

FOR LEASE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



MAXOR BUILDING - 320 S POLK

320 POLK S
AMARILLO, TX 79101

For More Information:

AARON EMERSON, CCIM, SIOR

806.373.3111

aaron@gwamarillo.com

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MAXOR BUILDING - 320 S POLK EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (Full Service)
Building Size:	112,617 SF
Year Built:	1960
Zoning:	CBD
Available SF:	1,242 - 21,669 SF
Market:	CBD

PROPERTY OVERVIEW

Explore the opportunities within this exceptional multi-tenant office building, ideally positioned in the vibrant heart of downtown Amarillo. Its central location offers an array of benefits for businesses and professionals.

Property Highlights:

Prime Downtown Location: Situated right in the heart of downtown Amarillo, this office building places you at the center of the city's bustling activities..

Dining and Legal Convenience: Within walking distance, you'll find a diverse selection of downtown restaurants, making it easy to enjoy meals with clients and colleagues. Additionally, its proximity to both the county and federal courthouses is advantageous for legal professionals.

Connected to Downtown Athletic Club: This unique feature connects the property to the Downtown Athletic Club, offering an excellent opportunity for fitness and recreation just steps away from your office.

Ample Parking: The property provides ample parking, including both surface and covered options.

Green Space - Maxor Park: Maxor Park offers a serene and green gathering space for tenants. Whether it's for meetings, outdoor breaks, or events, this green space adds a touch of nature to the workplace, enhancing the overall atmosphere.

LOCATION OVERVIEW

The Maxor Building is conveniently located in heart of downtown Amarillo, at the intersection of Polk Street and SW 4th Avenue. Its central positioning creates a convenience to downtown hotels, county and federal courthouses, banks, Hodgetown (Baseball Stadium), restaurants, the DAC (Downtown Athletic Club), and more.

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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 310	Available	1,453 SF	Full Service	\$17.50 SF/yr	-
Suite 400 - Full Floor	Available	8,398 - 21,669 SF	Full Service	\$17.50 SF/yr	Full Floor with law firm finishes. Lots of millwork. Private Restrooms in 2 larger "Partner Offices".
Suite 500	Available	4,873 - 21,669 SF	Full Service	\$17.50 SF/yr	-
Suite 601 - Full Floor	Available	8,398 - 21,669 SF	Full Service	\$17.50 SF/yr	-
Suite 800	Available	5,047 SF	Full Service	\$17.50 SF/yr	-
Suite 830	Available	1,242 SF	Full Service	\$17.50 SF/yr	-
Suite 900	Available	2,000 SF	Full Service	\$17.50 SF/yr	-

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1ST FLOOR LOBBY



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MAXOR BUILDING - 320 S POLK

1ST FLOOR ELEVATOR LOBBY & COMMON CONFERENCE ROOM



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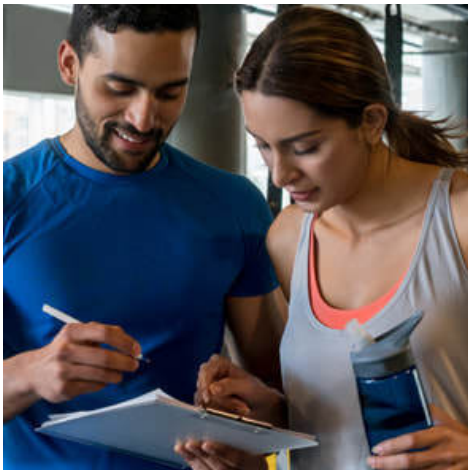
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MAXOR BUILDING - 320 S POLK

DOWNTOWN ATHLETIC CLUB - POWERED BY COOPER AEROBICS

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MAXOR BUILDING - 320 S POLK 5TH FLOOR SUITE PHOTOS



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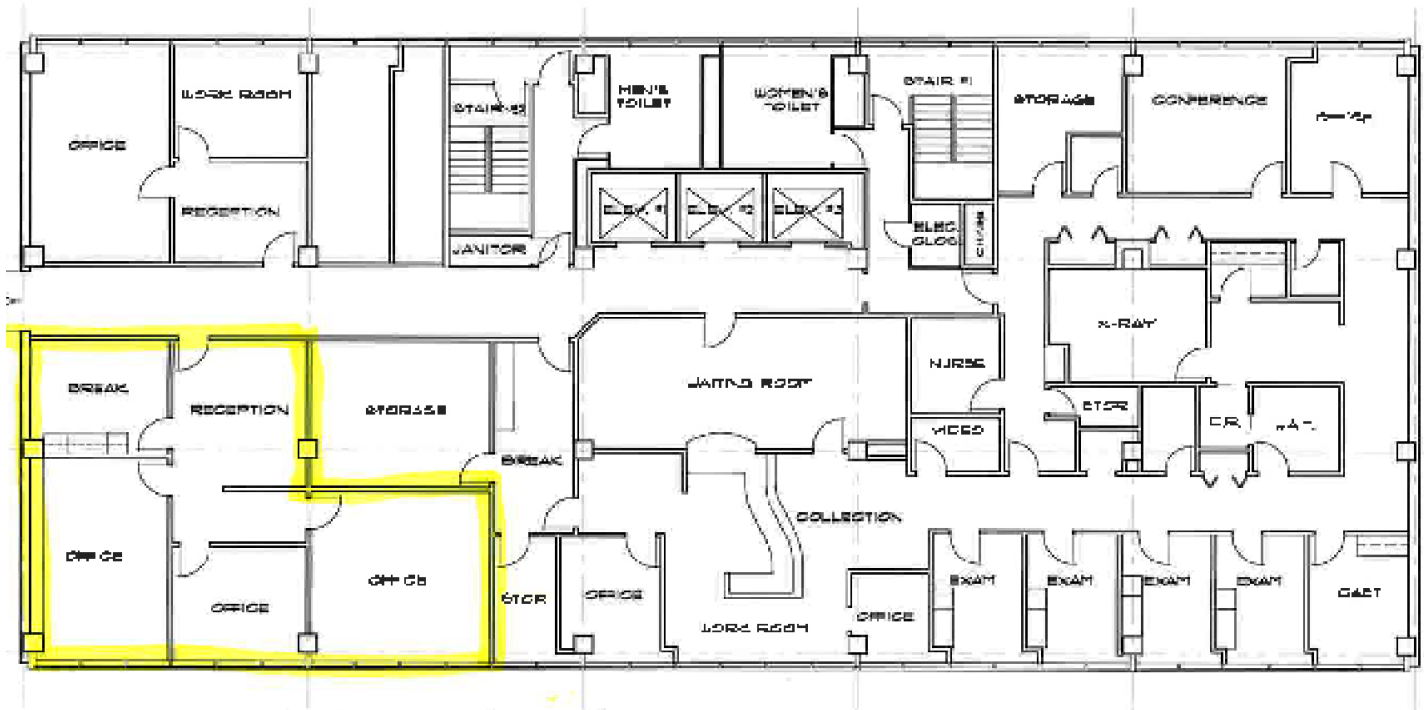
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MAXOR BUILDING - 320 S POLK
3RD FLOOR - 1,453 SQ.FT.



Existing 3rd Floor Plan
NOT TO SCALE



THIS IS AN UNRECORDED INSTRUMENT
Instrument: 1424
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For more information, please contact your agent.



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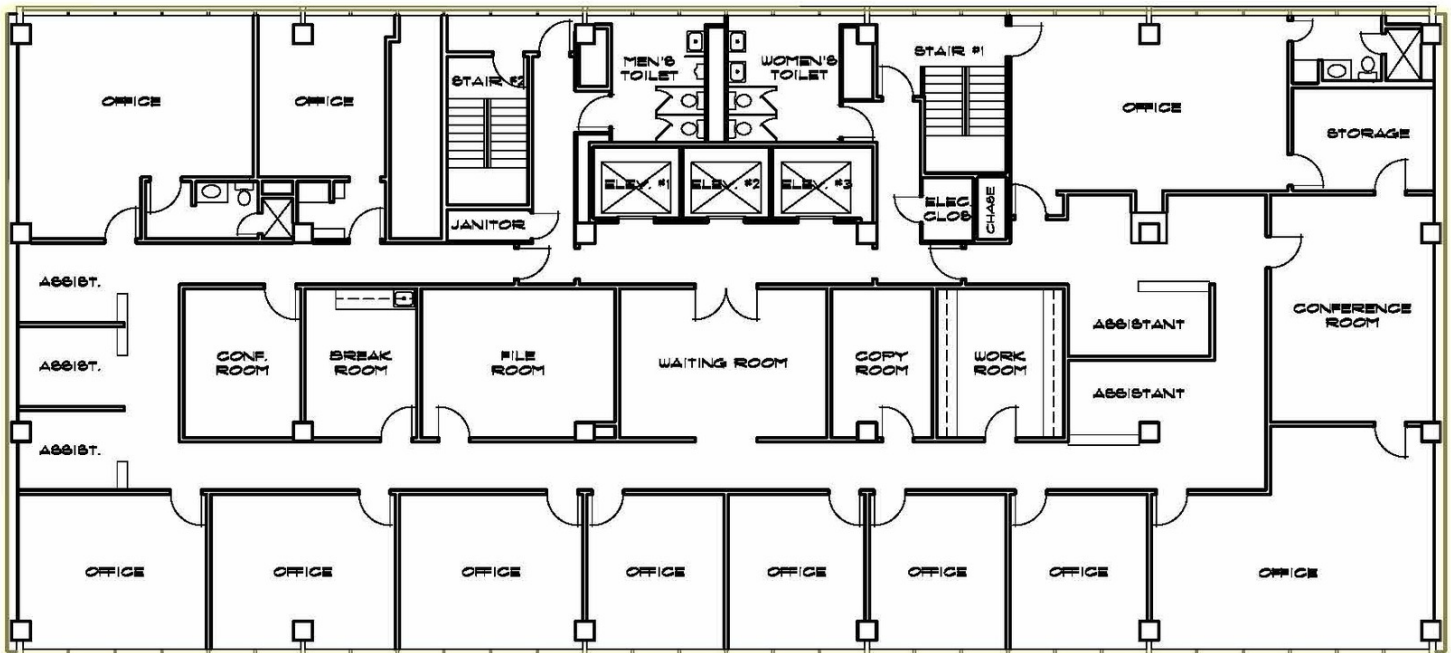
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MAXOR BUILDING - 320 S POLK

4TH FLOOR - 8,398 SQ.FT.



Existing 4th Floor Plan

SCALE 1/16" = 1'-0"



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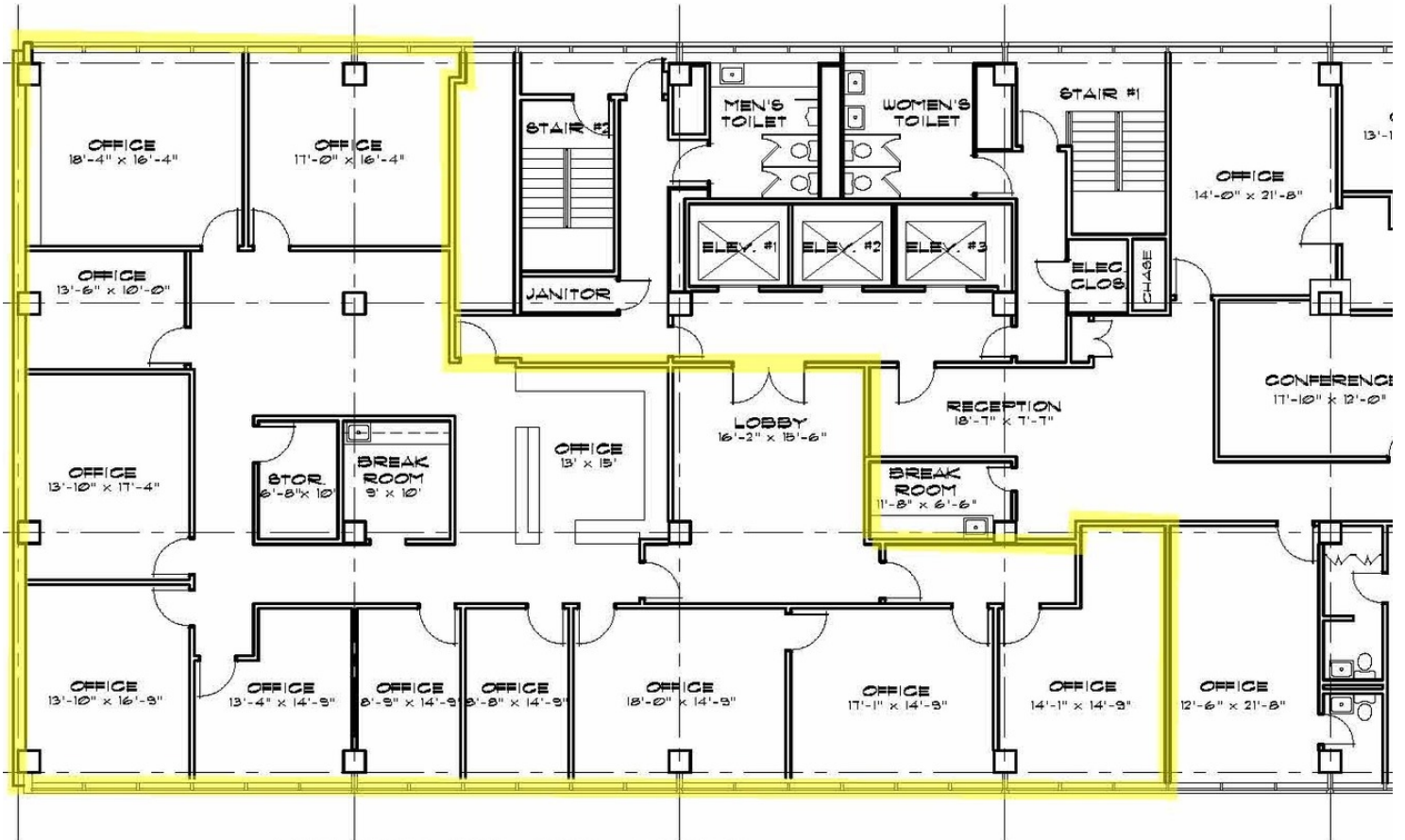
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MAXOR BUILDING - 320 S POLK
4,873 SQUARE FEET - SUITE 500



