

FOR LEASE

1619 S KENTUCKY WELLINGTON SQUARE EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 (MG)
Building Size:	104,531 SF
Available SF:	E560 - 1,723 sf salon space
	F630 - 5,570 sf office space
	F640B - 1,1179sf office space
Lot Size:	9.28 Acres
Zoning:	PD - Planned Development

PROPERTY OVERVIEW

Wellington Square is not only highly visible but also conveniently accessible from the I-40 and Georgia intersection. Additionally, the property boasts the presence of popular tenants like Macaroni Joe's, Schlotzsky's, Fast Eddie's, and Dyer's Bar-B-Que that attract potential customers to any business located in the center.

- The center is located in a high traffic location in Amarillo.
- The variety of tenants in the center ensures a diverse customer base.
- The center offers ample parking for customers.

PROPERTY HIGHLIGHTS

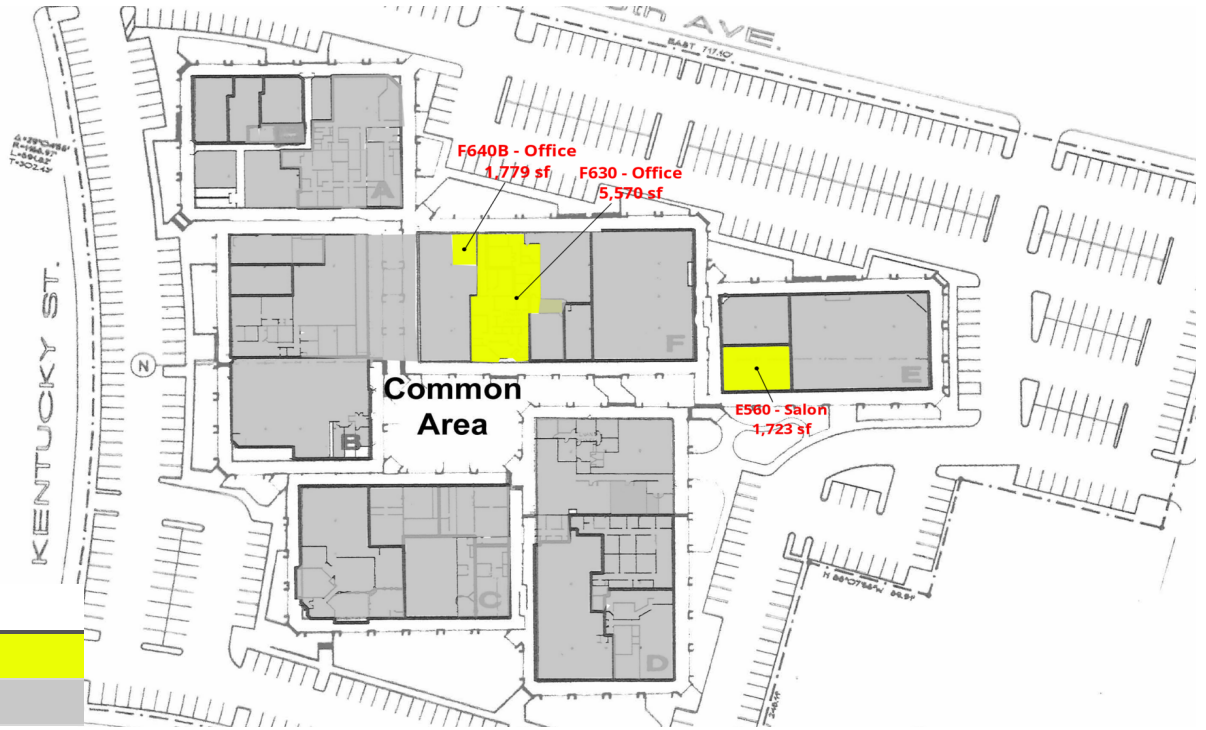
- Stunning courtyard located at the center of the property
- Mature landscape throughout the property
- Convenient parking available
- The parking ratio is 4 per 1,000 sf lease space
- Excellent location at I-40 & Georgia

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1619 S KENTUCKY WELLINGTON SQUARE PLANS

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LEGEND

Available For Lease

Unavailable

AVAILABLE SPACES

SUITE	SIZE	RATE	DESCRIPTION
E-560 -Retail	1,723 SF	\$2,500 per month	Salon Space - Modified Net Lease
F630 - Office	5,570 SF	\$16.00 SF/yr	Office Space - Modified Gross Lease (\$2.16 psf)
F640B - Office	1,779 SF	\$16.00 SF/yr	Office Space - Modified Net Lease Shell Space

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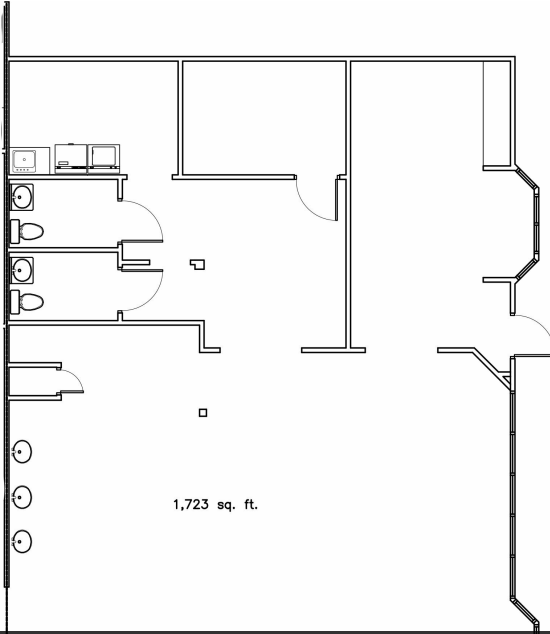
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1619 S KENTUCKY WELLINGTON SQUARE FLOOR PLANS

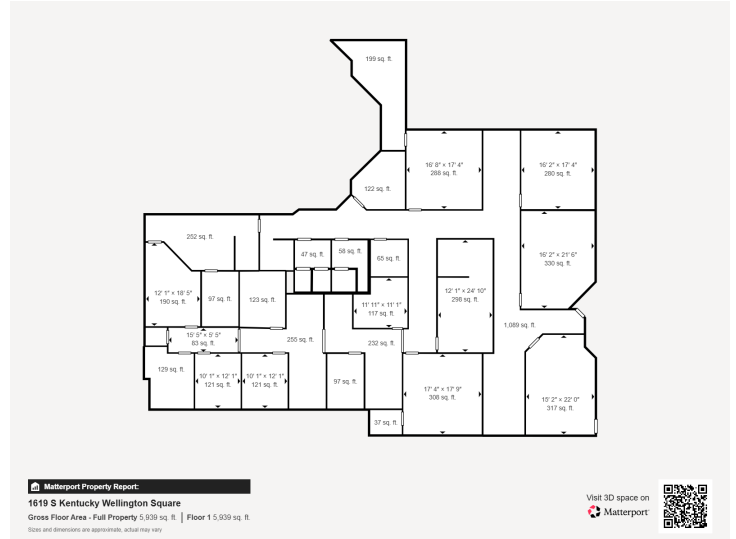
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1,723 sq. ft.

E-560 - Retail 1,723 SF
Salon Space - Modified Net Lease

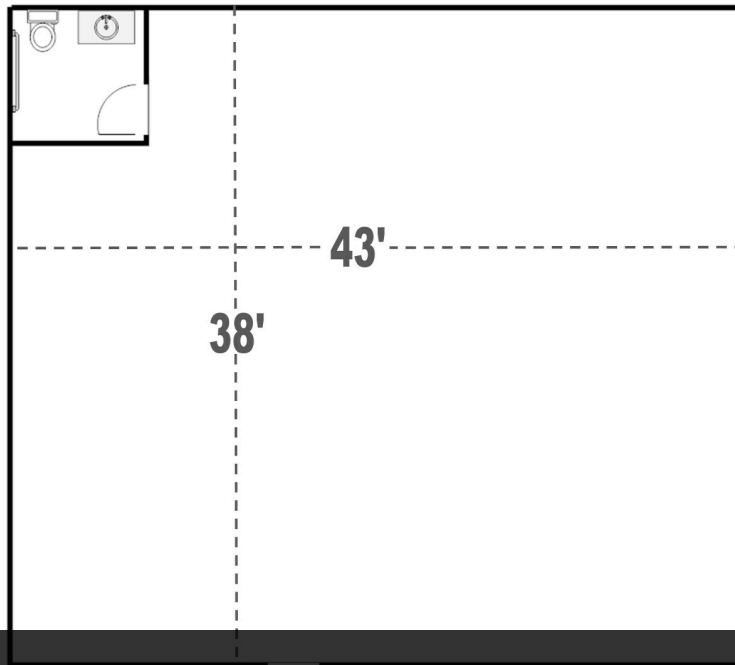


Matterport Property Report:
1619 S Kentucky Wellington Square
Gross Floor Area - Full Property 5,939 sq. ft. | Floor 1 5,039 sq. ft.
Sizes and dimensions are approximate, actual may vary.

Visit 3D space on
Matterport



F630 - Office 5,570 SF \$16.00 SF/y
Office Space - Modified Net Lease



F640B - Office 1,779 SF
Office Space - Modified Net Lease Shell Space

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1619 S KENTUCKY
WELLINGTON SQUARE
ADDITIONAL PHOTOS

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1619 S KENTUCKY WELLINGTON SQUARE AERIAL MAP

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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.

<u>Gaut Whittenburg Emerson CRE</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>475878</u> License No.	<u></u> Email	<u>(806)373-3111</u> Phone
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<u></u> Sales Agent/Associate's Name	<u></u> License No.	<u></u> Email	<u></u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov