFERING SUMMARY

Lease Rate:	\$13.00 - 18.00 SF/yr (NNN)
Available SF:	1,650 - 9,800 SF
Lot Size:	9,756 SF
Building Size:	36,798 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	681	2,691
Total Population	152	1,408	6,120
Average HH Income	\$41,925	\$47,939	\$57,344

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 to 120 months
Total Space:	1,650 - 9,800 SF	Lease Rate:	\$13.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former State National Bank of Groom	Available	4,900 SF	NNN	\$16.00 SF/yr	Located on the first floor
Available Space	Available	4,900 SF	NNN	\$13.00 SF/yr	Located on the first floor across the lobby
Executive Office	Available	9,800 SF	NNN	\$18.00 SF/yr	Located on second floor
Third Floor Flex	Available	1,650 SF	NNN	\$18.00 SF/yr	Located on the third floor
Fourth Floor	Available	1,983 SF	NNN	\$18.00 SF/yr	-

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DOWNTOWN RETAILER MAP



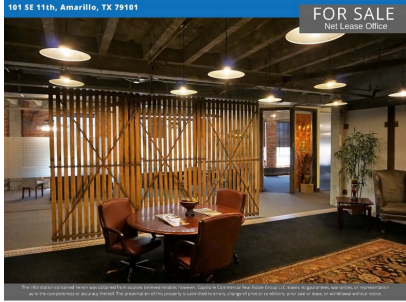
Map data ©2024 Google Imagery ©2024 Airbus Maxar Technologies

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Property Analytics



101 SE 11th St - The Taylor Building



Office - Downtown Amarillo Submarket | Amarillo, TX 79101

31,383 **0.23** **1926 / 2000** **Multi**
 SF RBA AC Lot Built / Renov Tenancy

Key Metrics

INVENTORY	Property	Market 2-4 Star	Market
Existing Buildings	1	522	567
Inventory SF	31.4K	8.2M	8.4M
Average Building SF	-	15.8K	14.9K
Under Construction SF	-	0	0
12 Mo Delivered SF	-	46.7K	46.7K

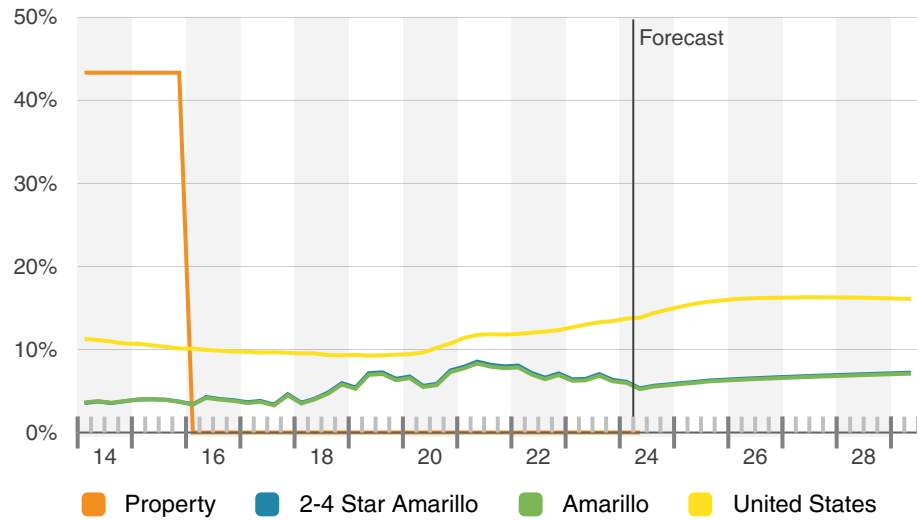
AVAILABILITY	Property	Market 2-4 Star	Market
Market Asking Rent/SF	\$17.19	\$18.73	\$18.66
Vacancy Rate	0%	5.2%	5.1%
Vacant SF	0	425K	428K
Availability Rate	-	6.2%	6.1%
Available SF Direct	-	511K	516K
Available SF Sublet	-	1.1K	1.1K
Available SF Total	-	512K	517K
Months on Market	-	18.7	18.5

DEMAND	Property	Market 2-4 Star	Market
12 Mo Net Absorption SF	0	147K	144K
12 Mo Leased SF	0	136K	136K
6 Mo Leasing Probability	-	25.7%	26.1%

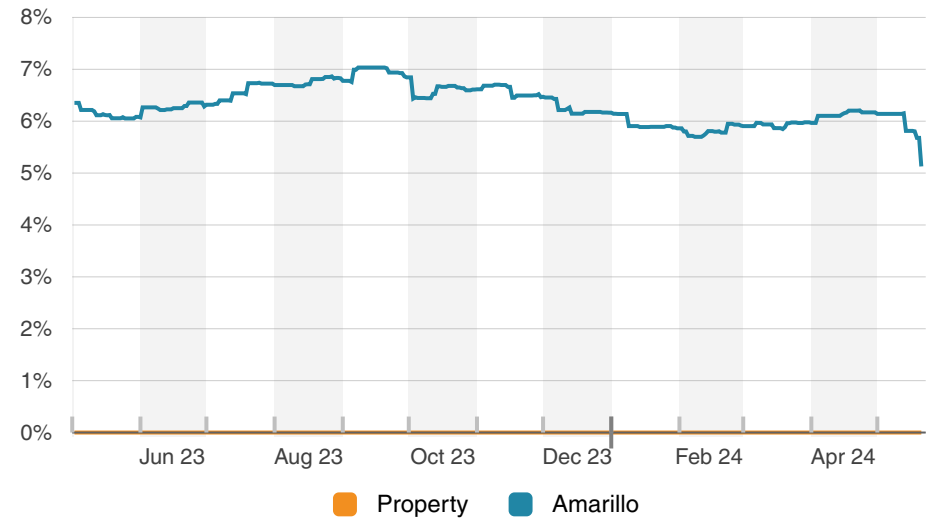
SALES	Property	Market 2-4 Star	Market
12 Mo Transactions	-	26	28
Market Sale Price/SF	-	\$162	\$160
Average Market Sale Price	-	\$2.6M	\$2.4M
12 Mo Sales Volume	-	\$2.2M	\$2.2M
Market Cap Rate	-	10.4%	10.4%

