

FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



FIRSTBANK SOUTHWEST TOWER

600 S TYLER, AMARILLO, TX 79101

For More Information:

AARON EMERSON, CCIM, SIOR

806.373.3111

aaron@gwamarillo.com

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

PROPERTY DETAILS & HIGHLIGHTS

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Building Name	FirstBank Southwest Tower - 600 S. Tyler
Property Type	Office
Property Subtype	Office Building
Building Size	298,835 SF
Occupancy	99%
Building Class	A
Year Built	1971
Year Last Renovated	2024
Number of Floors	31
Average Floor Size	10,500 SF

The FirstBank Southwest Tower is more than an office building, it's the center of downtown Amarillo's business community. This premier Class A office tower delivers commanding views, modern amenities, and unmatched access to the city's professional network, setting the benchmark for where Amarillo's leading businesses choose to work and grow.

Covered Parking: Convenience starts from the moment you arrive. With around-the-clock, on-site security and continuous monitoring of both the building and parking areas, you can have peace of mind knowing your workspace—and your arrival and departure—are protected.

24/7 Live Security Guard Service: Your safety and security are paramount. With 24/7, on-site security overseeing both the building and parking areas, tenants and visitors enjoy added confidence when arriving early, staying late, or working after hours.

Coffee Shop/Café: Fuel your workday with a coffee shop/café on-site. It's the perfect spot for meetings, casual catch-ups, or a quick caffeine boost.

Workout Facility: Promote well-being with an on-site complimentary workout facility. Stay fit and active without ever leaving the building.

Yoga Studio: Take a break to rejuvenate your mind and body in the yoga studio. It's a haven for relaxation and stress relief.

Conference Center and Board Room: Elevate your meetings and presentations with a dedicated conference center. It's equipped for success and designed for productivity.

Amarillo Club Private Dining: Network and dine in style at the Amarillo Club Private Dining facility. It's the perfect venue for building business connections.

Great Tenant Mix - Great Networking: Being part of this vibrant tenant mix means you're in the hub of networking opportunities, fostering growth and collaboration.

Onsite Property Management - GWE Property Management: Professional property management ensures that your needs are met promptly and efficiently, so you can focus on what matters most - your business.



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

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FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
AVAILABLE SPACES

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CCIM SIOR

LEASE TYPE | Full Service TOTAL SPACE | 479 - 945 SF LEASE TERM | Negotiable LEASE RATE | \$19.50 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
803	945 SF	Full Service	\$19.50 SF/yr
1404	520 SF	Full Service	\$19.50 SF/yr
1505	479 SF	Full Service	\$19.50 SF/yr

FOR LEASE

FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER FIRSTBANK SOUTHWEST TOWER LOBBY

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CCIM SIOR



SCAN ME



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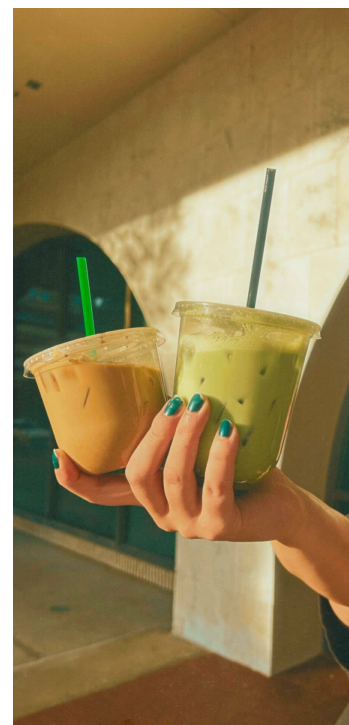
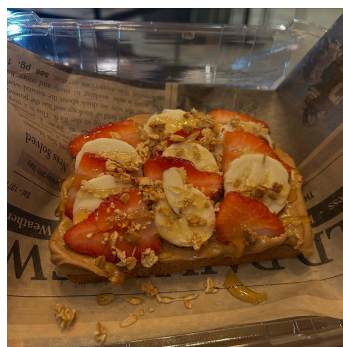
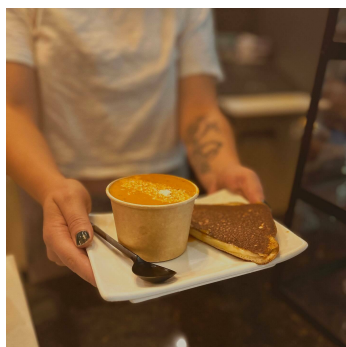
FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
SMALL TALK COFFEE CO.