Existing 5th Floor Plan

NOT TO SCALE



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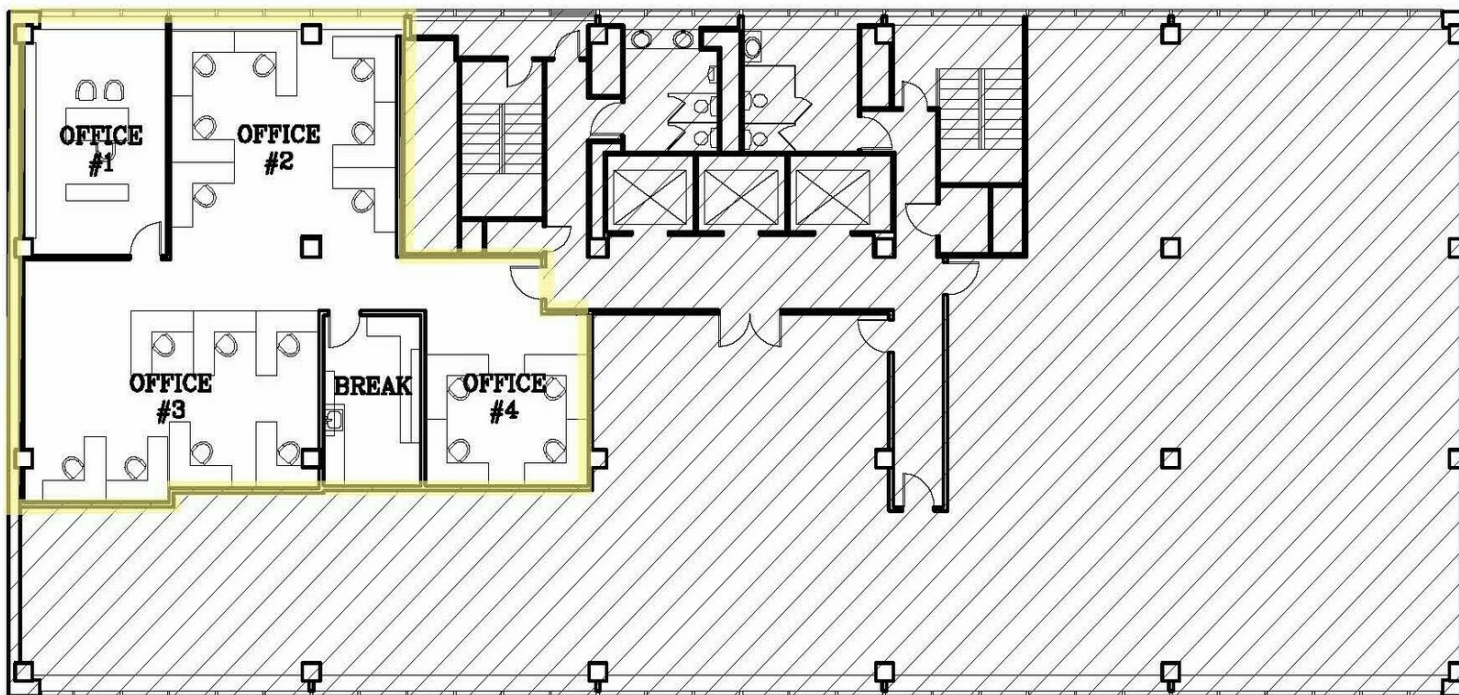
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MAXOR BUILDING - 320 S POLK
2,370 SQUARE FEET - SUITE 601

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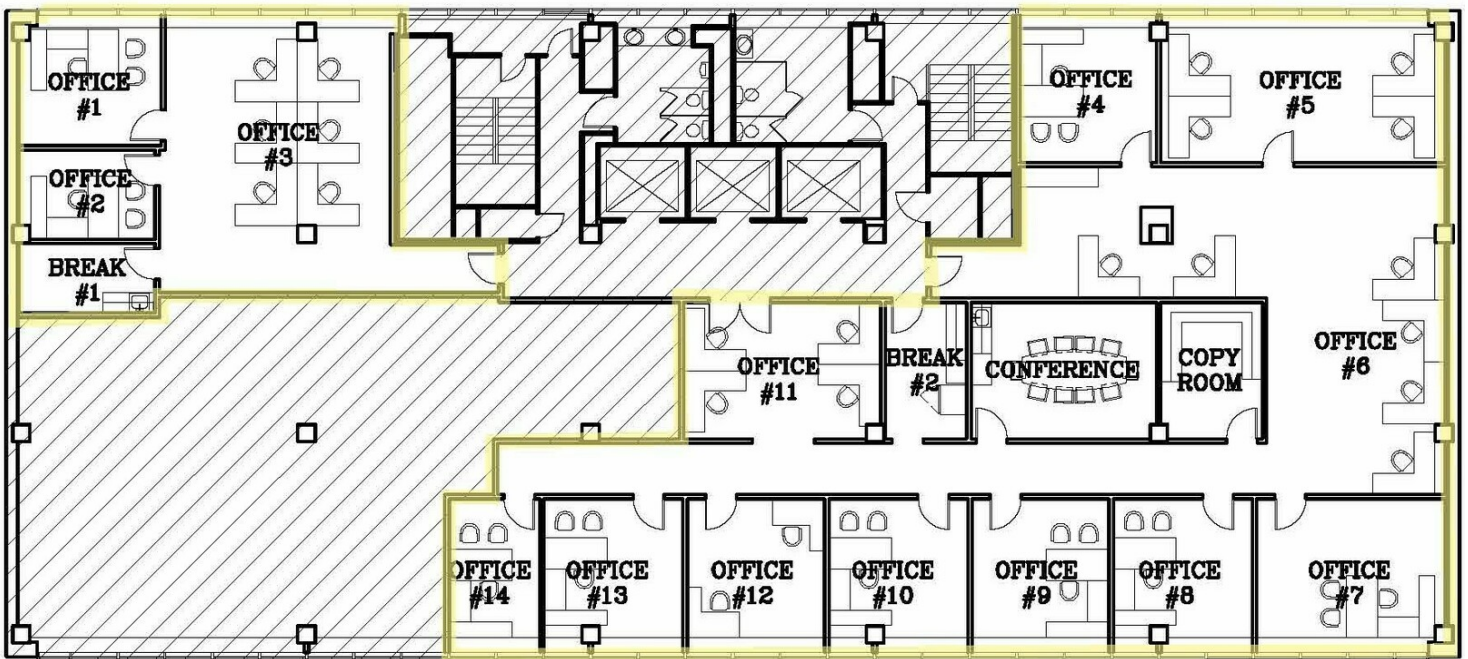
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MAXOR BUILDING - 320 S POLK

5,047 SQ. FT. - SUITE 800; 1,242 SQ. FT. SUITE 830



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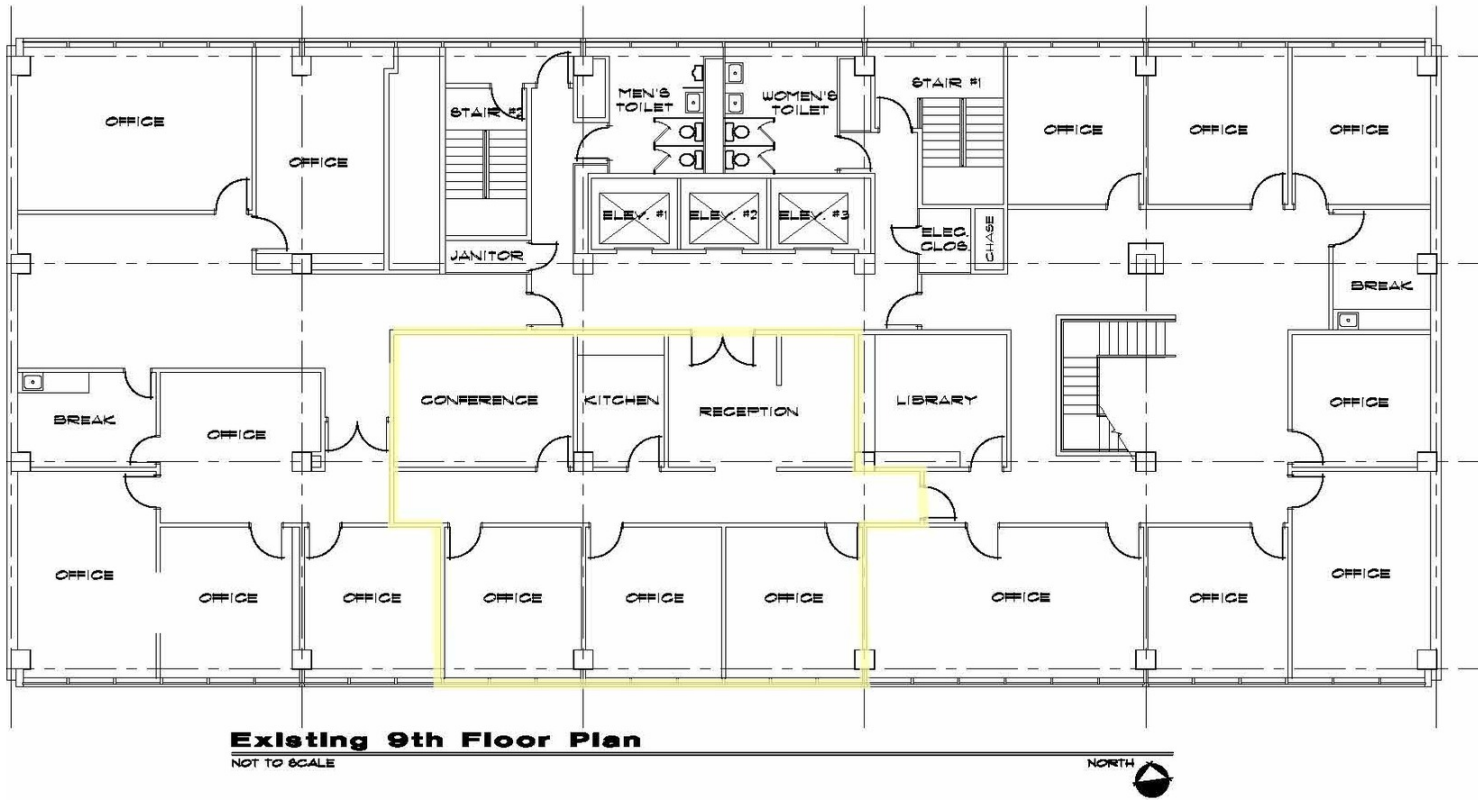
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MAXOR BUILDING - 320 S POLK
SUITE 900 - 2,000 SQ.FT. +/-



INCOMPLETE DOCUMENTS STATEMENT
Thomas L. Levin
Texas Architect Registration No. 0099
Date: 10/25/2018
This document is incomplete and cannot be used for
signature, printing, or recording.

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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