

FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



Newbourne Oil Company

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
JEFF GAUT
806-373-3111

FOR LEASE
YOUR NAME HERE
10,000 - 20,000 sf

WELLINGTON OFFICE PARK

1616 KENTUCKY S
AMARILLO, TX 79102

For More Information:

JEFF GAUT

806.676.3668

jeff@gwamarillo.com

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1616 S KENTUCKY - WELLINGTON OFFICE PARK EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate: \$17.50 SF/yr (Full Service)

Building Size: 86,411 SF

Lot Size: 3.76 Acres

Zoning: PD - Planned Development

Available SF: 1,483 - 11,508 SF

Market: I-40 West

PROPERTY OVERVIEW

Locally owned Class A office building, professionally managed locally by GWE Property Management. This property offers a premium office environment that meets the highest standards.

Property Highlights:

New Infrastructure: Brand-new roof, upgraded HVAC system, and a state-of-the-art security system.

Convenient Parking: Tenants have exclusive access to parking garage, featuring a locking/security garage door for added safety and convenience.

On-Site Storage: Additional on-site storage units are available, providing solutions for your storage onsite.

Capital Improvements: Significant capital improvements are underway, including landscaping upgrades, elevator modernization, and renovated bathrooms, among other enhancements.

Conference Room: Newly renovated conference room is available for meetings and presentations.

LOCATION OVERVIEW

Prime Location: Kentucky & I-40, Just One Block from Georgia Street

This strategically positioned property is ideally situated at the intersection of Kentucky Street and I-40, one block away from Georgia Street. Its exceptional location ensures excellent visibility from the highly-trafficked I-40. Within walking distance, you'll find a variety of restaurants, making lunch meetings and dining options easily accessible.

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Gaut Whittenburg Emerson Commercial Real Estate


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1616 S KENTUCKY - WELLINGTON OFFICE PARK ADDITIONAL PHOTOS

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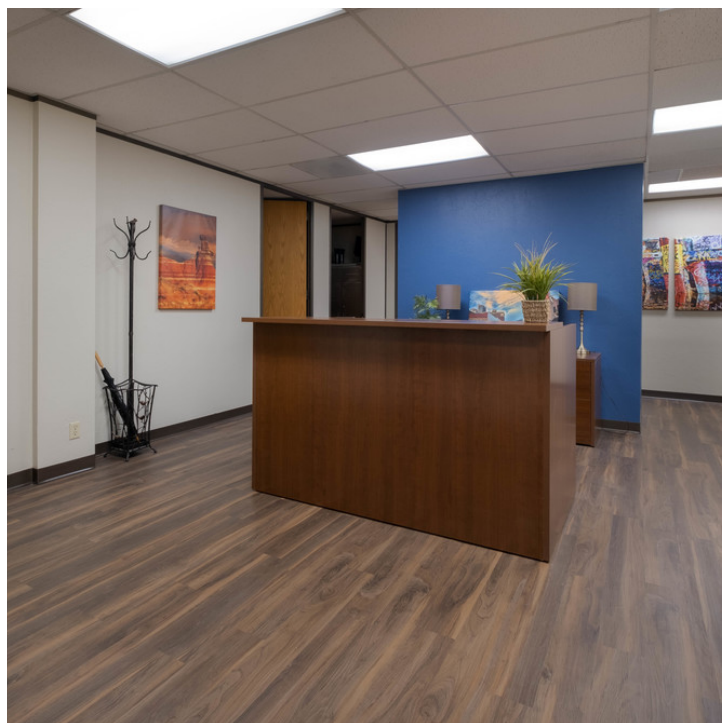
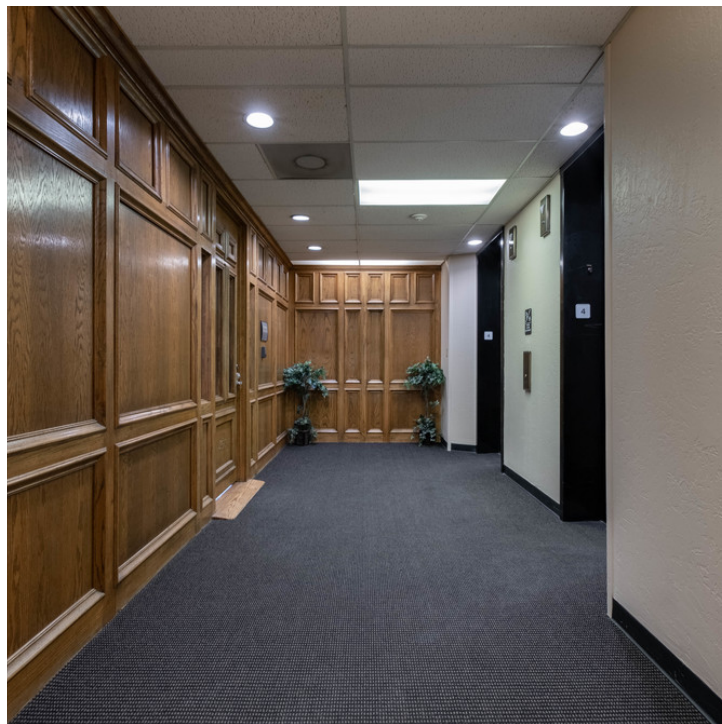
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1616 S KENTUCKY - WELLINGTON OFFICE PARK LEASE SPACES