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Small
Talk
Coffee Co.



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**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER**
24/7 LIVE SECURITY

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FOR LEASE

**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER**
TOWER FITNESS - 6TH FLOOR

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FOR LEASE

FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

D. EDWARD DAVIS CONFERENCE CENTER & BOARD ROOM

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**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER**
AMARILLO CLUB - 30TH & 31ST FLOOR

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AMARILLO CLUB



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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER AMENITIES

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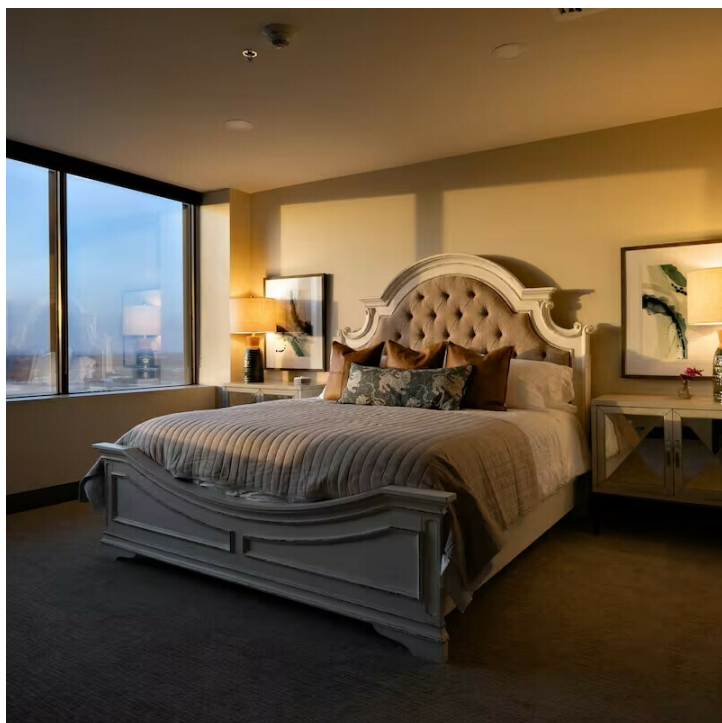
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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

AIRBNB UNIT AVAILABLE FOR SHORT TERM RENTAL

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AMARILLO'S FINEST LUXURY APARTMENTS - FLOORS 10 & 11

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER TENANT SUITES

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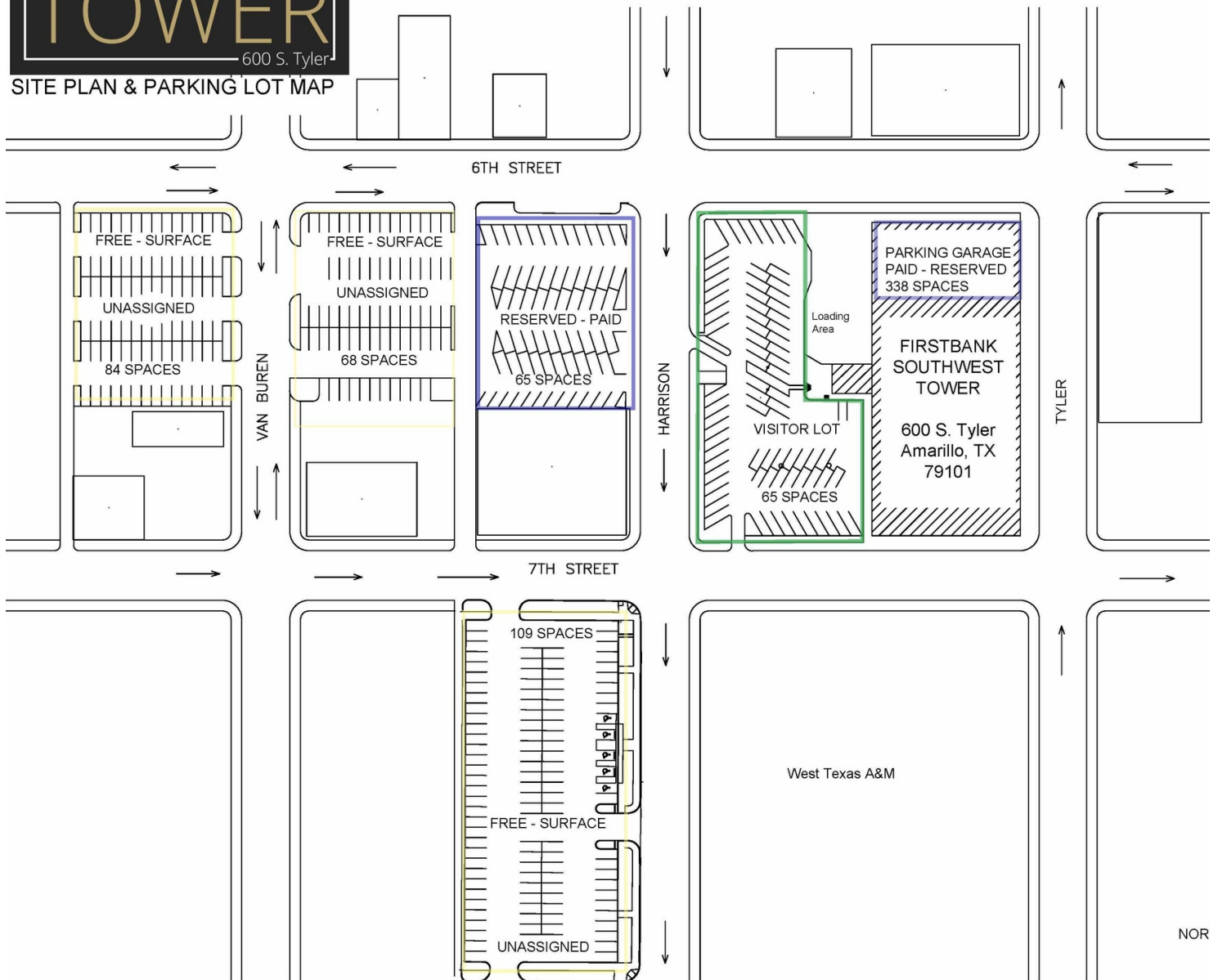
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PARKING LOTS



