



**COLDWELL
BANKER
COMMERCIAL**

FIRST EQUITY, REALTORS®

FOR LEASE

WESTERN BUSINESS PARK

\$5.42 - \$1,175.00 SF/yr (MG)

4178 Business Park
Amarillo, TX 79110

AVAILABLE SPACE
550 - 4,550 SF

AREA

Western Business Park is located on South Western, one block South of Hillside Drive, with easy access to I-27 and all of Amarillo.

CBCAMARILLO.COM



OFFICE

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COLDWELL BANKER COMMERCIAL
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5701 Times Square Blvd, Suite 190, Amarillo, TX 79119
806.354.3500



WESTERN BUSINESS PARK

4178 Business Park, Amarillo, TX 79110

LEASE



OFFERING SUMMARY

Available SF: 550 - 4,550 SF

Lease Rate: \$5.42 - \$1,175.00 SF/
yr (MG)

Lot Size: 0 Acres

Building Size: 40,000 SF

PROPERTY OVERVIEW

WBP is a 22 acre business park, with a variety of spaces for any type of business. WBP has small and large office spaces, from 400 s/f to 3,000 s/f, some office spaces may include a coffee bar, or a break room area, and all office spaces have a private restroom and central heat & air. We also offer office spaces that have a small warehouse attached. Our office/warehouse spaces range from 900 s/f to as large as 5,700 s/f. If just warehouse space is what you are looking for, WBP has it. We have warehouse space with private restrooms and shop heaters, from 550 s/f to 5,000 s/f. Many of our warehouse spaces have two overhead doors between 12-14' high and 16' to 26' high ceilings. WBP has flexible leases, and is willing to work with you to get your business going in a professional environment. WBP has 24 hr. emergency maintenance, and on-site daily maintenance personnel. The leasing office is on-site, and available for your calls or concerns Monday thru Friday, 8:30am to 5:00 pm. Please call or come by for a tour of this most prestigious business park in Amarillo.



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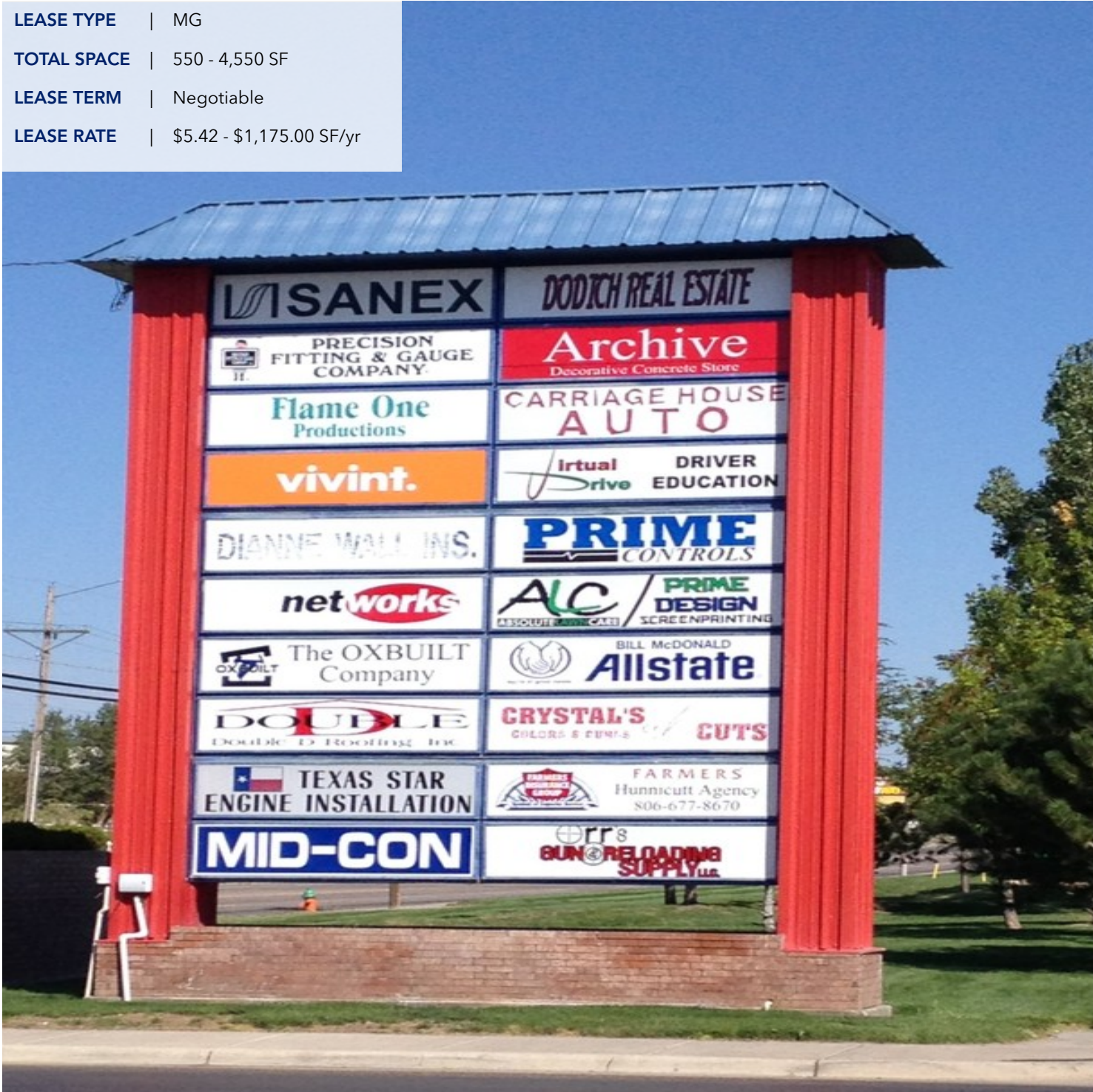


