

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

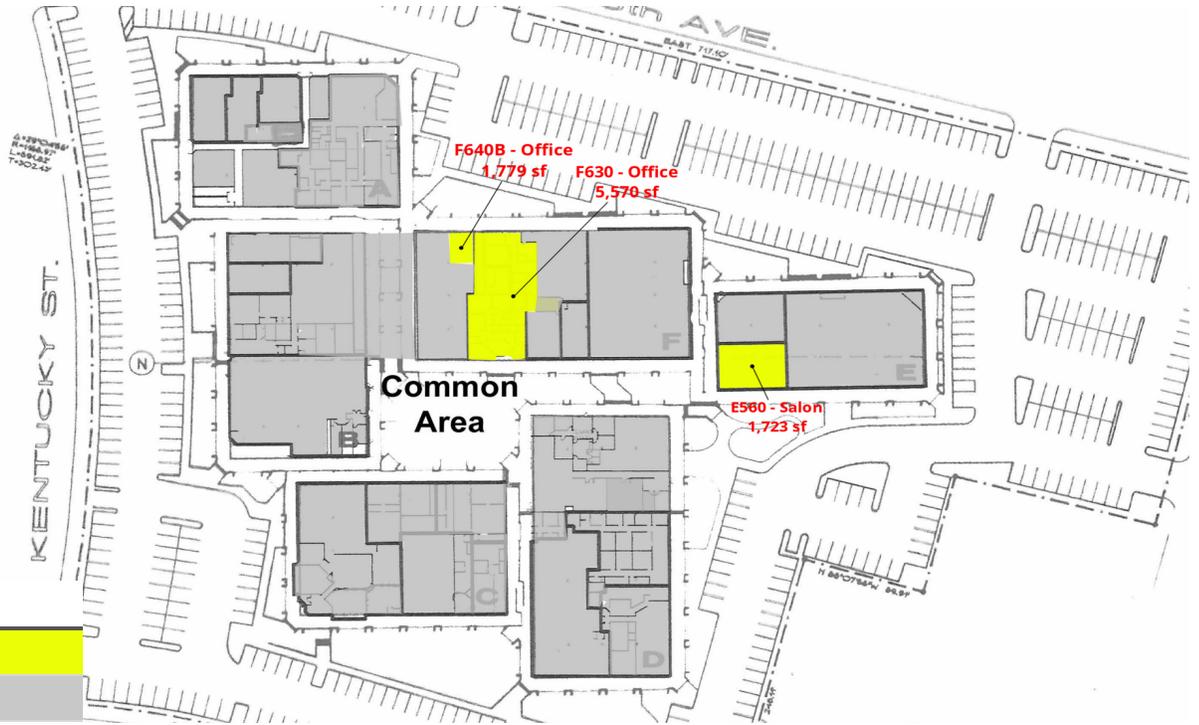
- Stunning courtyard located at the center of the property
- Mature landscape throughout the property
- Convenient parking available
- The parking ratio is 4 per 1,000 sf lease space
- Excellent location at I-40 & Georgia

FOR LEASE

1619 S KENTUCKY WELLINGTON SQUARE PLANS

GAUT·WHITTENBURG·EMERSON

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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 Net Lease
F640B - Office	1,779 SF	\$16.00 SF/yr	Office Space - Modified Net Lease Shell Space

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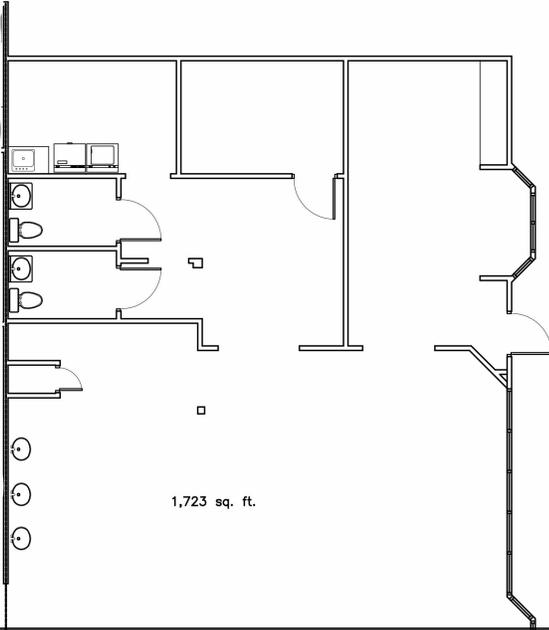
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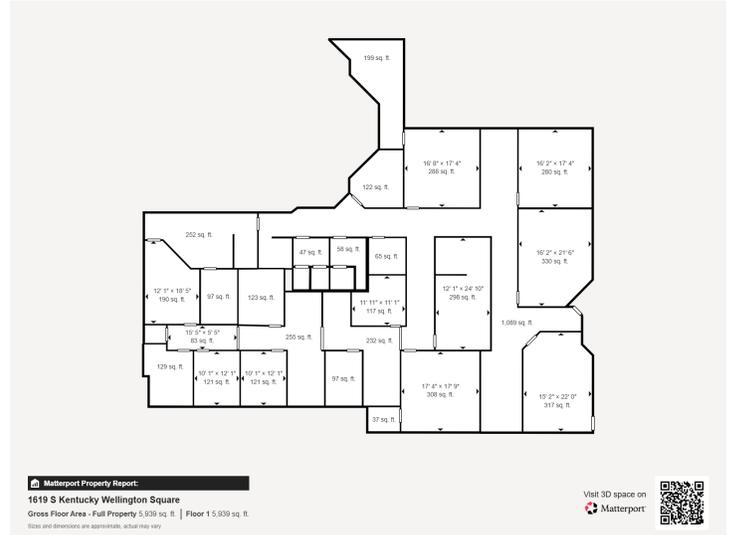
1619 S KENTUCKY WELLINGTON SQUARE FLOOR PLANS

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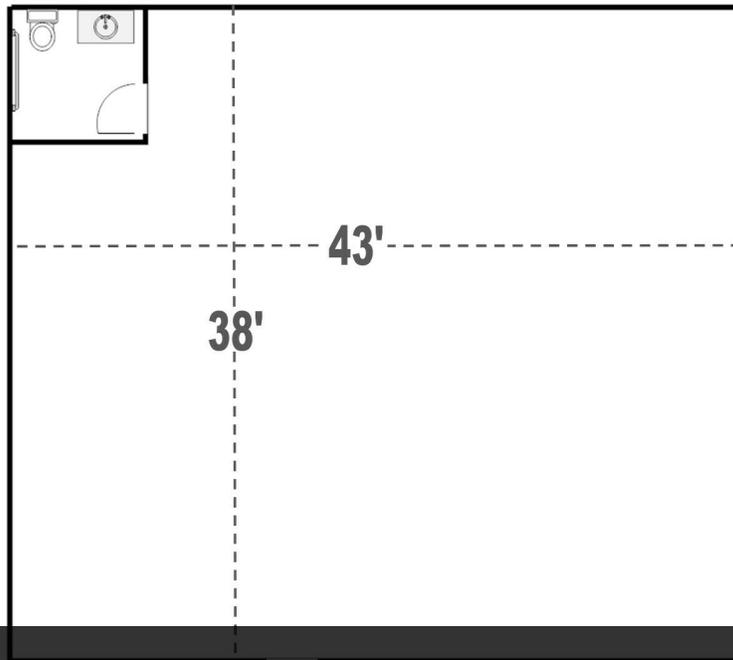
Commercial Real Estate



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



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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