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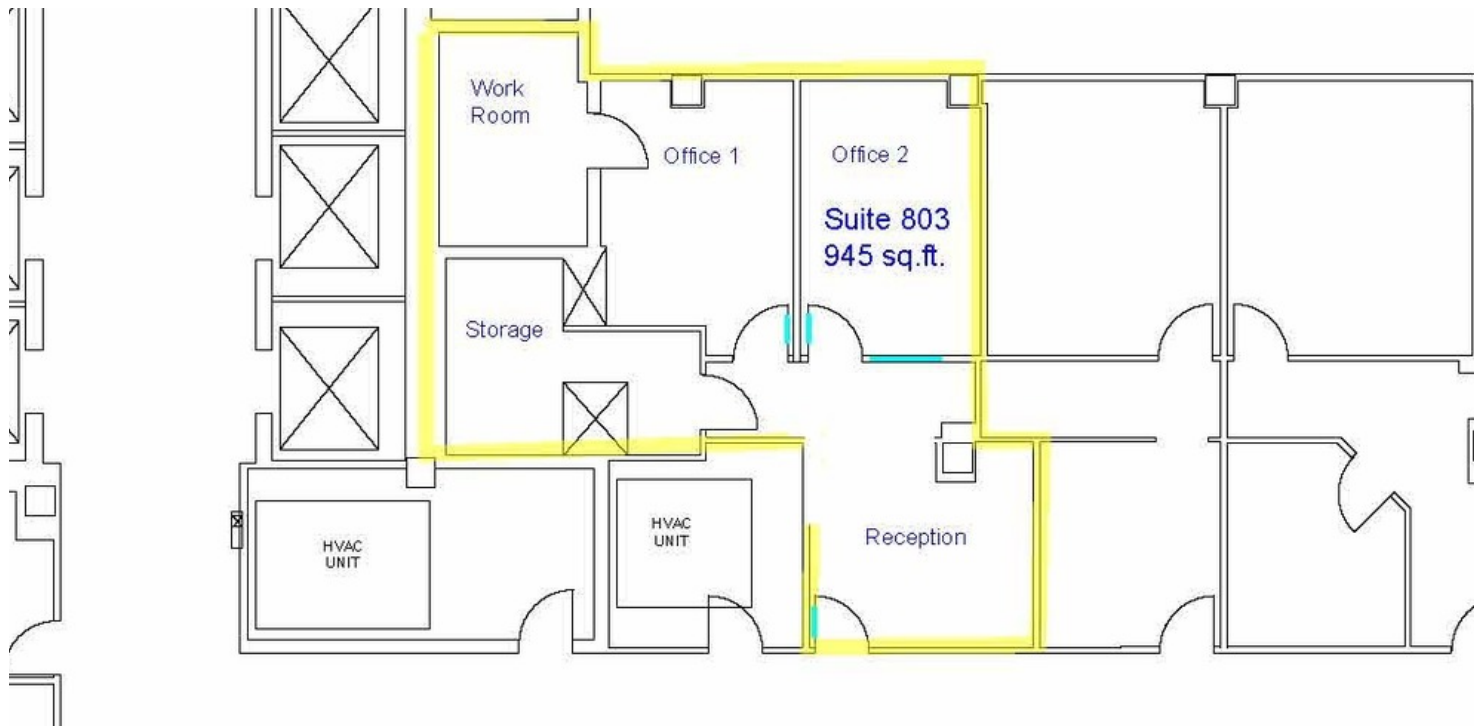
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**FIRSTBANK SOUTHWEST TOWER -
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SUITE 803 - 945 SF

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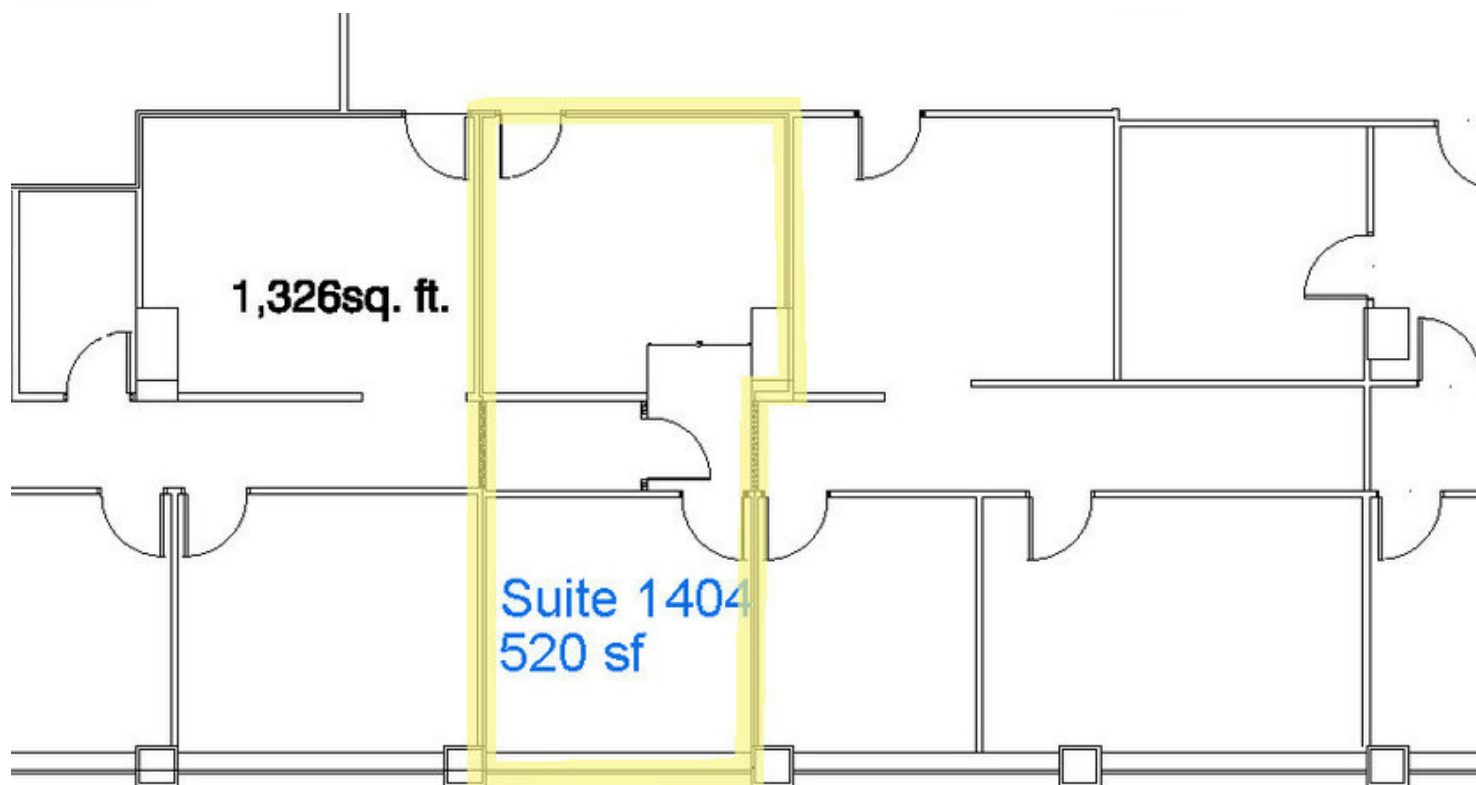
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**FIRSTBANK SOUTHWEST TOWER -
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14TH FLOOR - SUITE 1404 - 1,130 SF - \$19.50/SF

