

FOR LEASE

HERRING BANK OFFICE SPACE

2201 CIVIC CIRCLE, AMARILLO, TX 79109



Property Description

- Herring Tower is the only high rise office building in Southwest Amarillo. The property has ample on-site parking. The location in the geographic center of Amarillo makes it easily accessible. There is a conference room available for Tenants to use and a common breakroom in the basement. Amenities in the area include restaurants, retail shopping, banking and grocery stores within walking distance. Space is available on the roof to lease for cell towers.

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

2201 CIVIC CIRCLE



Property Summary

Building SF:	116,963
Lease Rate:	\$15 to \$22
Lot Size:	3.10 Acres
Parking:	250
Year Built:	1961
Zoning:	GR (general retail)

Property Overview

On-site parking
Full service leases
Conference Center
Break Room
On-site Property Management
Secure after hours entry

Location Overview

Herring Tower is located in the geographic center of Amarillo just South of I-40 off of Georgia St and surrounded by both commercial and residential properties. It is easily accessible from both I-40 and I-27. Neighboring developments include Woflin Village Shopping Center and Woflin Square Shopping Center both with high occupancy percentages.

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
705	1,068	3-5 years	\$16.00 /sf/yr	Office	Move-in Ready	01/01/2025
101	3,095	negotiable	\$20.00 /sf/yr	Office/Retail	Build out	01/01/2023
1010	219	3-5 years	\$22.00 /sf/yr	Office	Move-in Ready	09/01/2024
410	3,083	3-5 years	\$17.00 /sf/yr	Office	divisible	06/01/2025
924	746	3-5 years	\$18.74 /sf/yr	Office	Move-in Ready	01/01/2024
508	899	3-5 years	\$17.00 /sf/yr	Office	Move-in Ready	06/01/2025
510	693	3-5 years	\$20.00 /sf/yr	Office	Move-in Ready	06/01/2025
403	2,130	3-5 years	\$17.00 /sf/yr	Office	Move-in Ready	6/01/2024

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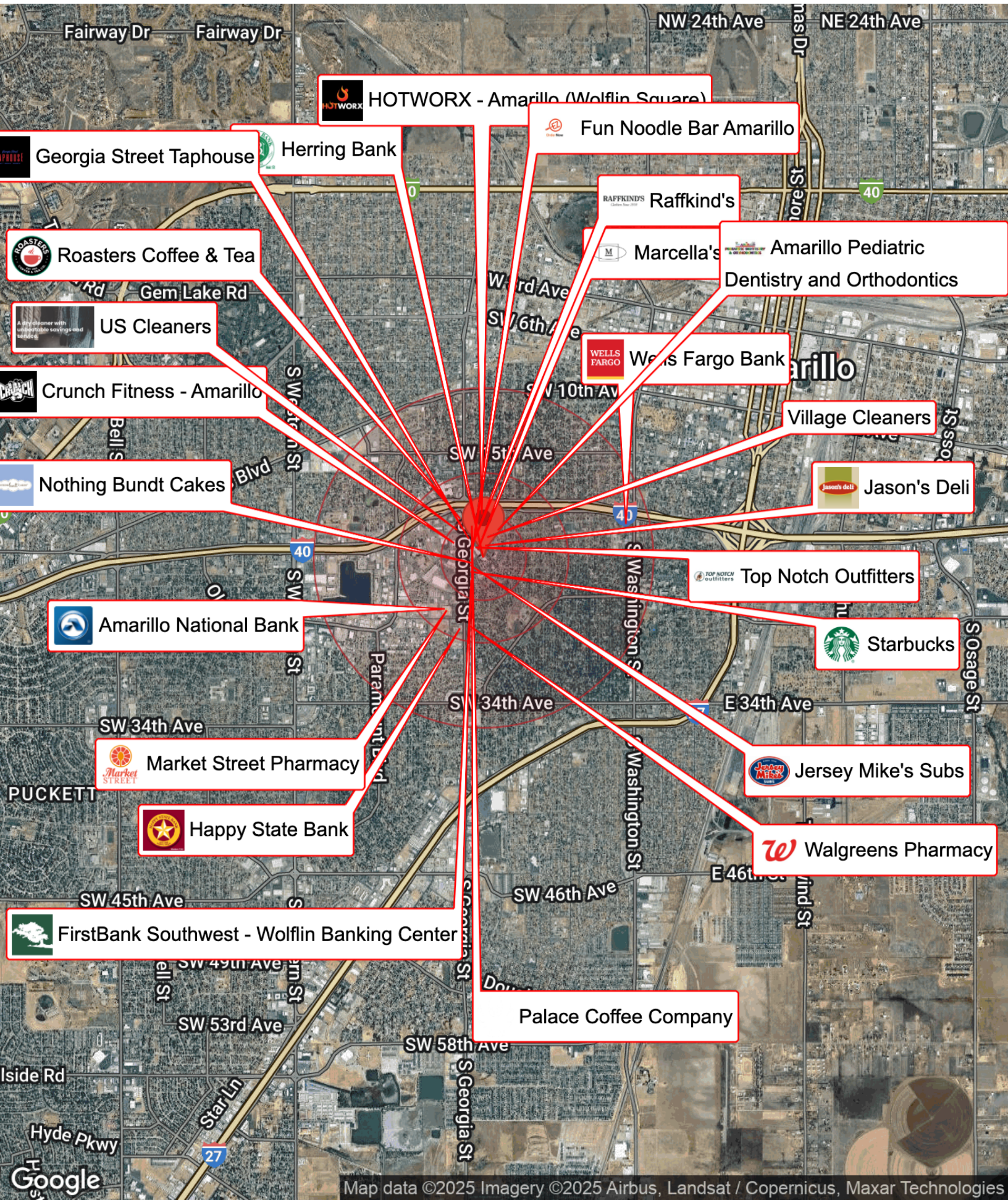
PROPERTY PHOTOS

2201 CIVIC CIRCLE



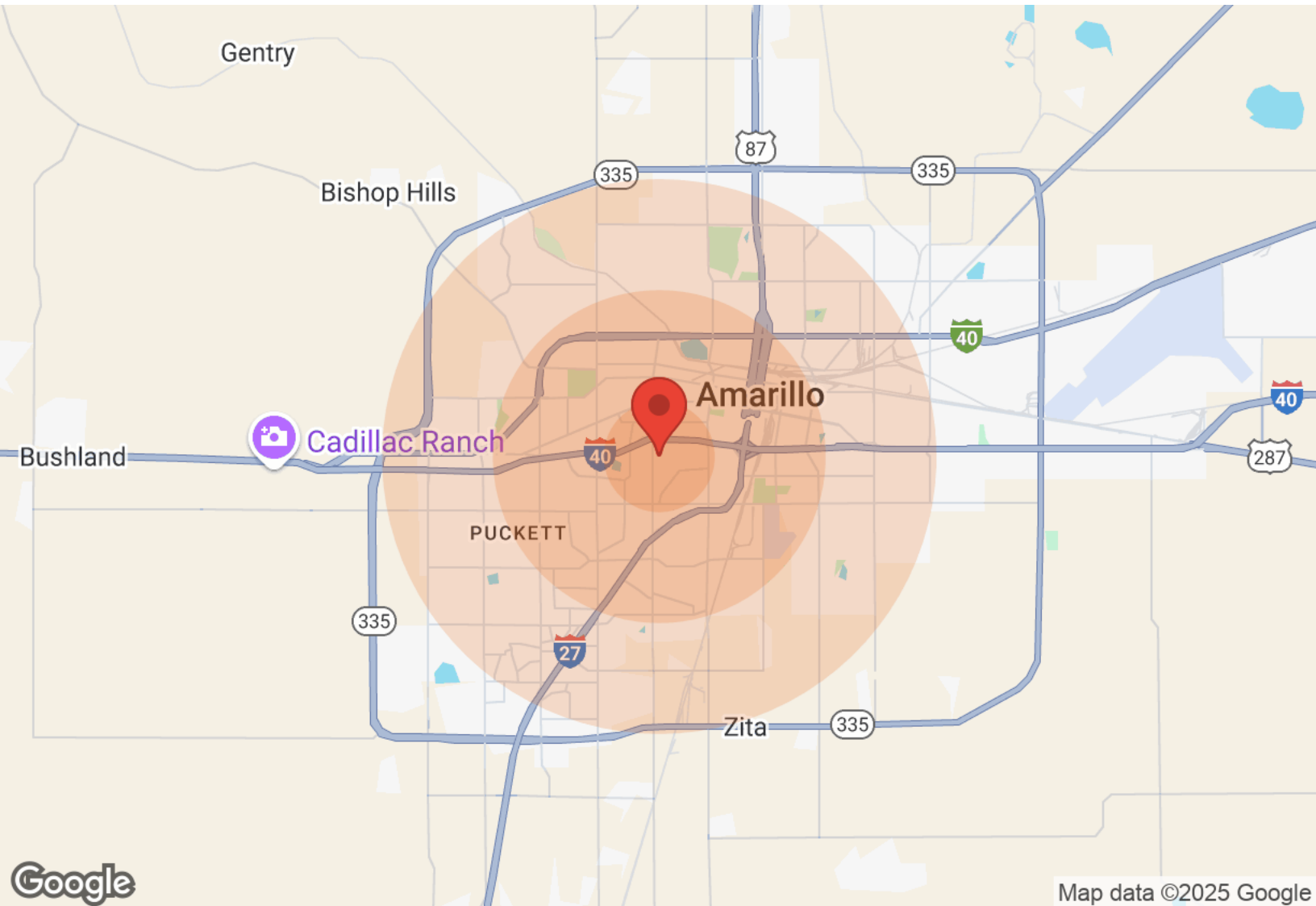
BUSINESS MAP

2201 CIVIC CIRCLE



DEMOGRAPHICS

2201 CIVIC CIRCLE



Population	1 Mile	3 Miles	5 Miles
Male	5,323	42,372	80,617
Female	5,990	45,684	86,122
Total Population	11,313	88,056	166,739

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,606	20,324	39,233
Ages 15-24	1,503	12,240	24,080
Ages 25-54	4,533	34,313	63,949
Ages 55-64	1,274	9,307	17,712
Ages 65+	1,397	11,872	21,765

Race	1 Mile	3 Miles	5 Miles
White	9,085	74,567	135,241
Black	609	3,970	8,949
Am In/AK Nat	17	89	191
Hawaiian	N/A	2	7
Hispanic	1,898	22,988	50,982
Multi-Racial	2,132	17,350	40,916

Income	1 Mile	3 Miles	5 Miles
Median	\$41,073	\$40,019	\$42,793
< \$15,000	908	6,395	9,710
\$15,000-\$24,999	639	5,561	9,300
\$25,000-\$34,999	562	4,482	8,135
\$35,000-\$49,999	754	5,701	9,758
\$50,000-\$74,999	701	7,208	12,620
\$75,000-\$99,999	564	3,769	7,715
\$100,000-\$149,999	380	2,170	5,320
\$150,000-\$199,999	174	670	1,654
> \$200,000	283	673	1,564

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501