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LEASE TYPE		MG
TOTAL SPACE		550 - 4,550 SF
LEASE TERM		Negotiable
LEASE RATE		\$5.42 - \$1,175.00 SF/yr



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3746	Available	1,500 SF	Modified Gross	\$800 per month
3754	Available	800 SF	Modified Gross	\$520 per month
3782	Available	1,750 SF	Modified Gross	\$875 per month
3846	Available	1,175 SF	Modified Gross	\$875 per month
3848	Available	1,430 SF	Modified Gross	\$770 per month
3940	Available	2,030 SF	Modified Gross	\$1,050.00 SF/yr
3950	Available	950 SF	Modified Gross	\$675.00 SF/yr
3954	Available	800 SF	Modified Gross	\$525.00 SF/yr
3956	Available	650 SF	Modified Gross	\$425.00 SF/yr
3978	Available	1,505 SF	Modified Gross	\$850 per month
3986	Available	3,100 SF	Modified Gross	\$1,400 per month
3998	Available	1,300 SF	Modified Gross	\$735.00 SF/yr
4005	Available	2,100 SF	Modified Gross	\$735.00 SF/yr
4024	Available	4,550 SF	Modified Gross	\$2,180 per month
4002	Available	1,715 SF	Modified Gross	\$950 per month
4068	Available	800 SF	Modified Gross	\$550 per month
4086	Available	1,530 SF	Modified Gross	\$1,000 per month
4128	Available	600 SF	Modified Gross	\$525.00 SF/yr
4156	Available	575 SF	Modified Gross	\$500 per month
4158	Available	780 SF	Modified Gross	\$600.00 SF/yr
4170	Available	1,550 SF	Modified Gross	\$975 per month
4172	Available	550 SF	Modified Gross	\$500.00 SF/yr
6307	Available	950 SF	Modified Gross	\$725.00 SF/yr
6309	Available	1,000 SF	Modified Gross	\$745.00 SF/yr
6329	Available	1,700 SF	Modified Gross	\$925.00 SF/yr
6339	Available	1,800 SF	Modified Gross	\$1,095.00 SF/yr