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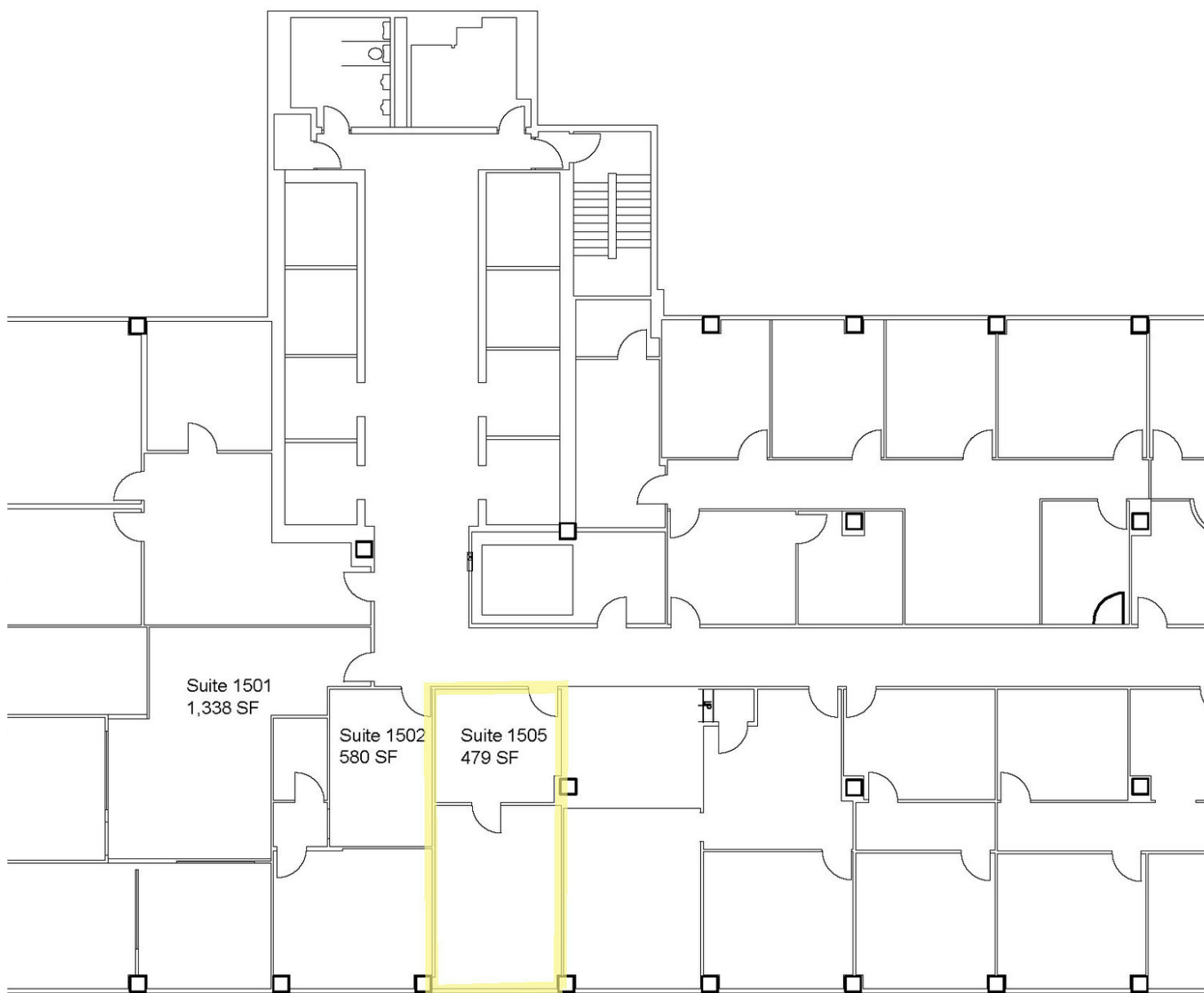
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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

15TH FLOOR - SUITE 1508 - 923 SF - \$1,462/MO

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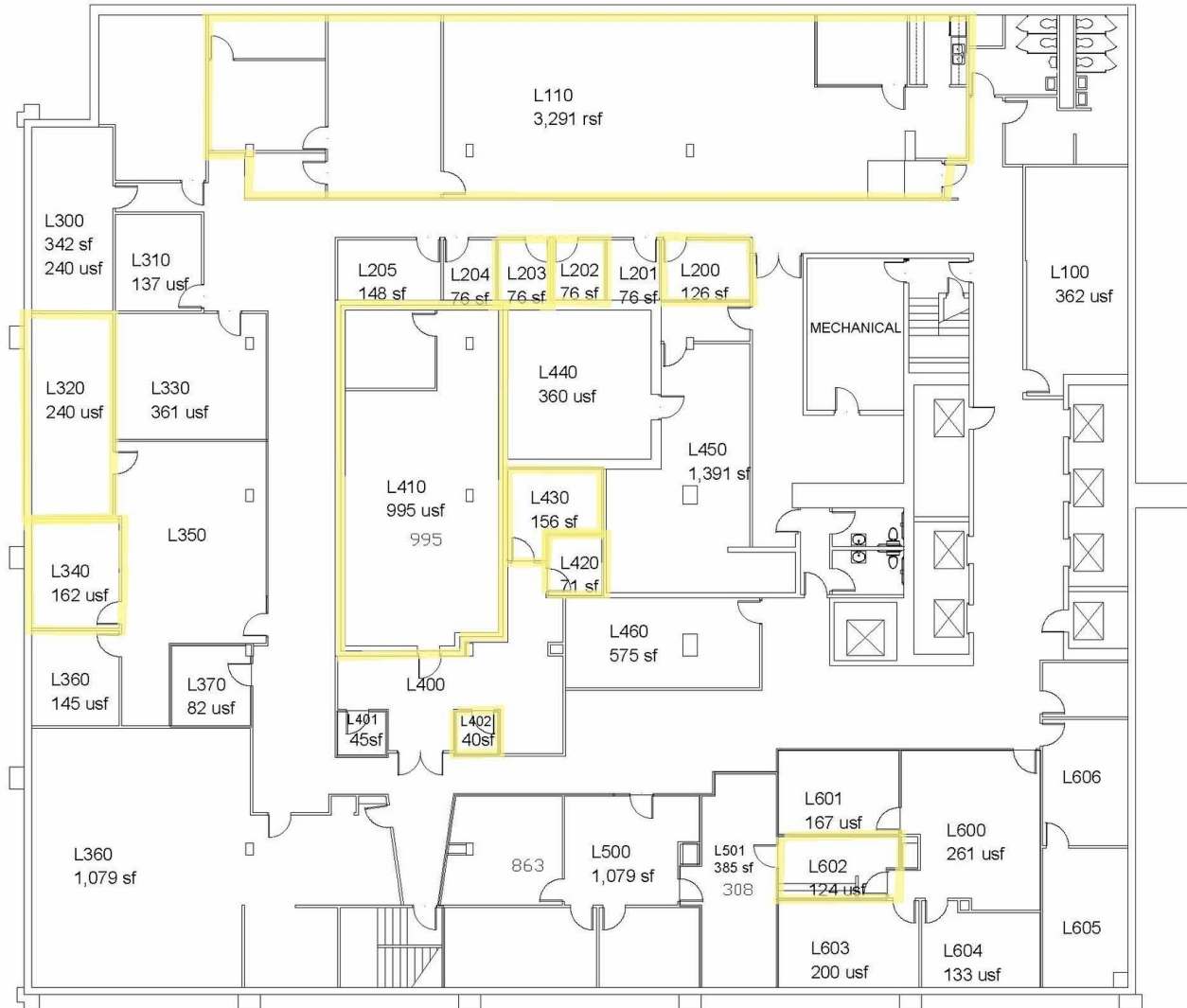
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AVAILABLE BASEMENT STORAGE

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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.

<u>Gaut Whittenburg Emerson CRE</u>	<u>475878</u>	<u></u>	<u>(806)373-3111</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Aaron Emerson, CCIM SIOR</u>	<u>477647</u>	<u>aaron@gwamarillo.com</u>	<u>(806)373-3111</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Aaron Emerson, CCIM, SIOR</u>	<u>477647</u>	<u>aaron@gwamarillo.com</u>	<u>(806)373-3111</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov