

8101 SW 34TH

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 - 17.00 SF/yr (NNN; Gross)
Building Size:	20,795 SF
Year Built:	1986
Lot Size:	1.93 Acres
Lot Frontage (ft):	430
Traffic Count:	17,150
Zoning:	PD - Planned Development
Available SF:	5,187 - 5,488 SF
Renovated:	2008

PROPERTY OVERVIEW

This office space is a rare find on the SW side of town, offering Class A facilities. Located adjacent to Bank of America office space. The property also offers ample front door parking, making it an attractive option for clients and visitors.

In addition to its excellent location and parking, the property boasts easy ingress and egress onto 34th. The greenspace included with the property is a unique feature that offers a peaceful and beautiful environment for employees to work in, which can enhance their productivity and overall well-being.

Another great feature of this property is that there are no common areas, giving businesses more control over their space, privacy and no add on factor. With all these features and benefits, this office space is undoubtedly a great option for businesses.

LOCATION OVERVIEW

Prime location in West Amarillo, on 34th Avenue just east of Soncy Road. With its high traffic volume and a well-balanced mix of both retail and residential properties in the surrounding area, this location offers an ideal setting for businesses seeking visibility and accessibility.

PROPERTY HIGHLIGHTS

- Ground floor space of 4,873 sq ft, with a shell space ready for buildout, large vault area, and healthy TI allowance at \$17 + NNN.
- Basement space of 5,488 sq ft, with 9 offices and large conference rooms, and sprinklers at \$14.

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FOR LEASE

8101 SW 34TH ADDITIONAL PHOTOS

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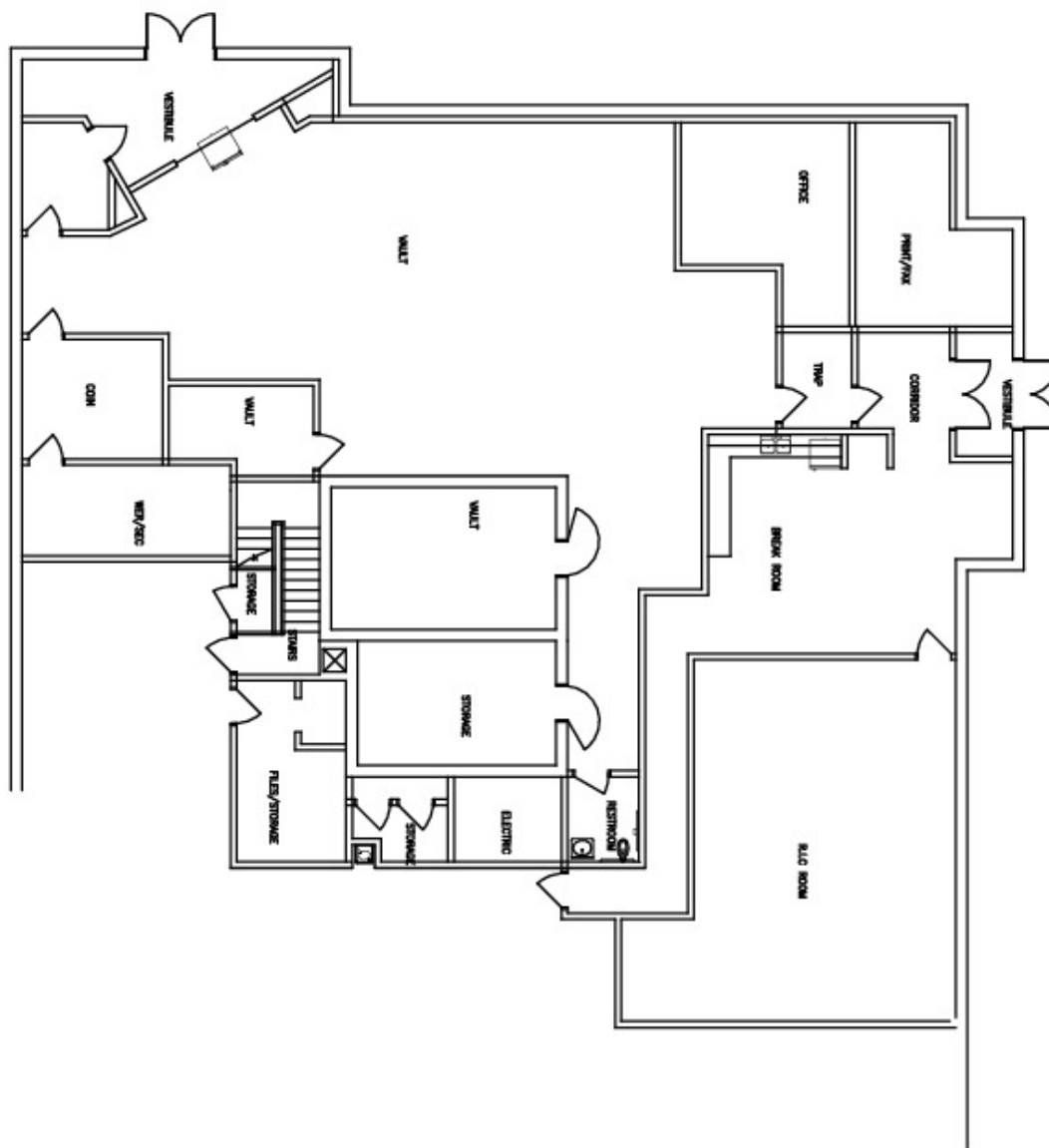
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8101 SW 34TH GROUND FLOOR PLAN