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,483 - 11,508 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building A, Suite A125	Available	2,037 SF	Full Service	\$17.50 SF/yr
Building C, FULL FLOOR	Available	11,508 SF	Full Service	\$17.50 SF/yr
Building C, Suite C330	Available	1,483 SF	Full Service	\$17.50 SF/yr
Building D, Suite D210	Available	4,737 SF	Full Service	\$17.50 SF/yr
Building A, Suite A101	Available	1,918 SF	Full Service	\$17.50 SF/yr

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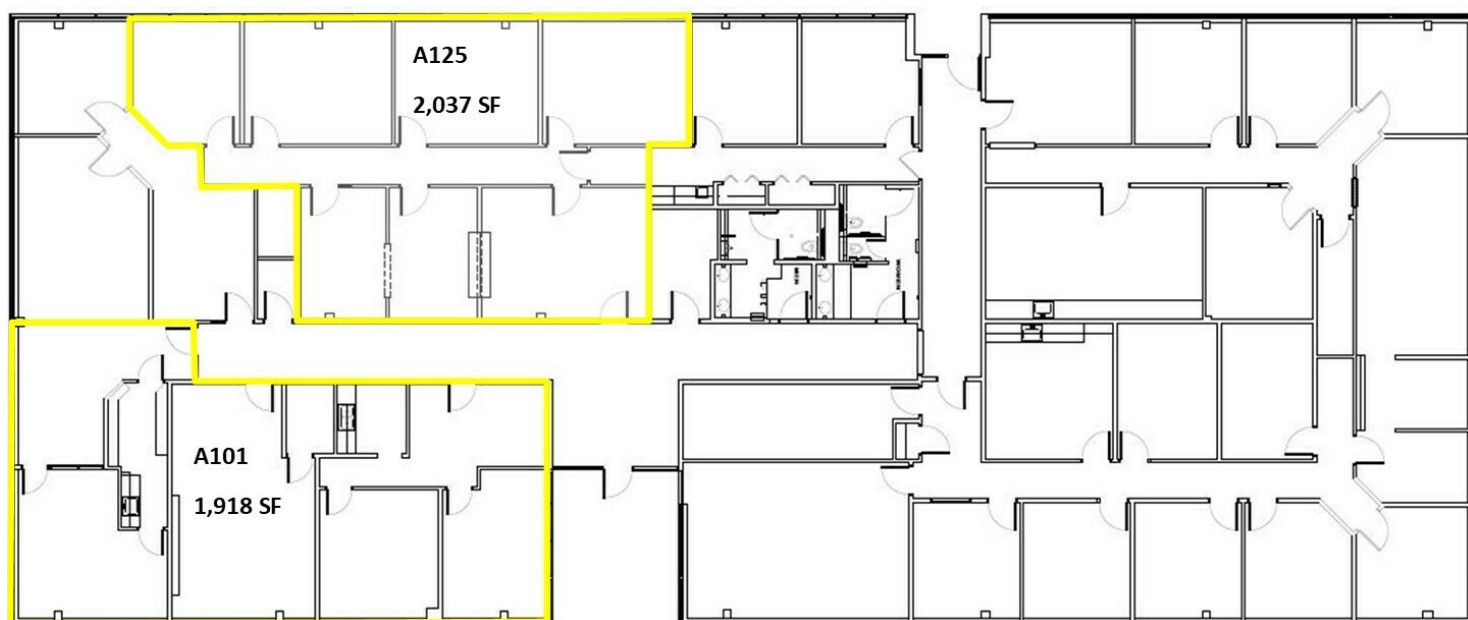
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OFFICE PARK
BUILDING A - FLOOR 1

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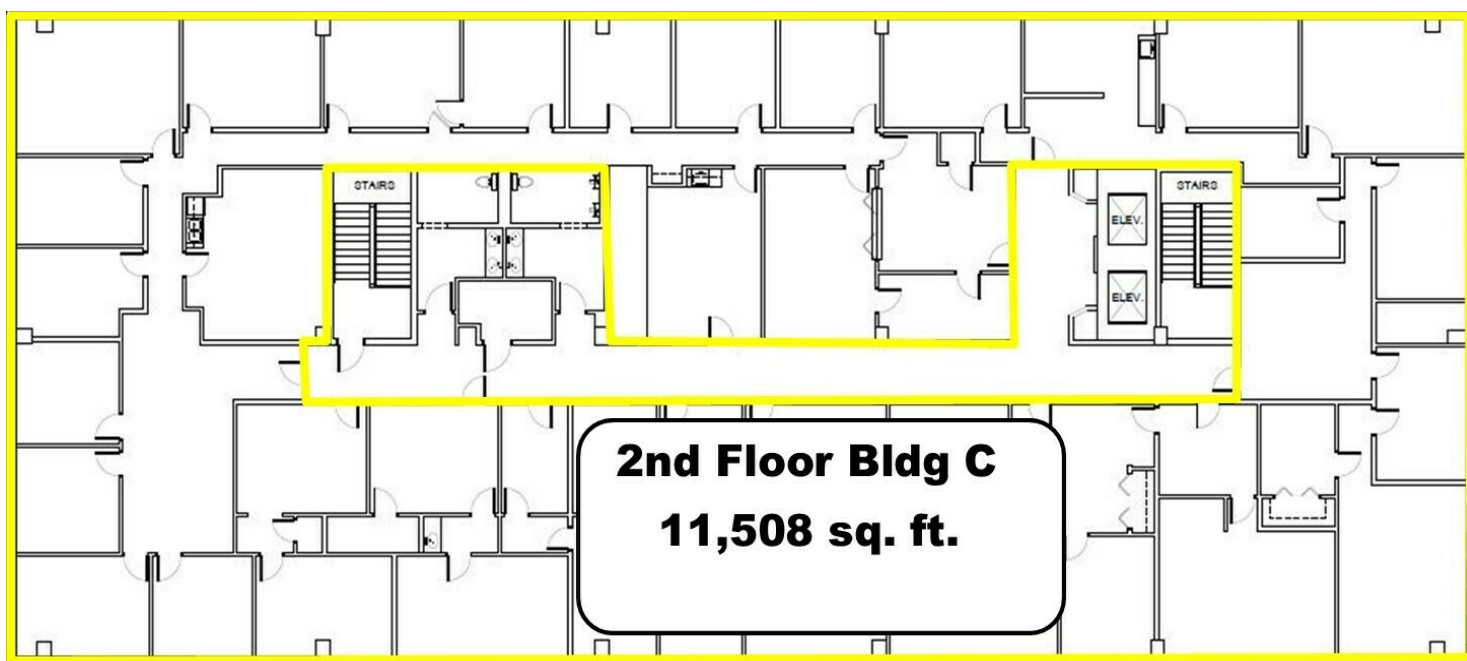
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OFFICE PARK
BUILDING C - FLOOR 2

