

WHA MEDICAL BUILDING 1301 COULTER EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



OFFERING SUMMARY

Lease Rate: \$23.50 SF/yr (Full Service)

Zoning: PD-2

Rentable SF: 505 - 6,199 RSF

PROPERTY OVERVIEW

The WHA Medical Building at 1301 S. Coulter offers premier Class “A” medical office space in one of Amarillo’s most established healthcare corridors. Strategically positioned adjacent to Northwest Texas Healthcare System and in close proximity to BSA and VA Hospitals, this location provides exceptional convenience and connectivity for both physicians and patients.

Designed with medical professionals in mind, the property features reserved physician parking, ample patient parking, and after-hours security to ensure a safe and efficient environment. Tenants benefit from custom floor plans that can be tailored to a variety of healthcare uses, allowing for flexibility in practice layout and growth.

A range of suite sizes are available across multiple floors, accommodating both small and large practices. With competitive lease rates and a highly desirable medical location, the WHA Medical Building presents an outstanding opportunity for healthcare providers seeking a professional, well-located, and patient-friendly office setting.

LOCATION OVERVIEW

Class A medical office suites situated adjacent to NWTBS and near BSA & VA hospitals in Amarillo, Texas, with reserved physician and ample patient parking.

FOR LEASE

WHA MEDICAL BUILDING ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



WHA MEDICAL BUILDING ADDITIONAL PHOTOS



MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

WHA MEDICAL BUILDING LEASE SPACES

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	505 - 6,199 RSF	Lease Rate:	\$23.50 RSF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	6,199 SF	Full Service	\$23.50 RSF	-
Suite 106	Available	3,234 SF	Full Service	\$23.50 RSF	-
Suite 200	Available	3,295 SF	Full Service	\$23.50 RSF	Can be combined
Suite 201	-	3,602 SF	Full Service	\$23.50 RSF	Leased Can be combined
Suite 202	Available	3,448 SF	Full Service	\$23.50 RSF	Can be combined
Suite 401	Available	3,012 SF	Full Service	\$23.50 RSF	-
Suite 406	Available	505 SF	Full Service	\$23.50 RSF	Can be combined
Suite 408	Available	617 SF	Full Service	\$23.50 RSF	Can be combined
Suite 410	Available	2,765 SF	Full Service	\$23.50 RSF	Can be combined

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

WHA MEDICAL BUILDING FLOOR PLANS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



SUITE 100
6,199 RSF

WOMEN'S HEALTHCARE ASSOCIATES BUILDING
1301 COULTER, AMARILLO, TEXAS
10.31.25

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

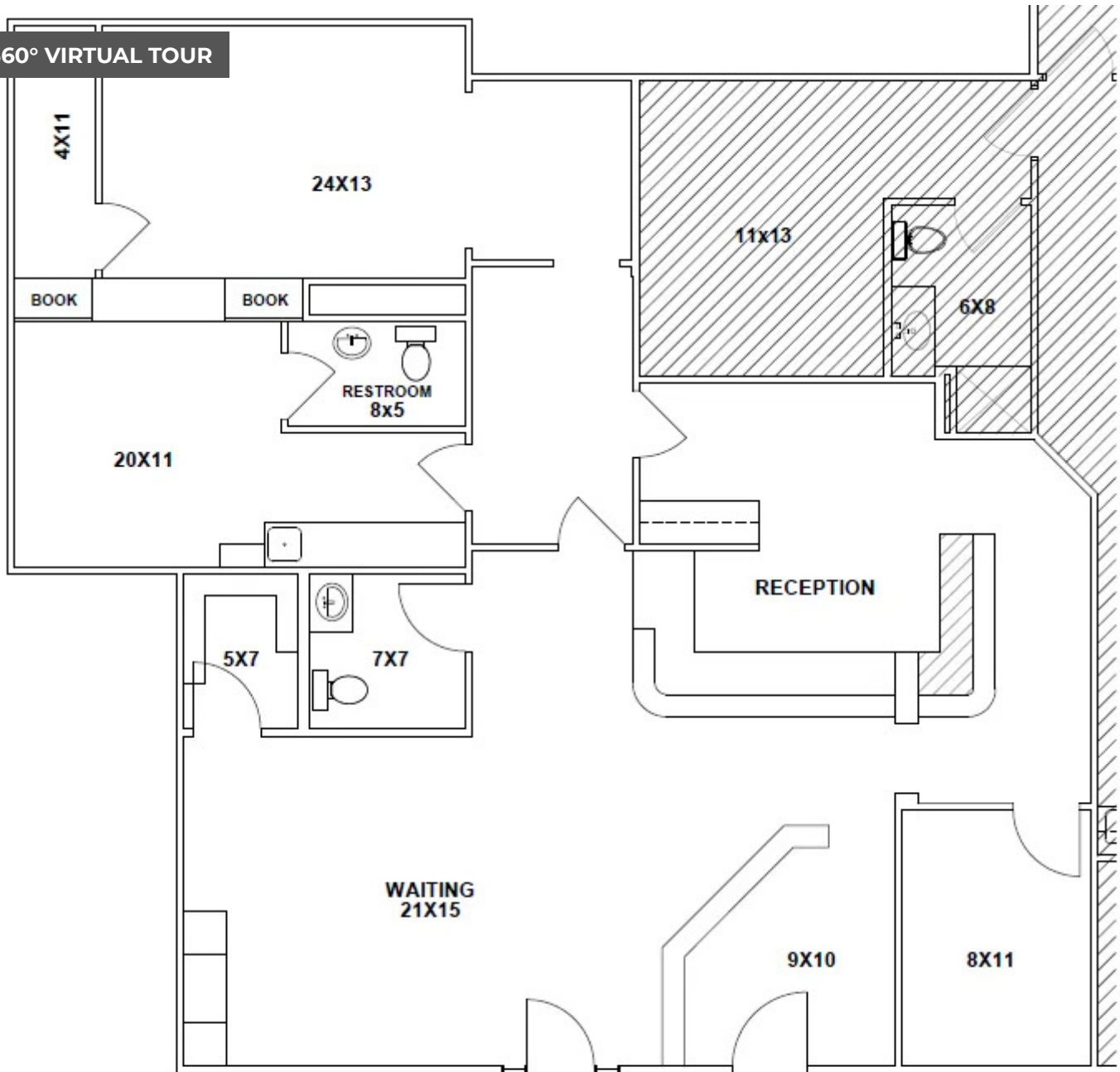
GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



WHA MEDICAL BUILDING FLOOR PLANS

360° VIRTUAL TOUR



REMAINDER OF SUITE 106 AVAILABLE - 2,101 RSF

WOMEN'S HEALTHCARE ASSOCIATES BUILDING
1301 COULTER, AMARILLO, TEXAS

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

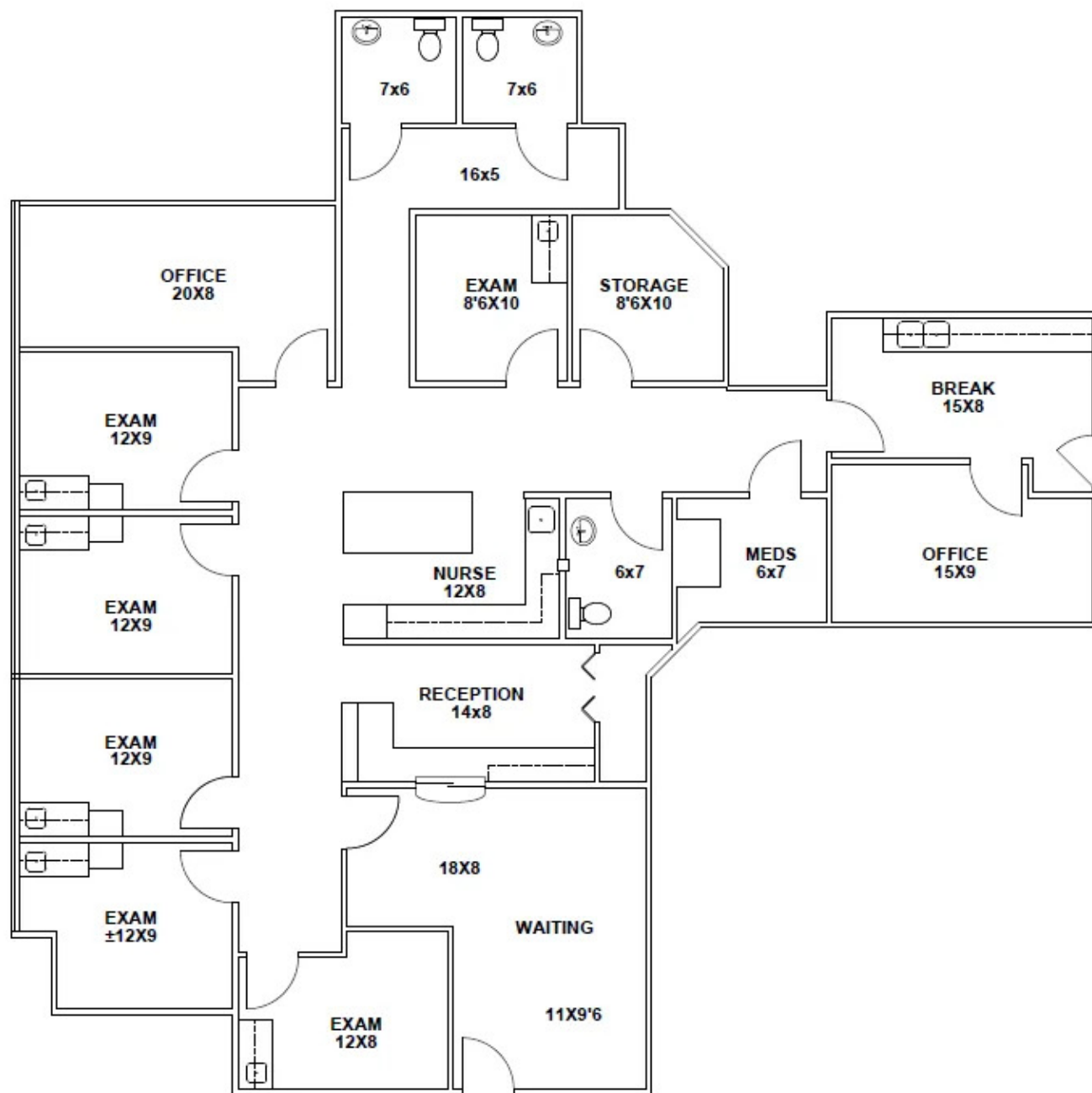
FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



WHA MEDICAL BUILDING FLOOR PLANS



SUITE 200

3,295 RSF

**WOMEN'S HEALTHCARE ASSOCIATES BUILDING
1301 COULTER, AMARILLO, TEXAS**

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

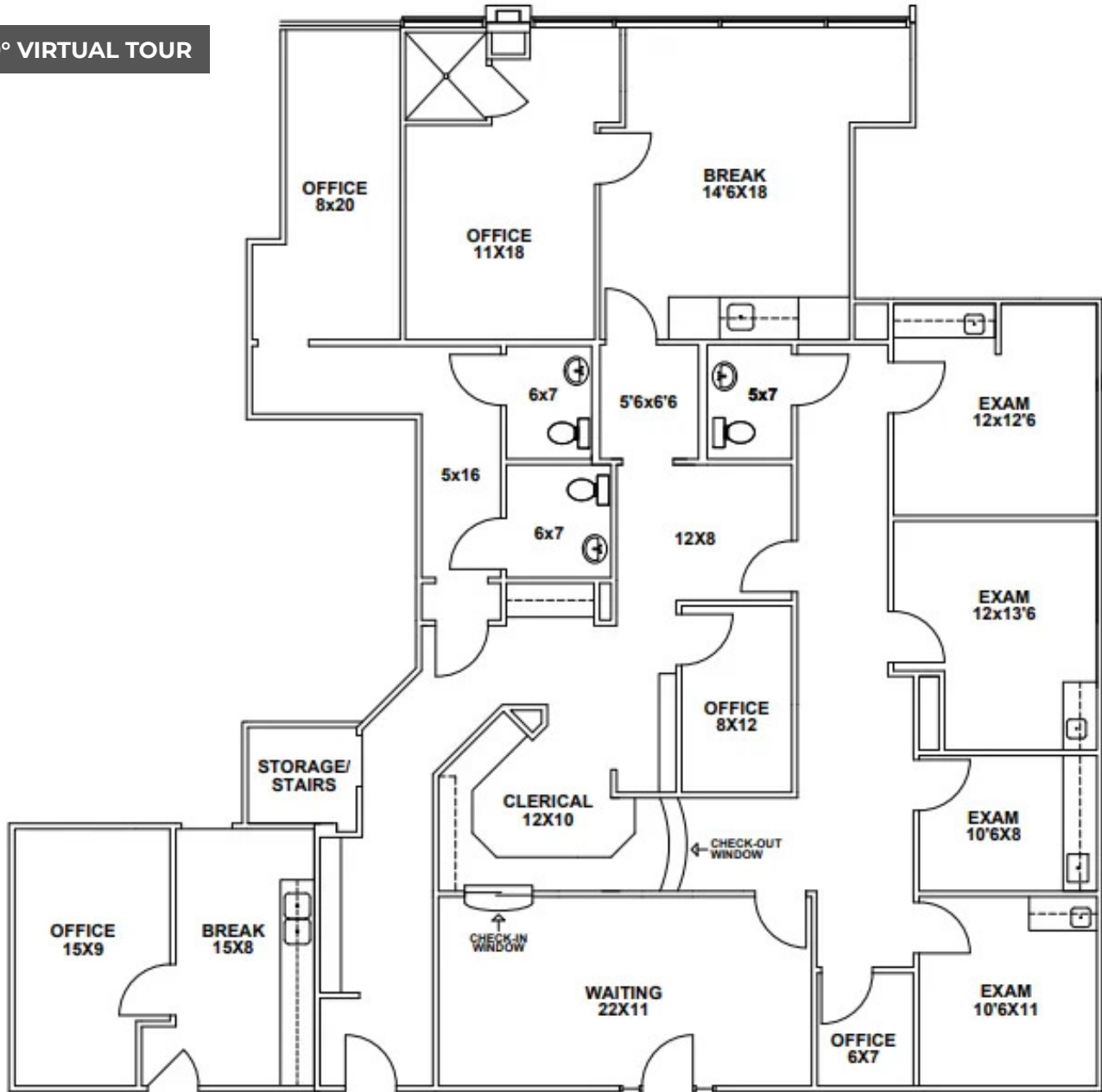
GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



WHA MEDICAL BUILDING FLOOR PLANS

360° VIRTUAL TOUR



SUITE 202 - 3,448 RSF

WOMEN'S HEALTHCARE ASSOCIATES BUILDING
1301 COULTER, AMARILLO, TEXAS
7.8.26

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

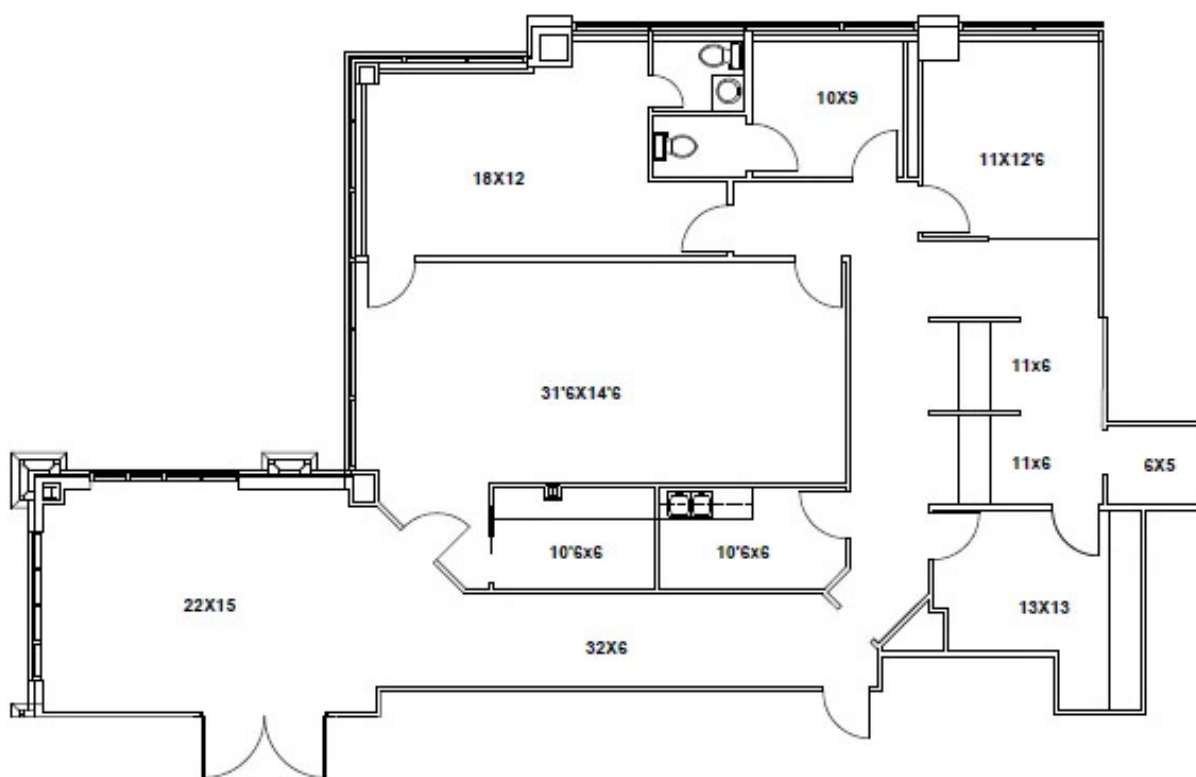
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

WHA MEDICAL BUILDING FLOOR PLANS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



SUITE 401 - 3,012 RSF

WHA BUILDING
1301 S. COULTER, AMARILLO, TEXAS

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

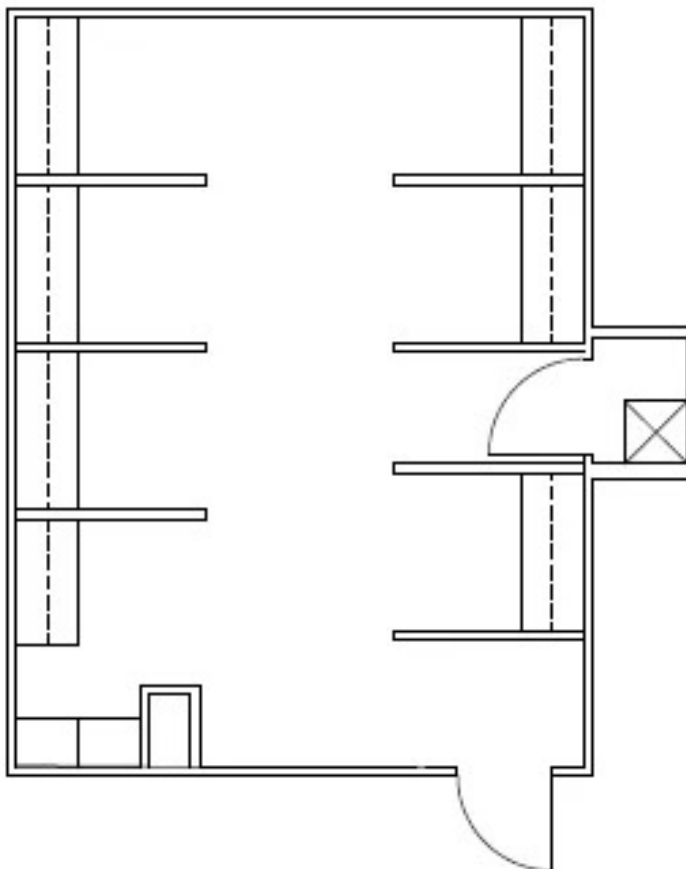
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

WHA MEDICAL BUILDING FLOOR PLANS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



SUITE 406 - 505 RSF

**WHA BUILDING
1301 S. COULTER, AMARILLO, TEXAS**

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

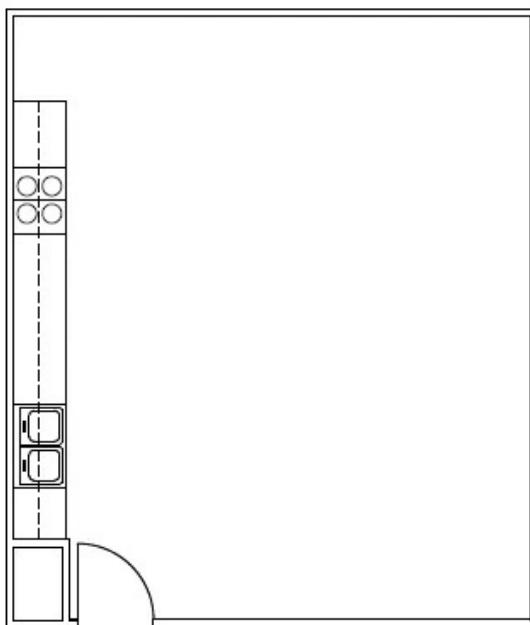
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

WHA MEDICAL BUILDING FLOOR PLANS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



SUITE 408 - 617 RSF

WHA BUILDING
1301 S. COULTER, AMARILLO, TEXAS

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

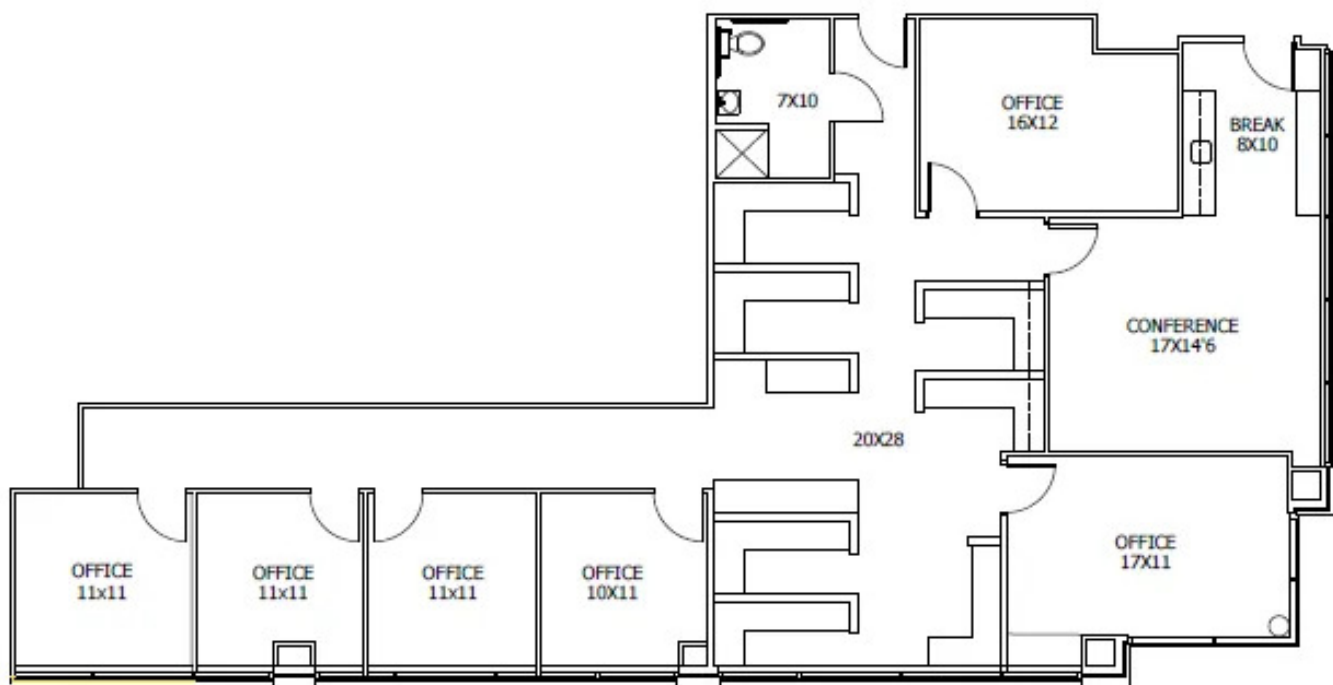
WHA MEDICAL BUILDING FLOOR PLANS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



360° VIRTUAL TOUR



SUITE 410
2,765 RSF

WHA BUILDING
1301 S. COULTER, AMARILLO, TEXAS

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



WHA MEDICAL BUILDING RETAILER MAP



MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

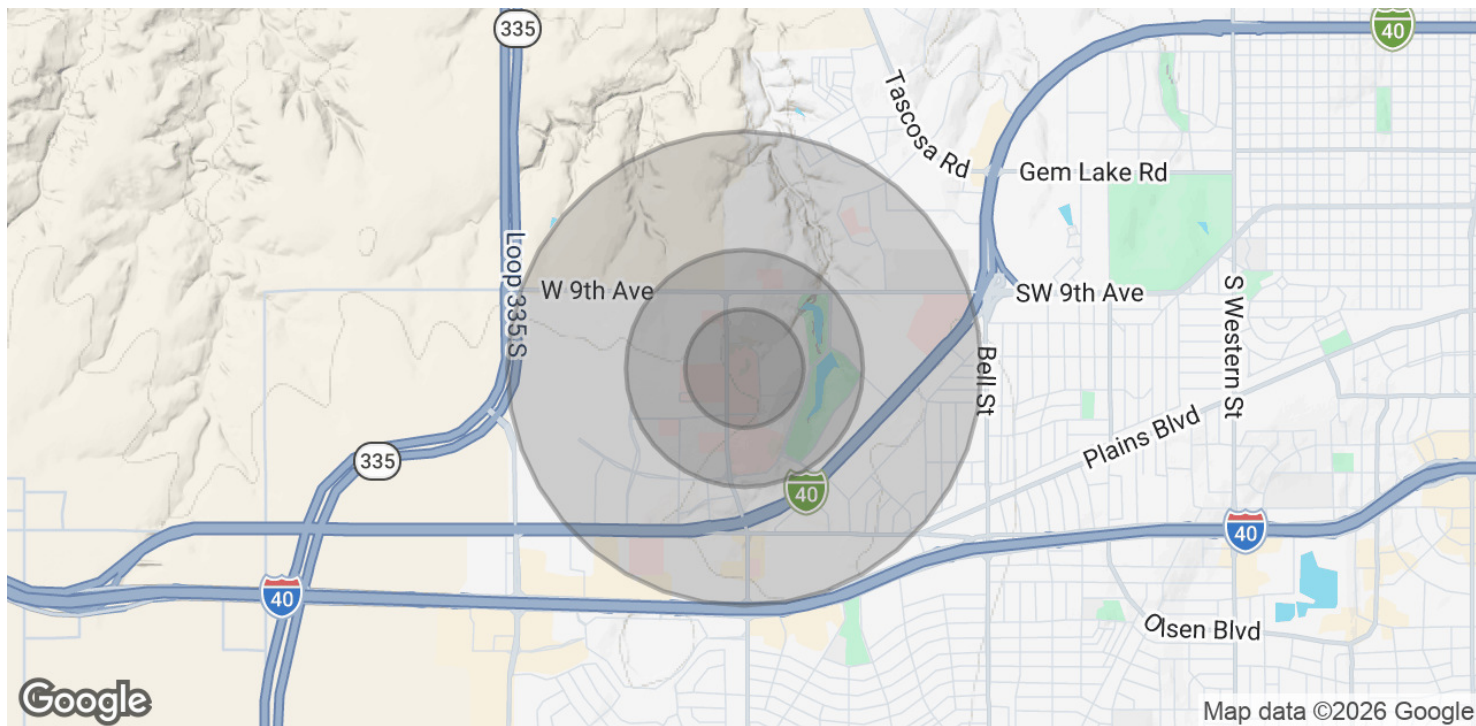
GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



WHA MEDICAL BUILDING

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	90	360	3,286
Average Age	30.6	31.6	31.8
Average Age (Male)	32.6	33.2	33.8
Average Age (Female)	27.1	28.6	27.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	56	216	1,545
# of Persons per HH	1.6	1.7	2.1
Average HH Income	\$56,496	\$64,828	\$75,268
Average House Value	\$181,904	\$310,720	\$254,023

2023 American Community Survey (ACS)

MEAGAN BROWN | meagan@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](https://www.gwamarillo.com)

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

475878

aaron@gwamarillo.com

806.373.3111

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Aaron Emerson, CCIM SIOR

477647

aaron@gwamarillo.com

(806)373-3111

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone

Aaron Emerson, CCIM SIOR

477647

aaron@gwamarillo.com

(806)373-3111

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Meagan Brown

800118

meagan@gwamarillo.com

806.373.3111

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date