



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

DOWNTOWN OFFICE CONDO'S

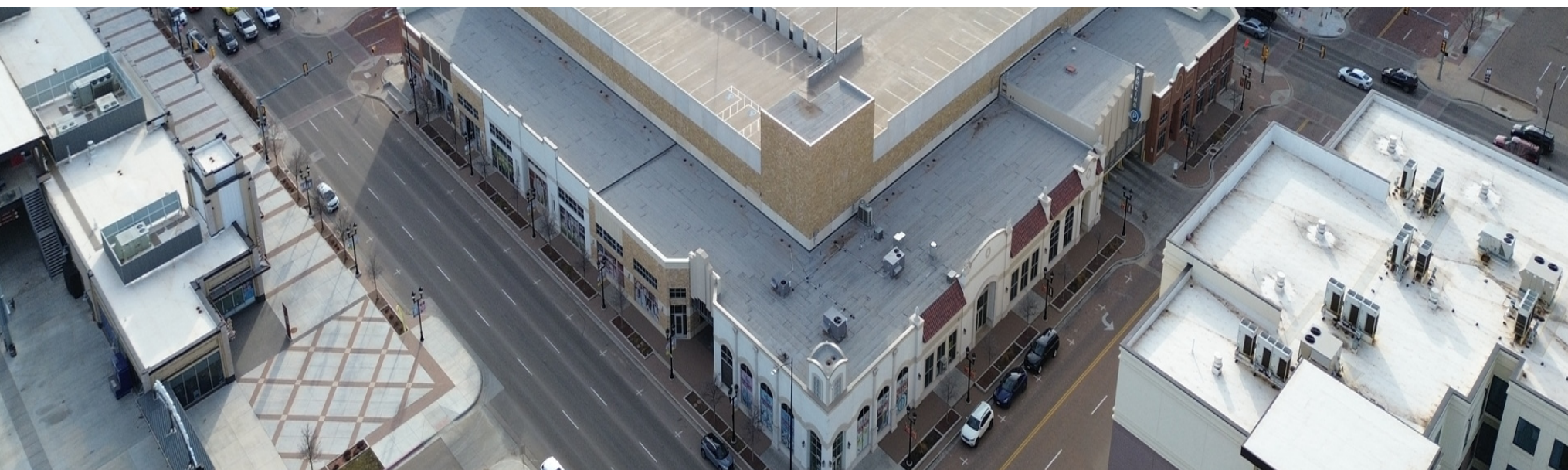
600 S Buchanan St, Amarillo, TX 79101

JOSH LANGHAM

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OFFICE BUILDING
FOR SALE

PROPERTY SUMMARY



VIDEO

LOCATION DESCRIPTION

Introducing the Llano Real Estate Group's latest offering - Class A commercial condos for sale or lease in the heart of downtown Amarillo's reinvestment center. With an unbeatable location directly across the street from the Hodgetown Ballpark and adjacent to the new Potter County Courthouse, these commercial spaces are at the epicenter of Amarillo's latest development efforts.

Picture being surrounded by the buzz of activity, with Embassy Suites by Hilton and Xcel Energy Headquarters right next door. Within a block of the Amarillo Civic Center and the Globe-News Center, your business will thrive in the midst of Amarillo's cultural and business hub.

These commercial condominiums are the perfect opportunity for individuals to own a piece of prime real estate in a vibrant and growing area of the city. With shared maintenance and management responsibilities, the burden is distributed among owners, ensuring the longevity and value of the property.

Don't miss your chance to be a part of Amarillo's exciting evolution. Contact us today to explore the possibilities offered by these Class A commercial condos, brought to you by Llano Real Estate Group.

OFFERING SUMMARY

Sale Price:	\$4,825,500
Number of Units:	13
Building Size:	23,809 SF
NOI:	\$404,730.00
Cap Rate:	8.39%

SPACES	LEASE RATE	SPACE SIZE
Building A	\$18.00 SF/yr	1,205 - 10,363 SF
Building B	\$18.00 SF/yr	2,270 - 4,850 SF
Building C	\$18.00 SF/yr	1,250 - 3,850 SF

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**OFFICE BUILDING
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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Property Subtype	Office Building
APN	000000297705
Building Size	23,809 SF
Lot Size	-
Building Class	A
Year Built	2016
Number of Floors	1
Average Floor Size	1,500 SF
Parking Spaces	90
Construction Status	Existing
Roof	Modified
Free Standing	Yes
Number of Buildings	3

Building A has up to 8 possible units ranging from 1205 square feet to total square feet of building for a purchase of complete building. Building A Store Front width for a 1205 square foot unit will be roughly 26 feet.

Building B has one end cap available and one interior space available. Space square feet will be roughly 2270 square feet pending demising wall location to utilize rear loading doors. Store Front width pre unit will be roughly 42.8 feet.

Building C is a two-end cap building with units roughly with units ranging from a minimum of 1250 to 2268 each pending demising wall location. Store Front width for the 1250 unit is roughly 23.5 feet and the larger unit of 2268 will be roughly 42.8 feet of frontage.



- Building A - 10,363 Divisible Square Feet Available
- Building B - 9,889 Divisible Square Feet with 5,038 Square Feet Available
- Current Tenant Joe Taco on the corner occupies 4,851 Square Feet
- Building C - 3,850 Divisible Square Feet Available

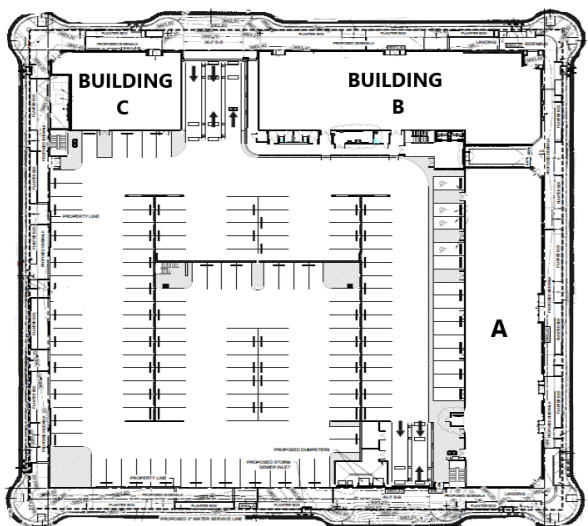
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,205 - 10,363 SF

Lease Term:	120 months
Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	1,205 - 10,363 SF	NNN	\$18.00 SF/yr	NN Estimate of 4.75 per square foot annually. Taxes and Insurance only with CAM being maintained by the City of Amarillo
Building B	Available	2,270 - 4,850 SF	NNN	\$18.00 SF/yr	NN Estimate of 4.75 per square foot annually. Taxes and Insurance only with CAM being maintained by the City of Amarillo
Building C	Available	1,250 - 3,850 SF	NNN	\$18.00 SF/yr	NN Estimate of 4.75 per square foot annually. Taxes and Insurance only with CAM being maintained by the City of Amarillo

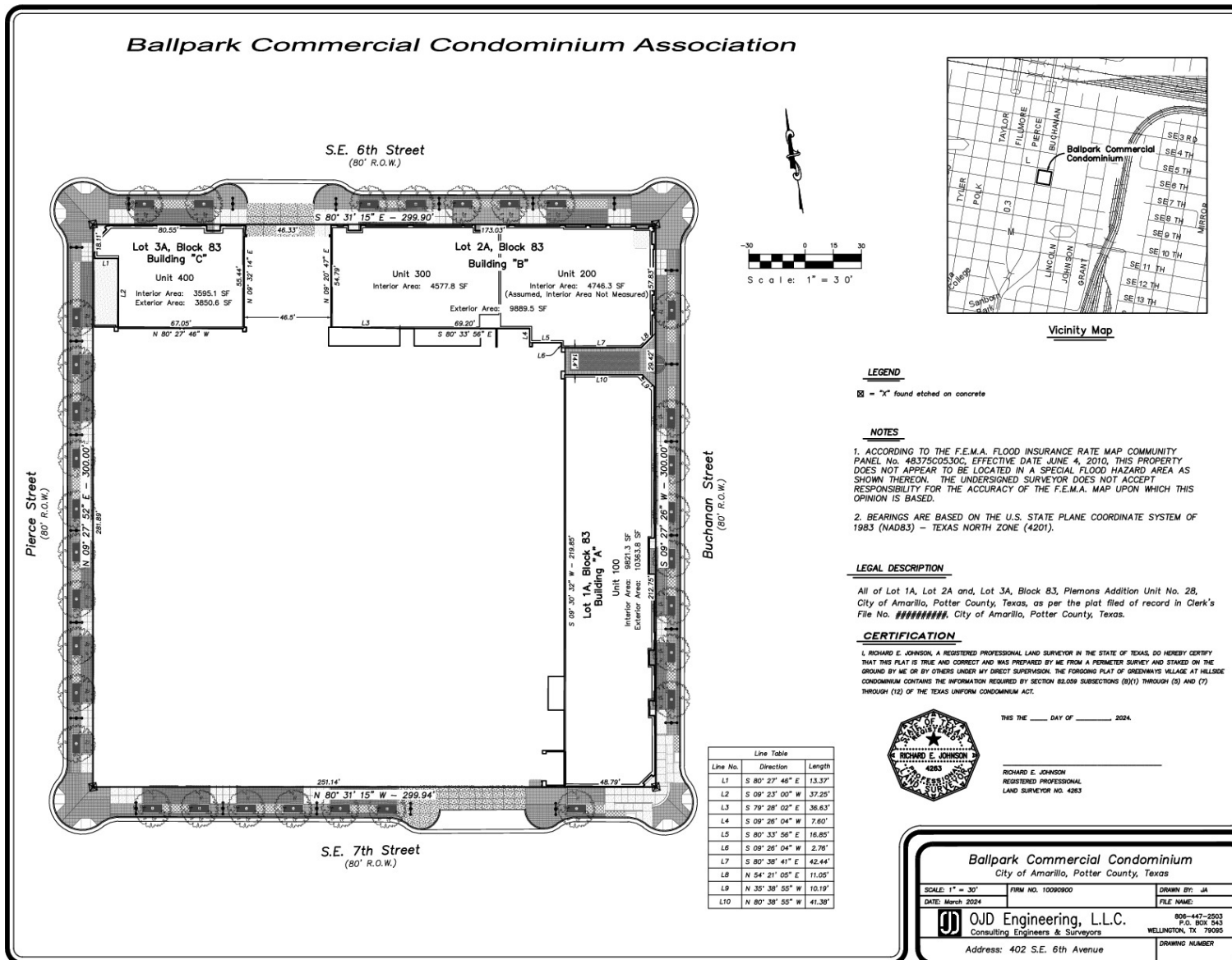
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OFFICE BUILDING
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FLOOR PLANS



PROPERTY DETAILS

Sale Price	\$4,825,500
Lease Rate	\$18.00 SF/YR

LOCATION INFORMATION	
Street Address	600 S Buchanan St
City, State, Zip	Amarillo, TX 79101
County	Potter
Cross-Streets	6th Street to the North and 7th street to the South

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building
Zoning	Retail
APN #	000000297705
Lot Depth	0 ft

BUILDING INFORMATION	
Building Size	23,809 SF
NOI	\$404,730.00
Cap Rate	8.39
Building Class	A
Occupancy %	20.0%
Tenancy	Multiple
Ceiling Height	14 ft

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building
Zoning	Retail
APN #	000000297705
Lot Depth	0 ft

PARKING & TRANSPORTATION	
Parking Price Per Month	\$20.00 /month
Parking Type	Structure
Parking Ratio	4.0
Number of Parking Spaces	90

UTILITIES & AMENITIES	
Security Guard	No
Handicap Access	Yes
HVAC	To Be Determined and rated tonnage based off of tenant or owner requirements
Restrooms	0

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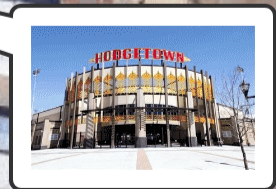
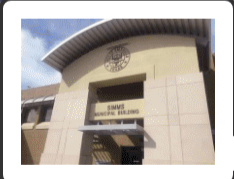
OFFICE BUILDING
FOR SALE

RETAILER MAP



AMARILLO Civic Center COMPLEX
Meet. Play. Celebrate.

EMBASSY SUITES



Xcel ENERGY

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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OFFICE BUILDING FOR SALE

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	EXECUTIVE OFFICE CONDOS DOWNTOWN AMARILLO
Price	\$4,825,500
Price per SF	\$203
Price per Unit	\$371,192
GRM	11.92
CAP Rate	8.39%
Cash-on-Cash Return (yr 1)	8.39%
Total Return (yr 1)	\$404,730

OPERATING DATA	EXECUTIVE OFFICE CONDOS DOWNTOWN AMARILLO
Gross Scheduled Income	\$404,730
Total Scheduled Income	\$404,730
Gross Income	\$404,730
Net Operating Income	\$404,730
Pre-Tax Cash Flow	\$404,730

FINANCING DATA	EXECUTIVE OFFICE CONDOS DOWNTOWN AMARILLO
Down Payment	\$4,825,500

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	ESCALATION DATES	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
600	Joe Taco	4,746 SF	3/1/2024 4/1/2025	\$12.27 \$13.50 \$14.50	\$18	-	\$58,212	3/1/2020	2/28/2026
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		4,746 SF		\$12.27	\$18	\$0.00	\$58,212		
AVERAGES		4,746 SF		\$12.27	\$18		\$58,212		

Lease transfers with acquisition of property. Lease does state a square foot amount that exceeds the square footage allocated on the current site plan. This space sold on market would be at a value of 1,650,000 breakdown as follows 850,000 for shell cost with tenant providing all funds for interior improvement of 800,000.



LEASE COMPS



600 S BUCHANAN ST
Amarillo, TX 79101

Subject Property

Lease Rate

\$18.00 /SF/yr

Lease Type:

Space Size:

19,063 SF

Lease Term:

No. Units:

13

Avg Size:

Avg Rent:

\$0

Occupancy:

NNN
120 months
949 SF
20%



HAPPY BANK BUILDING
701 S. Taylor, Amarillo, TX 79101

Leased 10/1/2013

Lease Rate

\$21.00 /SF/yr

Space Size:

Lease Term:

144 months

1,598 SF



PLAZA II
500 S Taylor, Amarillo, TX 79101

Leased 3/15/2015

Lease Rate

\$21.02 /SF/yr

Space Size:

7,278 SF



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LEASE COMPS



800 S POLK
800 S Polk, Amarillo, TX 79101

Leased 5/17/2019

Lease Rate

\$15.00 /SF/yr

Lease Type:

Space Size:

4,000 SF

Lease Term:

Full Service
24 months



NORTHWESTERN MUTUAL LIFE INSURANCE
600 S Tyler Suite 104, Amarillo, TX 79101

Leased 2/18/2018

Lease Rate

\$16.50 /SF/yr

Lease Type:

Space Size:

2,056 SF

Full Service



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