

FOR LEASE

# 8101 SW 34TH EXECUTIVE SUMMARY

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



## 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:	4,842 - 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 4,842 sq ft, with a shell space ready for buildout, large vault area, and healthy TI allowance at \$17 + NNN. Suite can be split into two spaces.
- Basement space of 5,488 sq ft, with 9 offices and large conference rooms, and sprinklers at \$14.

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8101 SW 34TH  
ADDITIONAL PHOTOS

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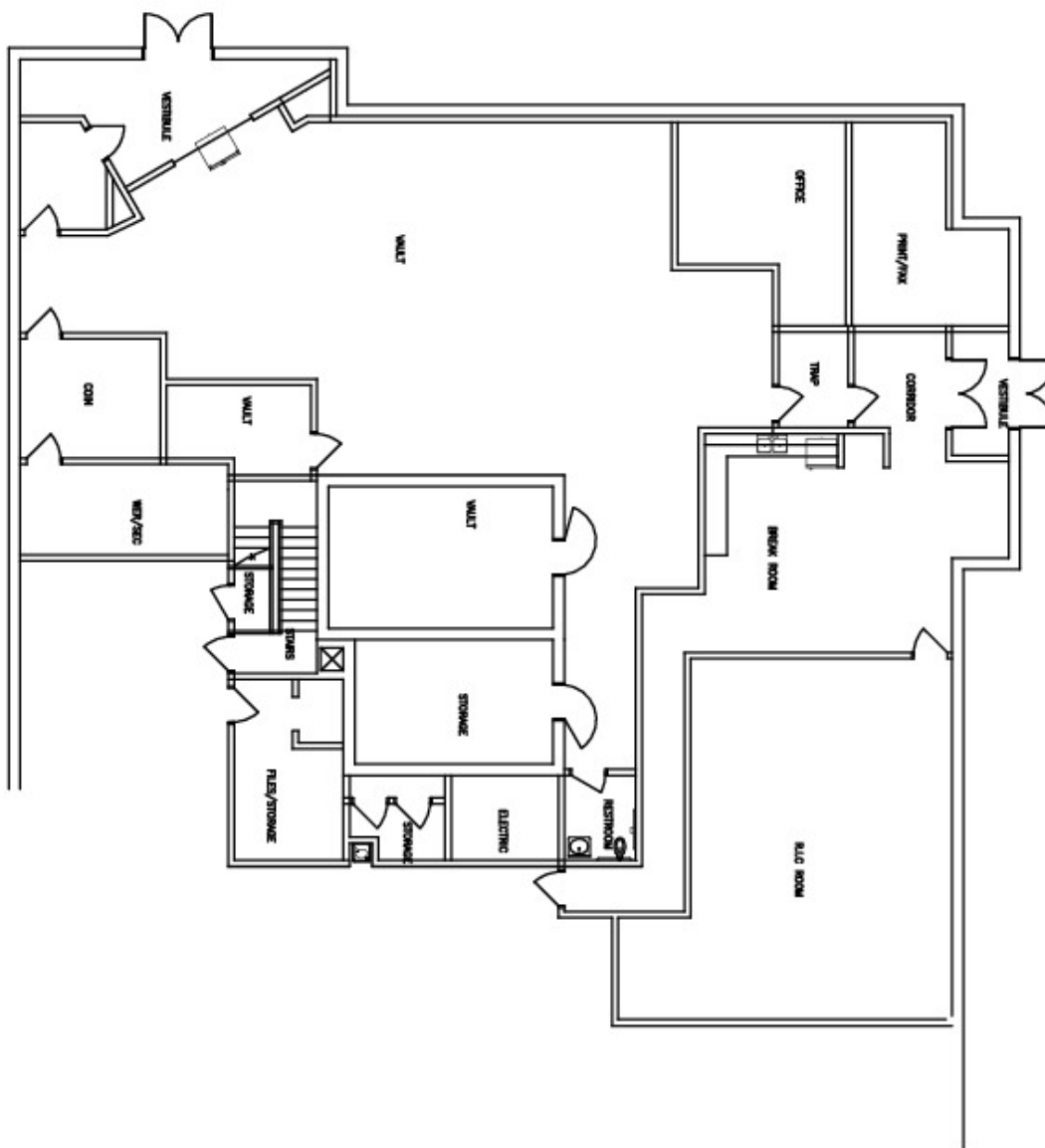
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# 8101 SW 34TH GROUND FLOOR PLAN

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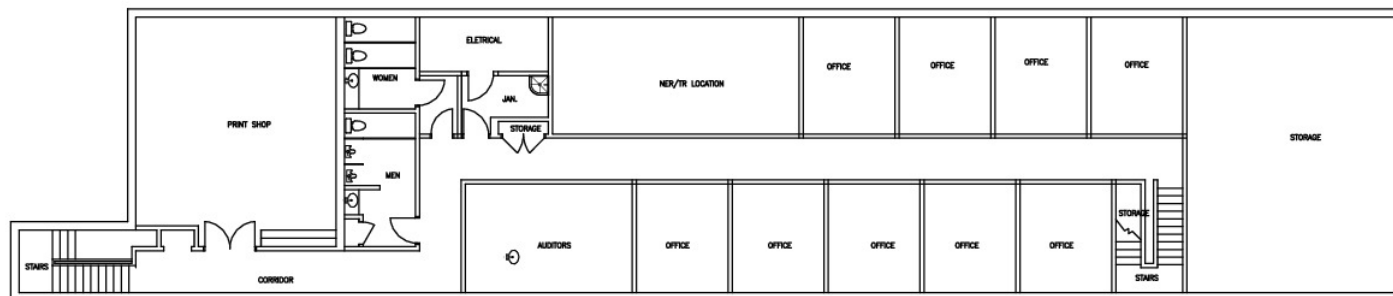
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# 8101 SW 34TH BASEMENT FLOOR PLAN

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FOR LEASE

# 8101 SW 34TH RETAILER MAP

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Google

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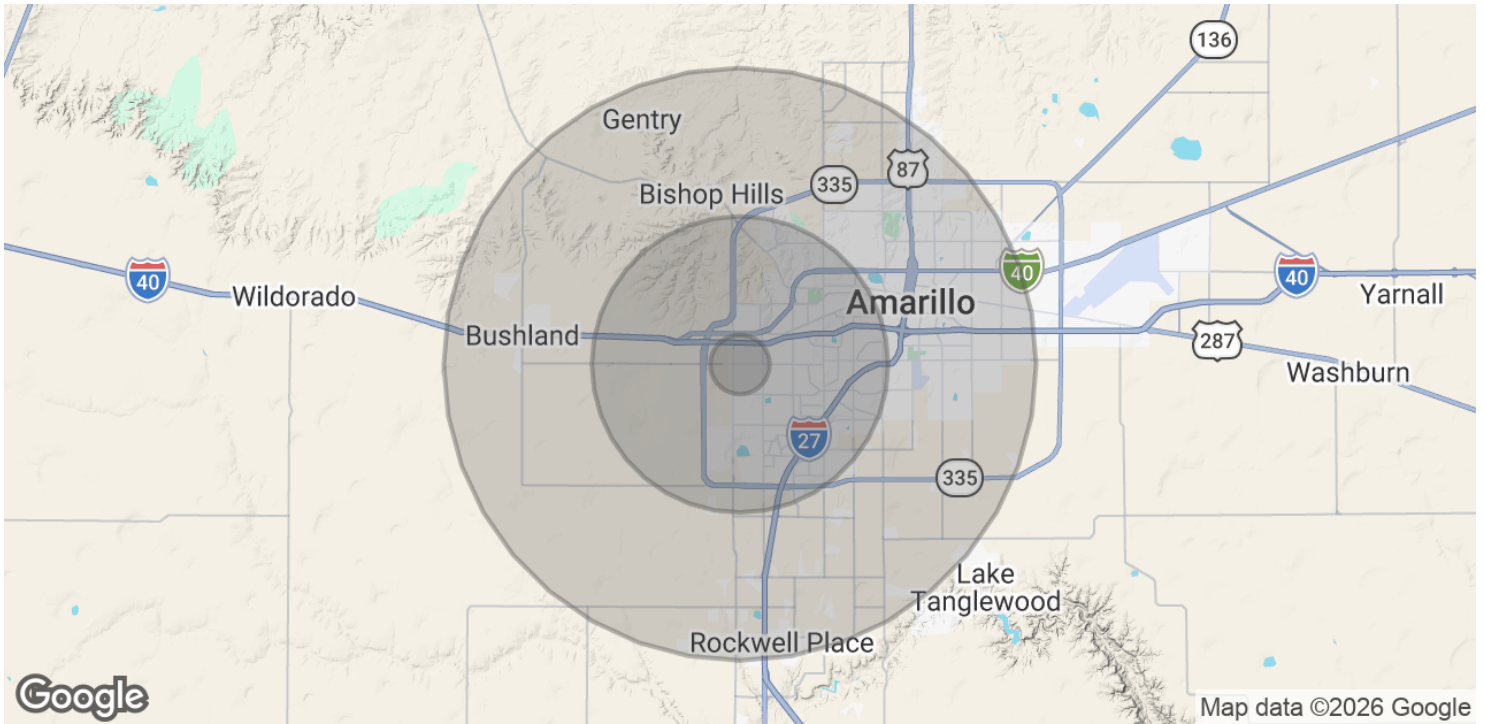
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# 8101 SW 34TH DEMOGRAPHICS MAP & REPORT

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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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