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6423	Available	2,000 SF	Modified Gross	\$1,175.00 SF/yr
6515	Available	1,450 SF	Modified Gross	\$900.00 SF/yr

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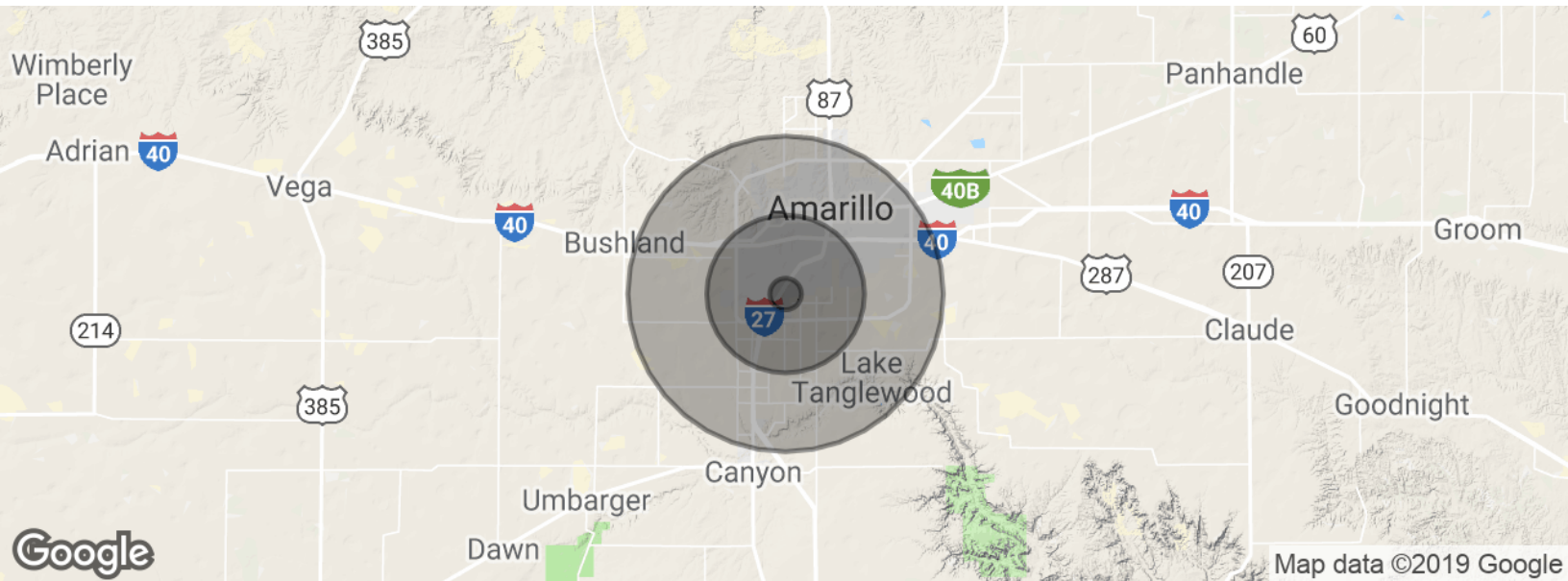
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,549	134,949	235,438
Median age	38.1	36.6	34.5
Median age (Male)	37.7	35.0	33.4
Median age (Female)	39.1	38.4	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,089	55,279	88,154
# of persons per HH	2.4	2.4	2.7
Average HH income	\$63,554	\$67,116	\$59,795
Average house value	\$129,171	\$145,042	\$135,096

* Demographic data derived from 2010 US Census

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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 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.

Coldwell Banker Commercial Amarillo	9007722	mail@cbamarillo.com	(806)354-3500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbamarillo.com	(806)354-3500
Designated Broker of Firm	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbcamarillo.com	(806)354-3500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Kite	478313	justin@cbcamarillo.com	(806)468-4897
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker First Equity, 5701 Time Square Blvd., Suite 190 Amarillo TX 79119
Justin Kite

Information available at www.trec.texas.gov

IABS 1-0 Date

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Todd Roberts

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