Property Analytics

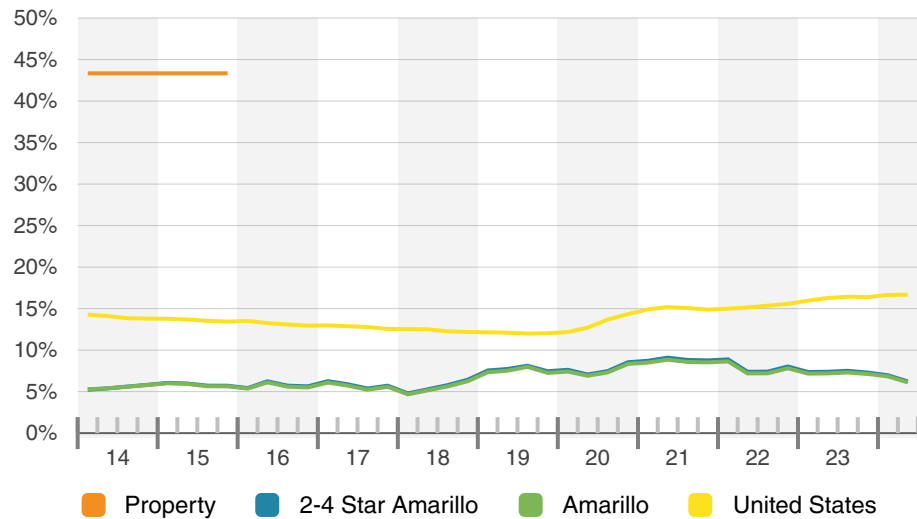
Vacancy Rate



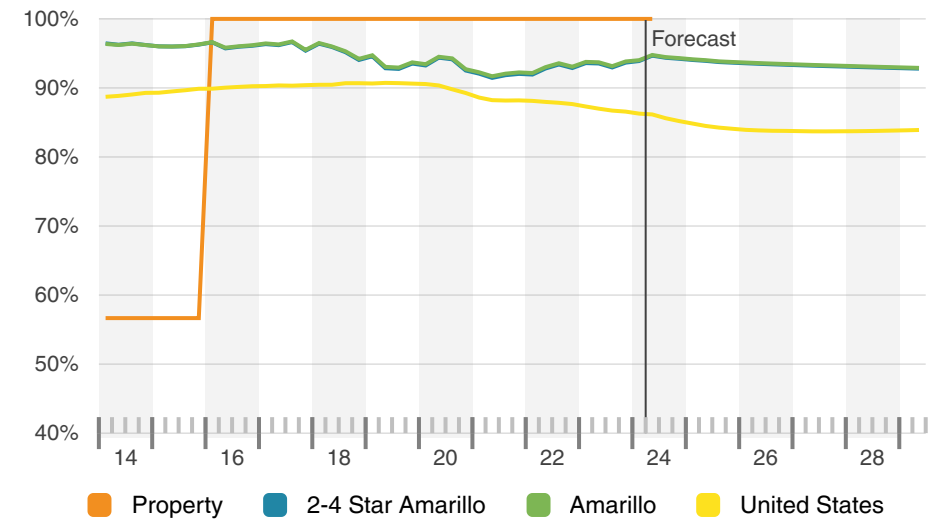
Daily Vacancy Rate



Availability Rate

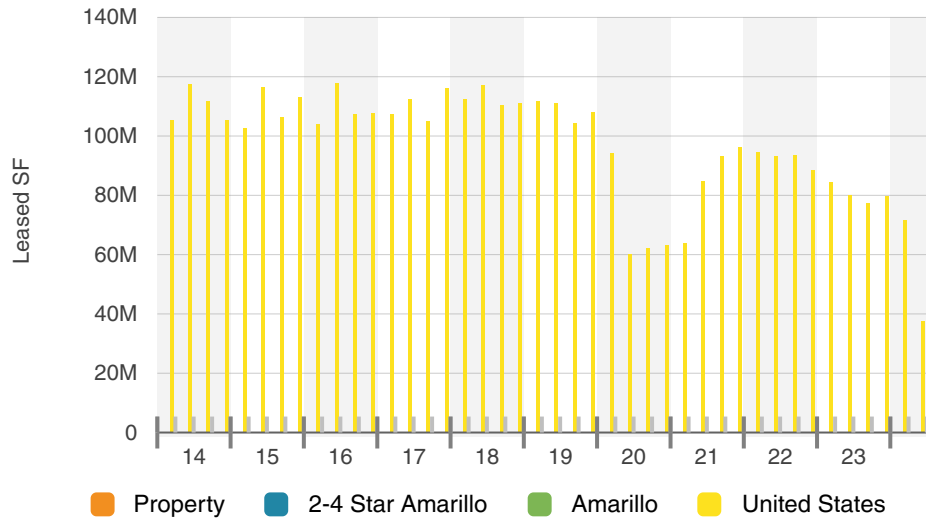


Occupancy Rate

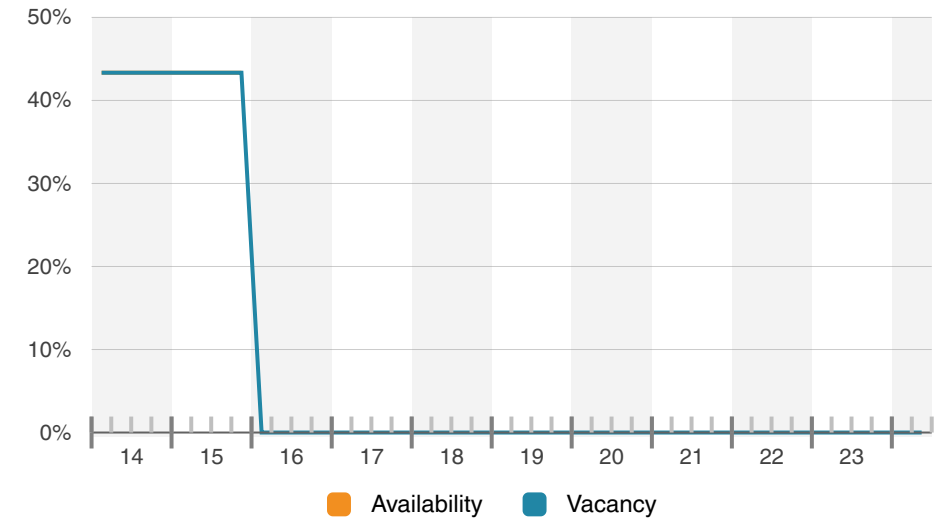


Property Analytics

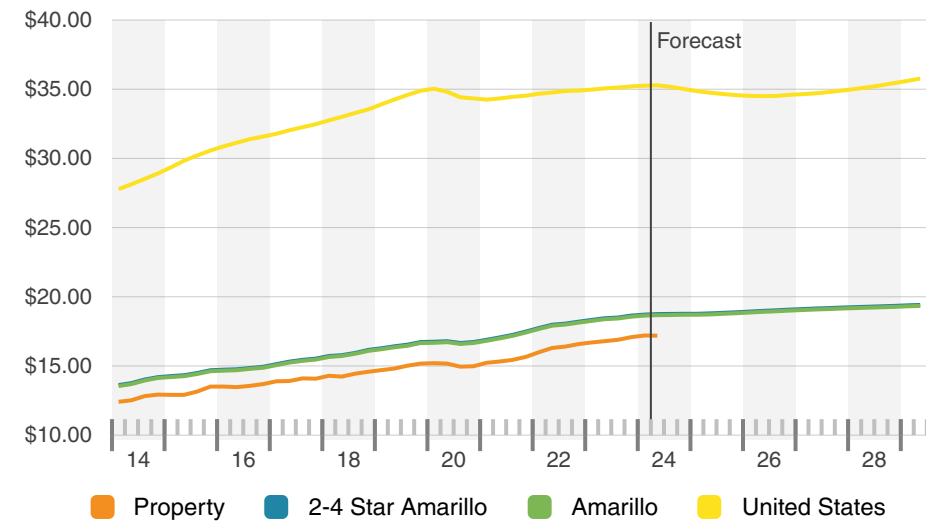
Leasing Activity



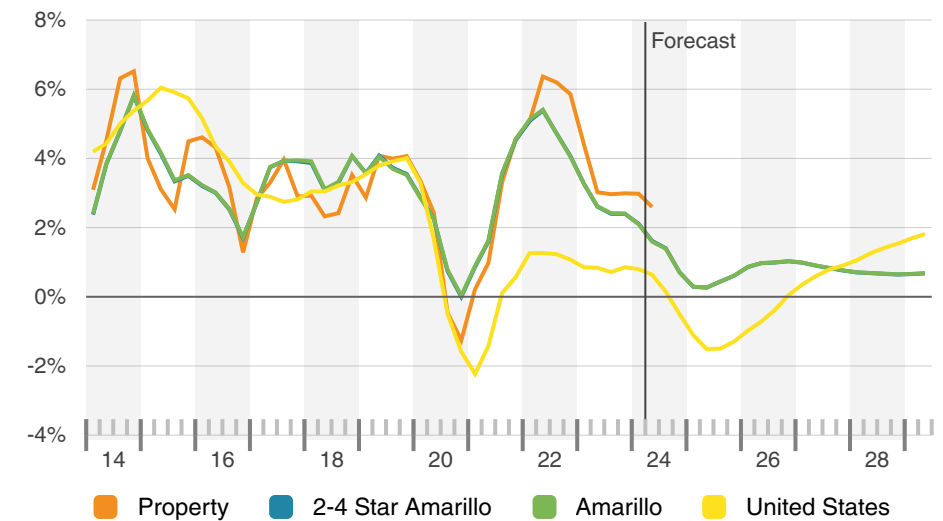
Availability & Vacancy Rate



Market Asking Rent Per SF

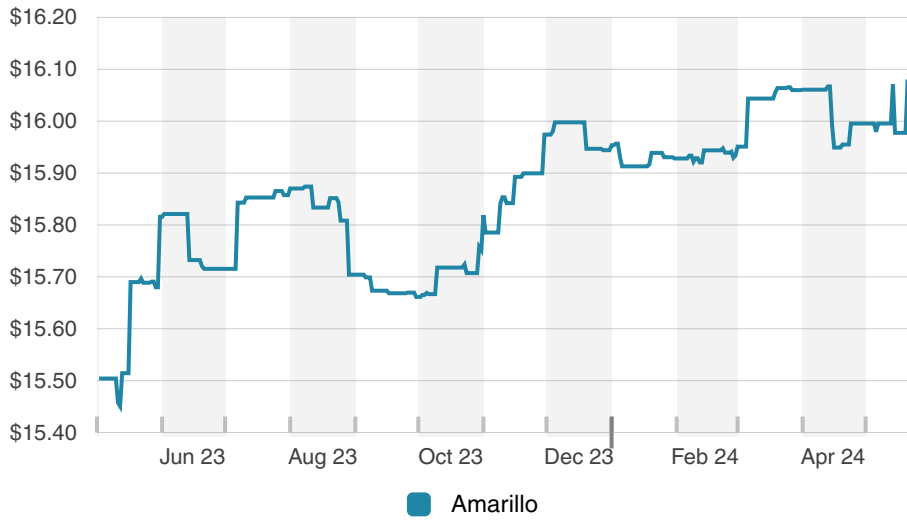


Market Asking Rent Growth (YOY)

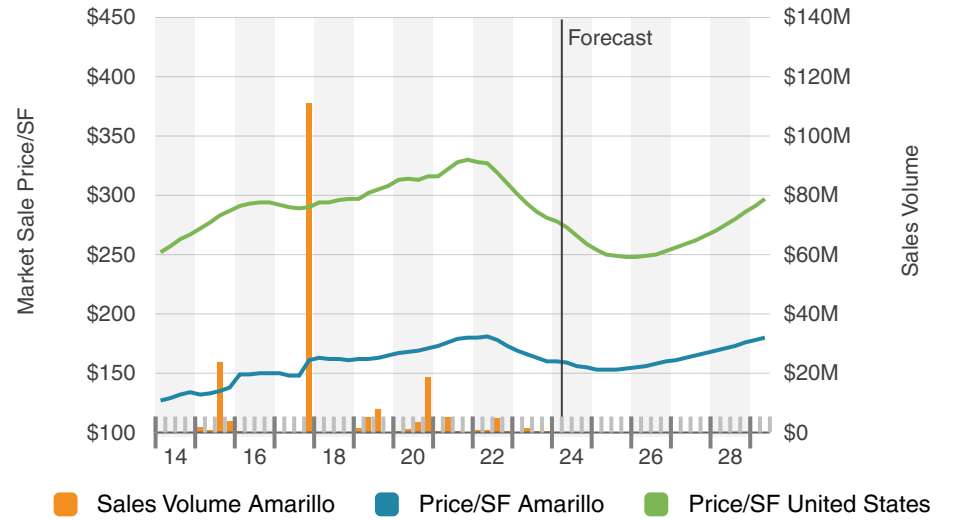


Property Analytics

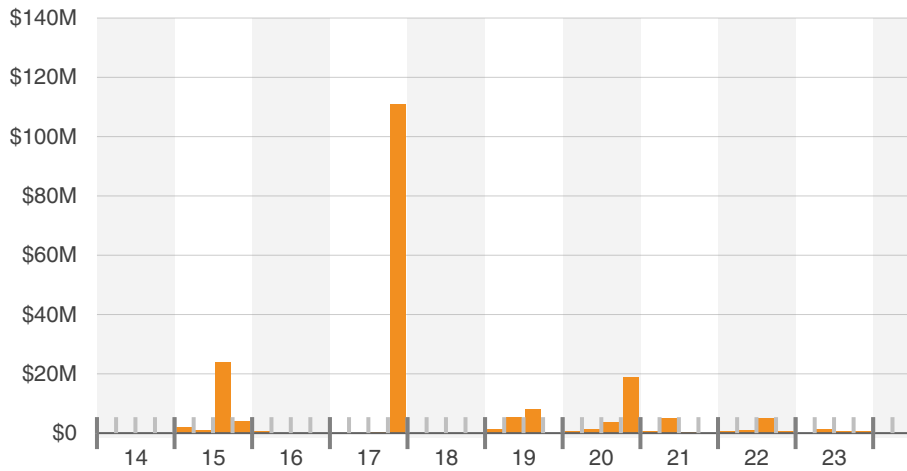
Daily Asking Rent Per SF



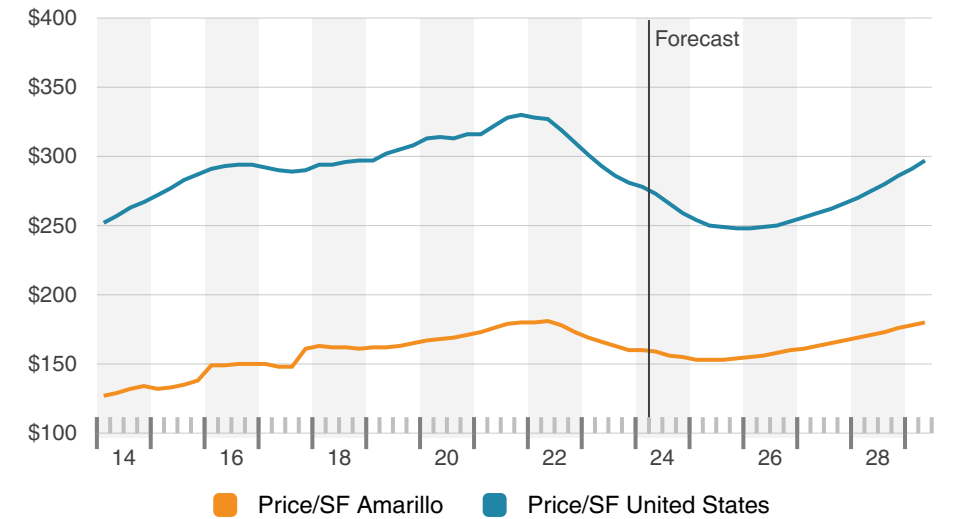
Sales Volume & Market Sale Price Per SF



Sales Volume

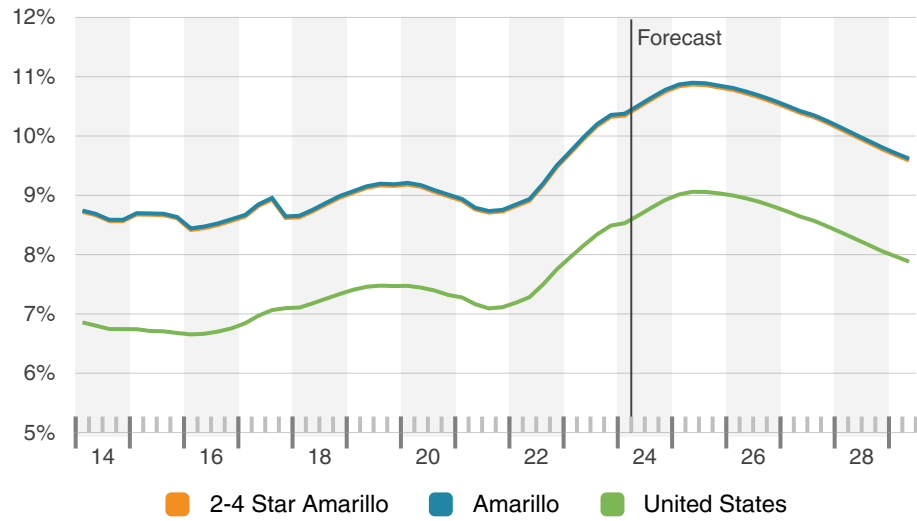


Market Sale Price Per SF



Property Analytics

Market Cap Rate

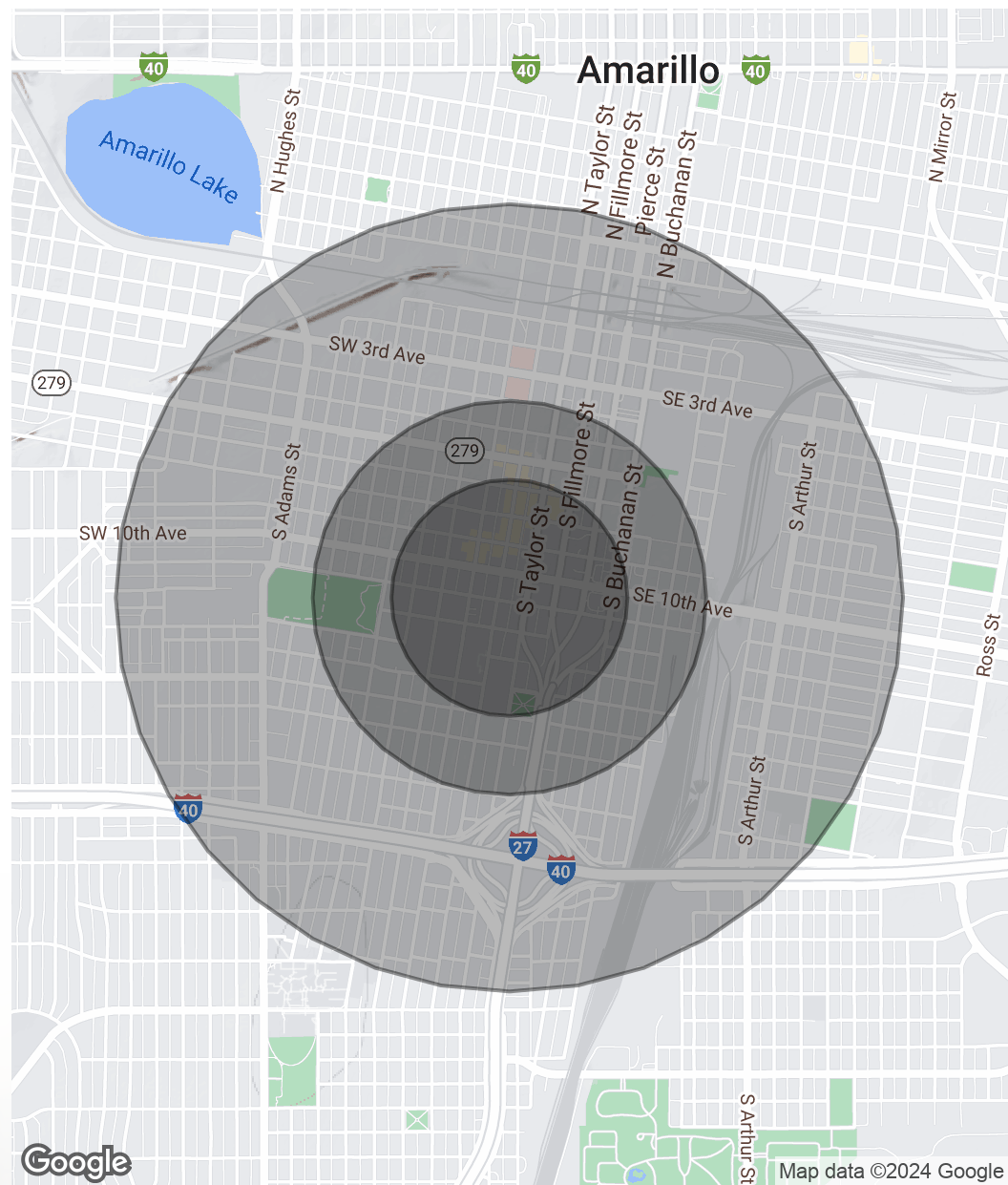


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	152	1,408	6,120
Average Age	64	54	43
Average Age (Male)	59	51	41
Average Age (Female)	66	56	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	681	2,691
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$41,925	\$47,939	\$57,344
Average House Value	\$158,427	\$168,915	\$172,197

Demographics data derived from AlphaMap



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