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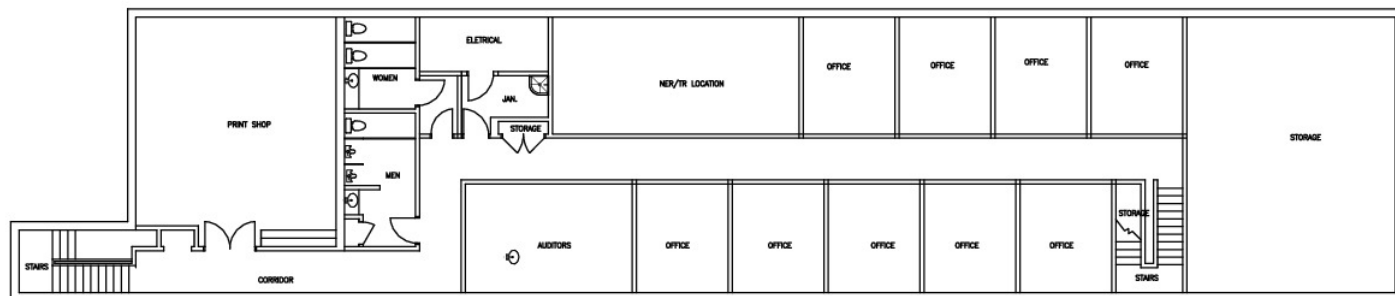
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BASEMENT FLOOR PLAN



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8101 SW 34TH RETAILER MAP

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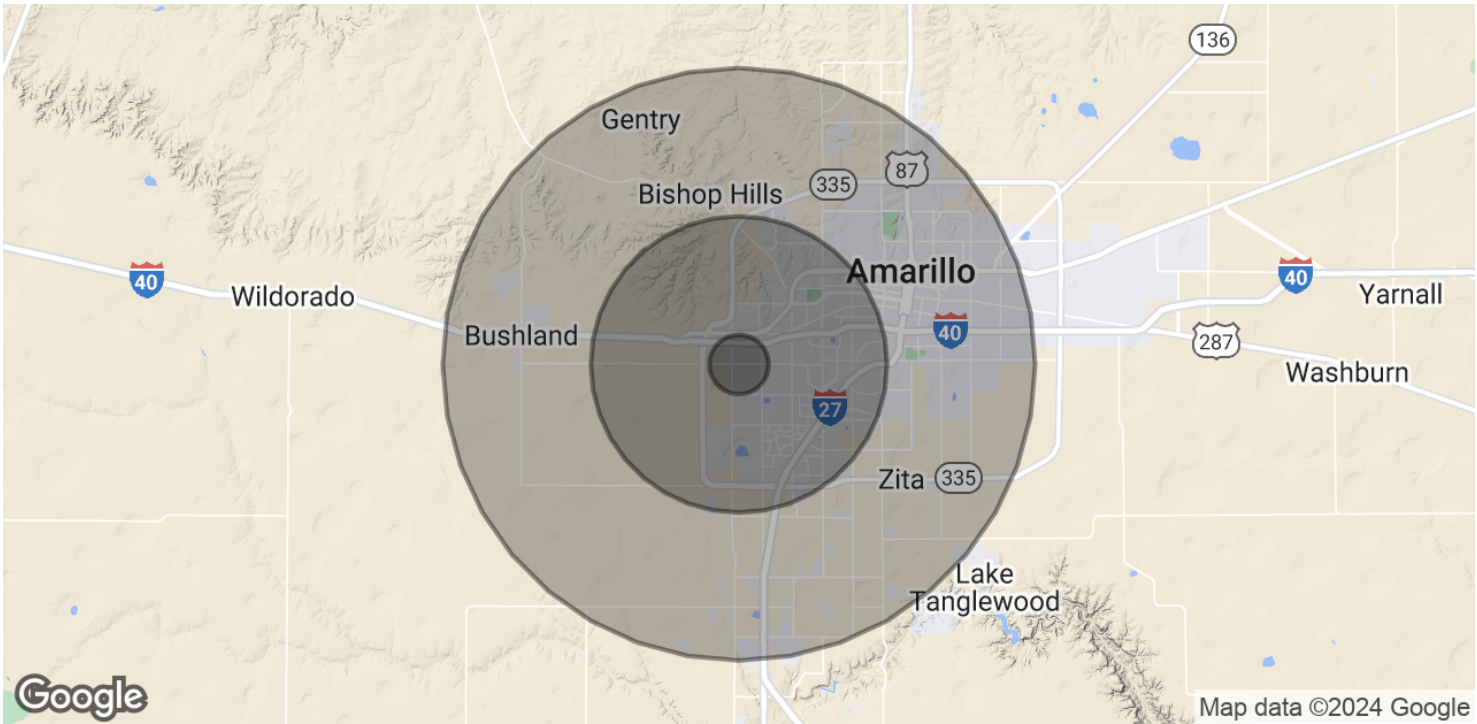
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,956	120,780	207,389
Average Age	43.9	37.6	36.1
Average Age (Male)	44.4	36.6	35.2
Average Age (Female)	45.4	39.0	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,550	53,942	89,694
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$88,994	\$75,598	\$66,757
Average House Value	\$196,017	\$166,700	\$145,382

2020 American Community Survey (ACS)

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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

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov