

FOR LEASE

**PLACE ONE OFFICE BUILDING
801 S FILLMORE
EXECUTIVE SUMMARY**

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
COM SIOR



OFFERING SUMMARY

Lease Rate: 16.50 RSF/yr (Full Service)

Zoning: CB

Rentable SF: 1,414 - 13,648 RSF

PROPERTY OVERVIEW

The Place One Office Building at 801 S. Fillmore offers premier Class “A” office space in the heart of Amarillo’s Central Business District. This seven-story midrise combines a highly desirable downtown location with modern amenities, including renovated lobbies, an attached parking garage, and secure, monitored access with after-hours controls. Tenants benefit from flexible floor plans designed to accommodate a variety of business needs, along with convenient connectivity to an adjacent building via an underground tunnel. With ADA-compliant entry and a professional environment throughout, Place One delivers a well-rounded, high-quality office solution for businesses seeking both accessibility and prestige.

LOCATION OVERVIEW

Prime central business district office tower at 801 S. Fillmore in Amarillo, Texas with attached parking, monitored security, and flexible floor plans.

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PLACE ONE OFFICE 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.

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PLACE ONE OFFICE BUILDING LEASE SPACES

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,414 - 11,713 SF	Lease Rate:	\$16.50 RSF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,527 SF	Full Service	\$16.50 RSF	-
Suite 410	Available	2,998 SF	Full Service	\$16.50 RSF	Available Fall 2026
Suite 460	Available	1,734 SF	Full Service	\$16.50 RSF	-
Suite 505	Available	2,644 SF	Full Service	\$16.50 RSF	-
Suite 525	Available	1,414 SF	Full Service	\$16.50 RSF	-
Suite 530	Available	4,253 SF	Full Service	\$16.50 RSF	-
Suite 600	Available	8,208 SF	Full Service	\$16.50 RSF	Available July 2026
Suite 610	Available	1,951 SF	Full Service	\$16.50 RSF	-
Suite 650	Available	3,489 SF	Full Service	\$16.50 RSF	-
Suite 700	Available	11,713 SF	Full Service	\$16.50 RSF	-

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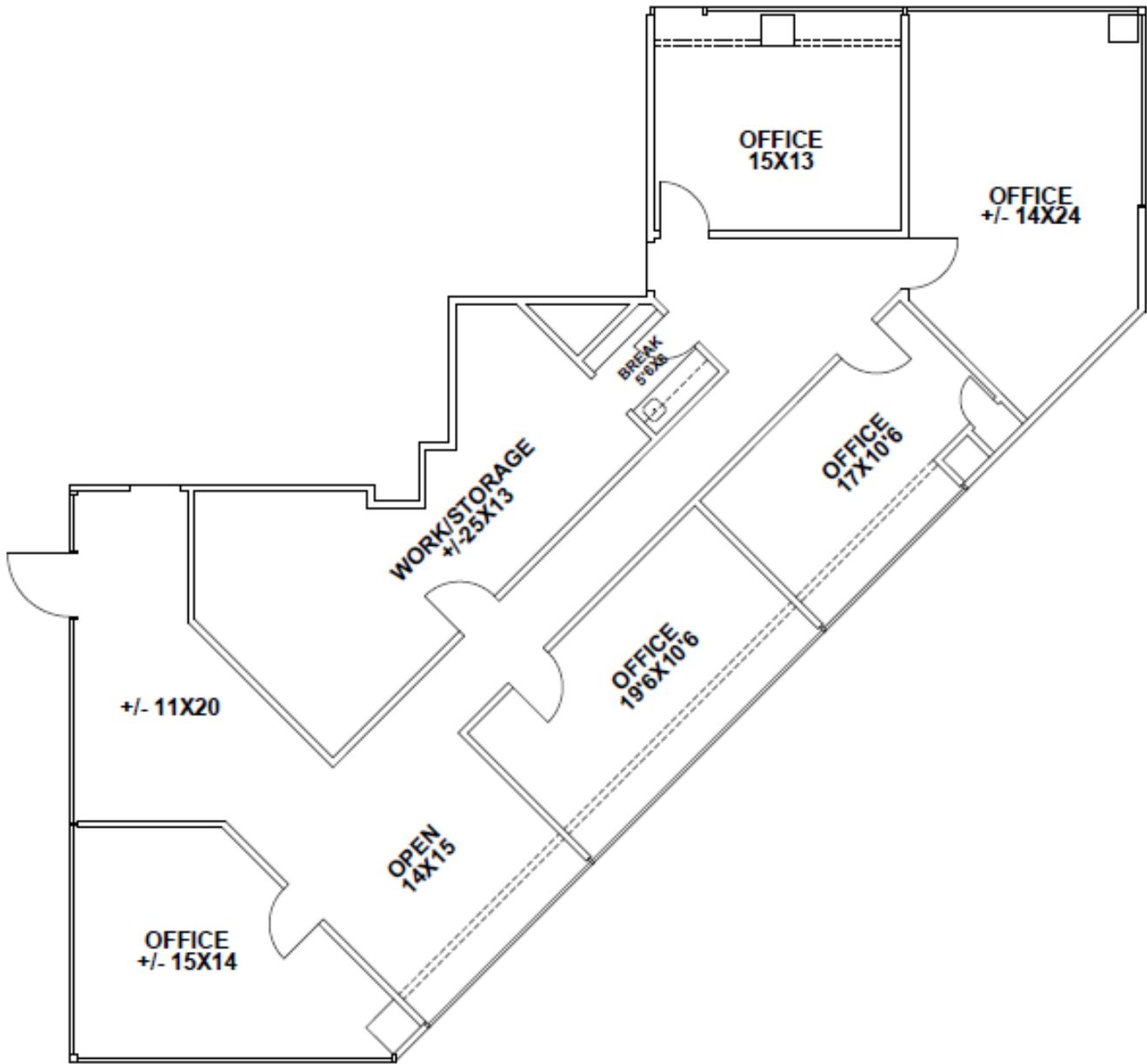
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PLACE ONE OFFICE BUILDING FLOOR PLANS SUITE 100



SUITE 100

2,527 RSF

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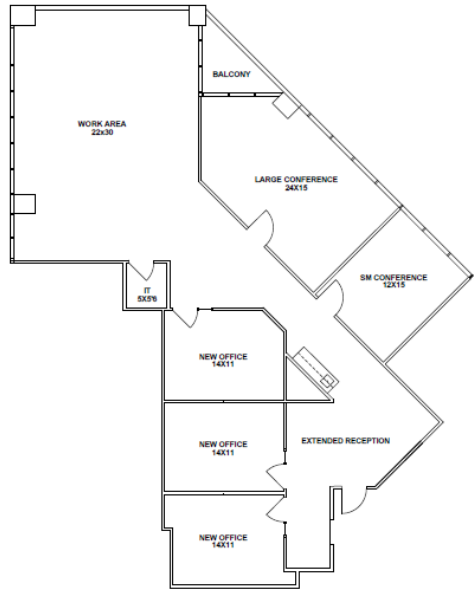
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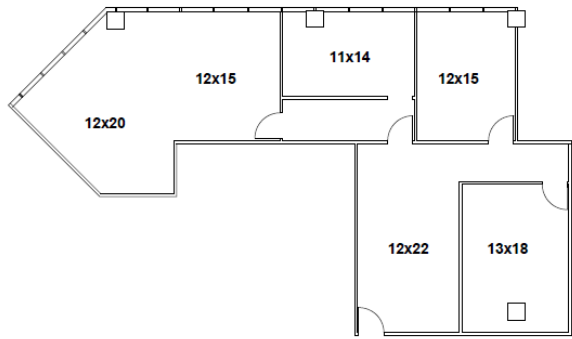
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PLACE ONE OFFICE BUILDING FLOOR PLANS SUITE 410 & 460



SUITE 410 2,998 RSF
PLACE ONE OFFICE BUILDING
801 S. FILLMORE



SUITE 460 1,734 RSF
PLACE ONE OFFICE BUILDING
801 S. FILLMORE

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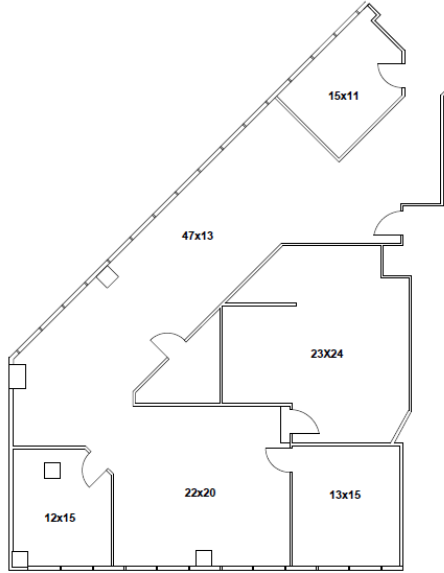
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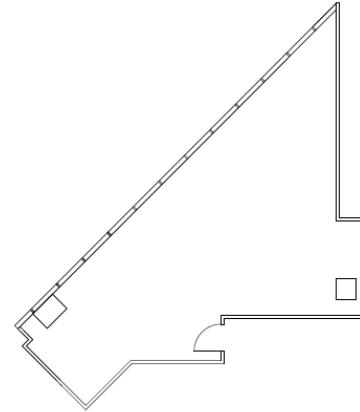


PLACE ONE OFFICE BUILDING

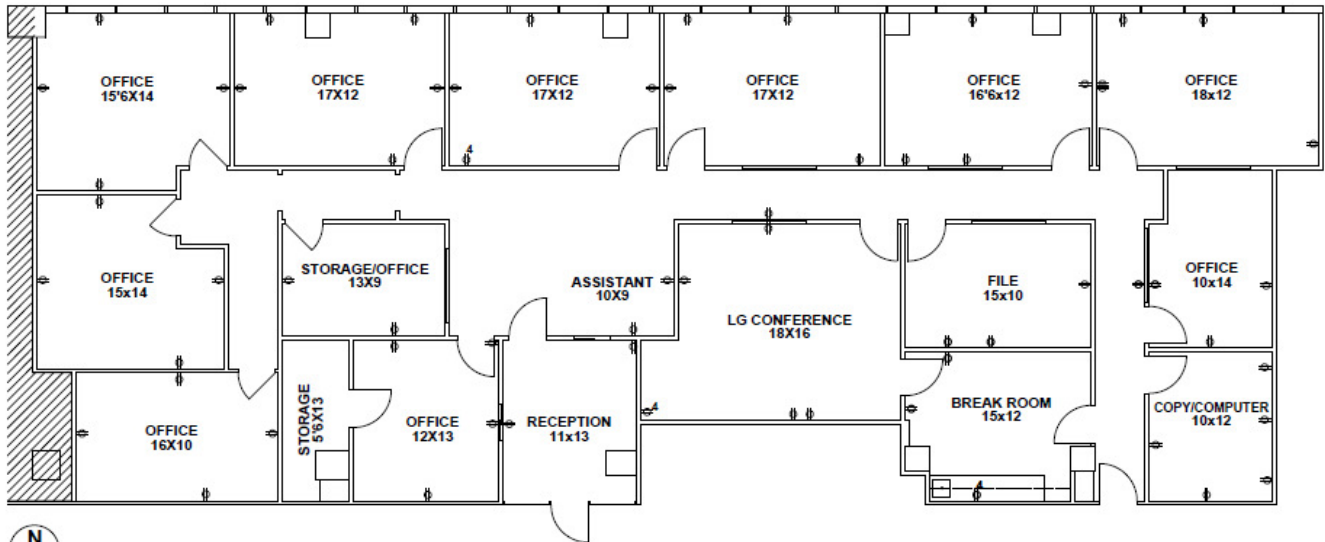
FLOOR PLANS SUITE 505, 525, 530



SUITE 505
PLACE ONE OFFICE BUILDING
801 S. FILLMORE
2,900 RSF



SUITE 525
PLACE ONE OFFICE BUILDING
801 S. FILLMORE
1,414 RSF



SUITE 530
PLACE ONE OFFICE BUILDING
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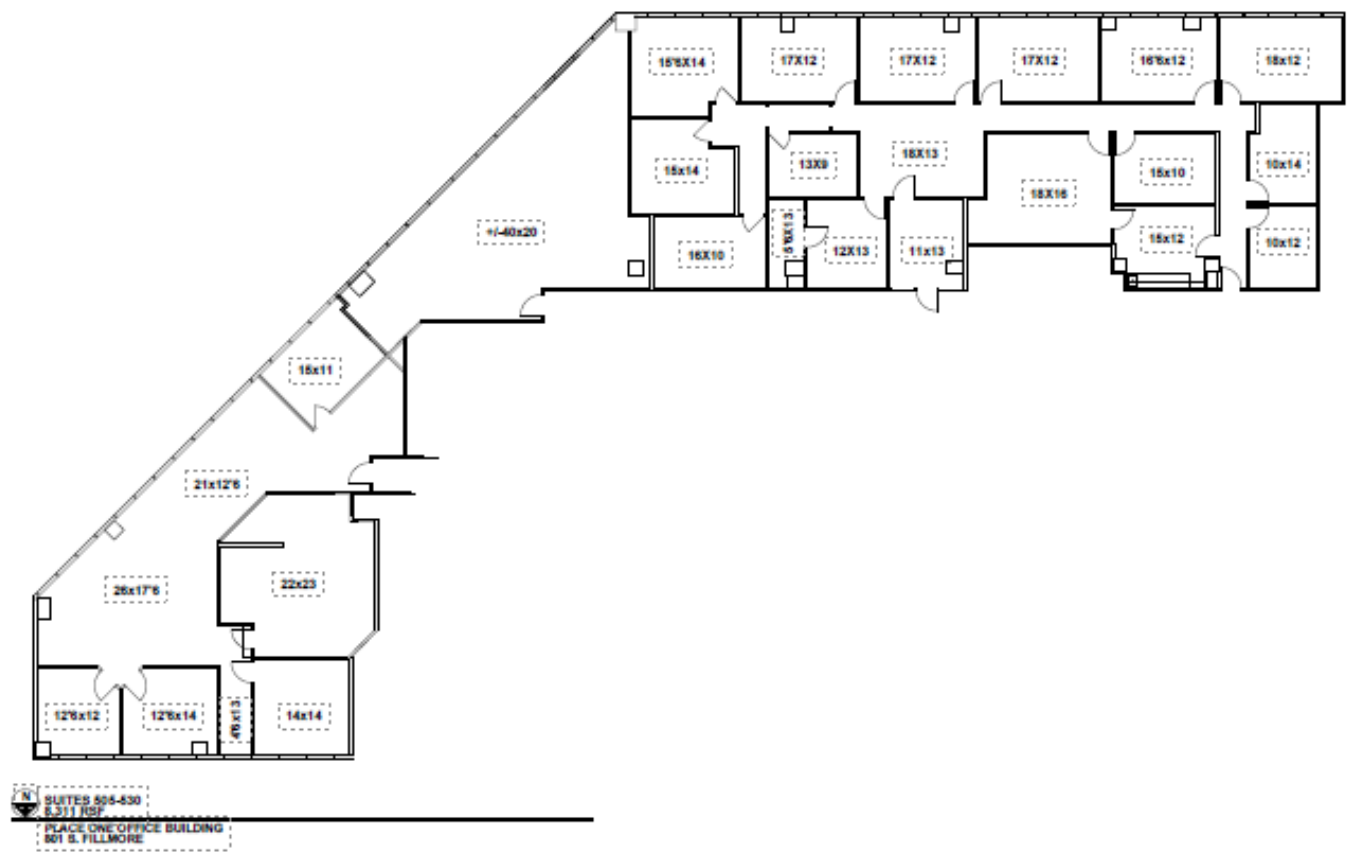
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PLACE ONE OFFICE BUILDING FLOOR PLANS



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PLACE ONE OFFICE BUILDING FLOOR PLANS SUITE 600



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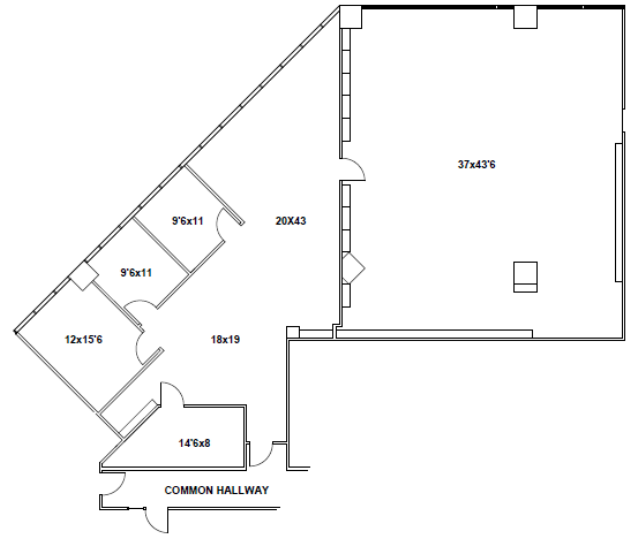
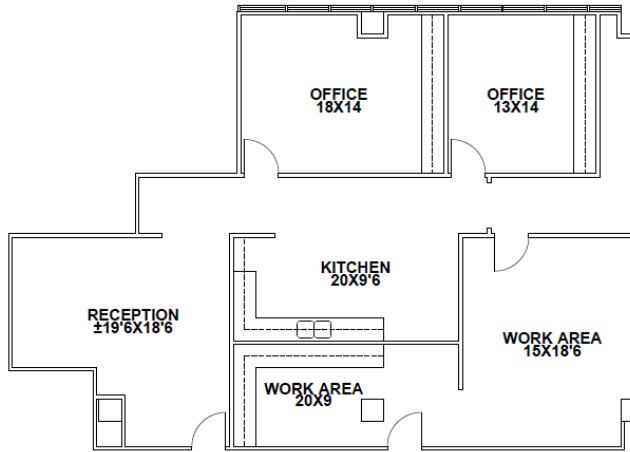
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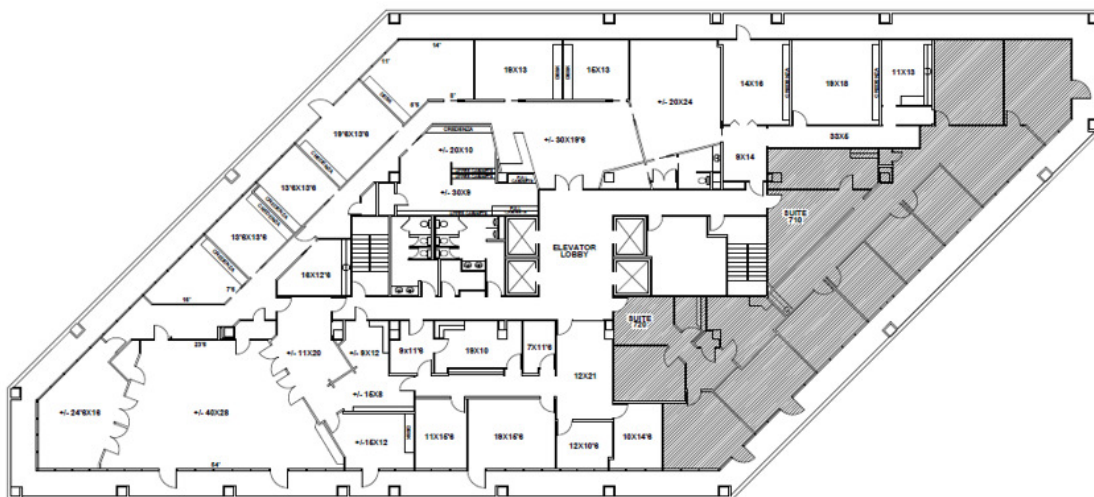


PLACE ONE OFFICE BUILDING FLOOR PLANS SUITE 610, 650, 700



N SUITE 610 1,951 RSF
PLACE ONE OFFICE BUILDING
801 S. FILLMORE

N SUITE 650 3,489 RSF
PLACE ONE OFFICE BUILDING
801 S. FILLMORE
ALL DIMENSIONS ARE APPROXIMATE



N SUITE 700 - 11,713 RSF
PLACE ONE OFFICE BUILDING
801 S. FILLMORE
DALLAS, TEXAS

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PLACE ONE OFFICE BUILDING
RETAILER MAP



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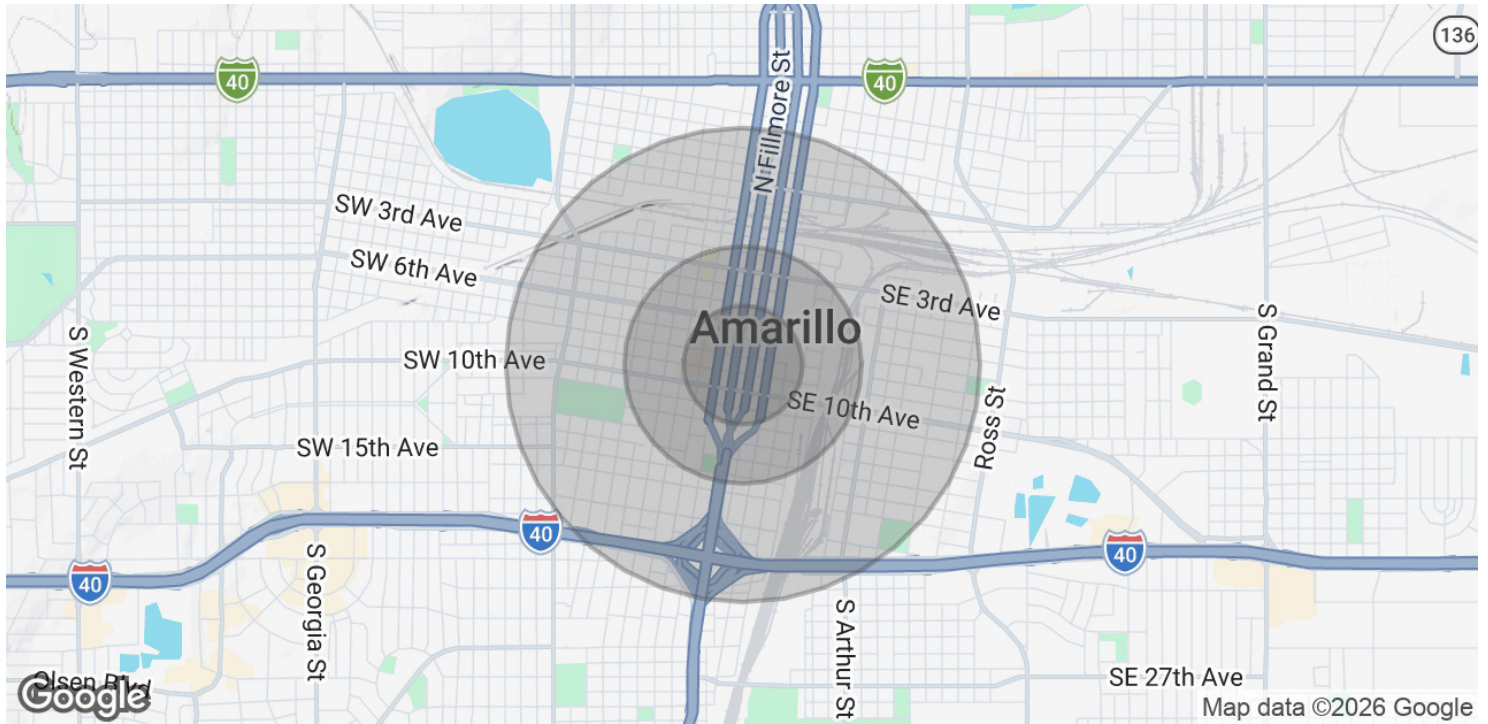
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PLACE ONE OFFICE BUILDING DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	127	807	6,148
Average Age	50.6	52.9	40.0
Average Age (Male)	51.8	53.1	40.0
Average Age (Female)	40.2	48.5	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	356	2,755
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$56,276	\$46,509	\$55,022
Average House Value	\$218,804	\$90,487	\$103,491

2023 American Community Survey (ACS)

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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