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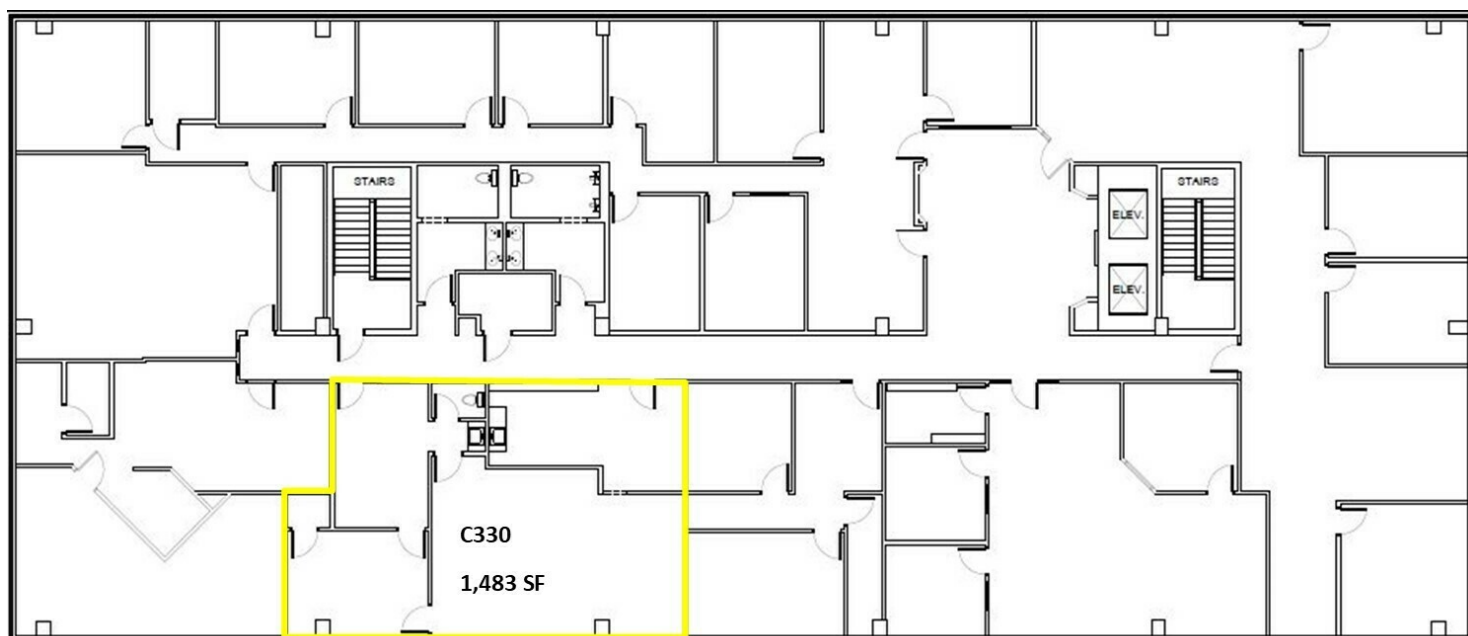
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BUILDING C - FLOOR 3

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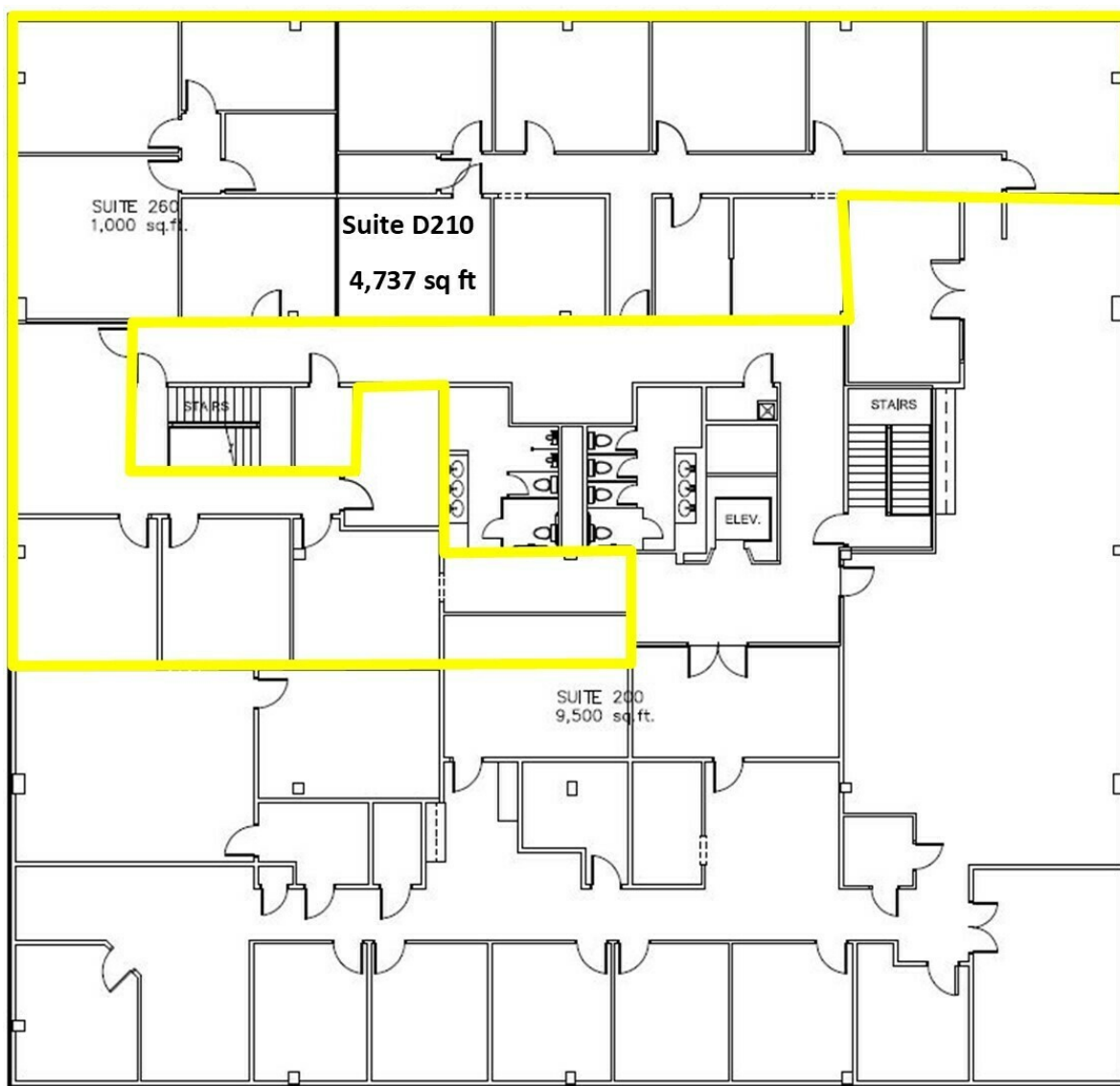
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BUILDING D - FLOOR 2

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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