

FOR LEASE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate
CCIM SIOR

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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Property Name:	FirstBank Southwest Tower - 600 S. Tyler
Property Address:	600 Tyler S, Amarillo, TX 79101
Property Type:	Office
Building Size:	298,835 SF
Building Class:	A
Zoning:	CBD - Central Business District
Rail Access:	N/A
Cross Streets:	6th & Tyler
Year Built:	1971
Number of Stories:	31
Number of Units:	70

PROPERTY OVERVIEW

The FirstBank Southwest Tower is ground zero for downtown business activity in Amarillo. Class A office space with the best views in the Texas panhandle. Significant capital improvement projects are underway including new EMS System, New Chiller, New Fire Sprinkler System, Common Area Renovations, New Parking Lots, Additional Security Cameras and more.

LOCATION OVERVIEW

Located in the heart of downtown at 6th and Tyler, The FirstBank Southwest Tower is the focal point for the Amarillo Skyline.



LEASE HIGHLIGHTS

- Covered Parking
- 24/7 Live Security Guard Service
- Coffee Shop/Cafe
- Workout Facility
- Yoga Studio
- Conference Center
- Shoe Shine Stand
- Amarillo Club Private Dining
- Great Tenant Mix - Great Networking
- Onsite Property Management - CBRE

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Gaut Whittenburg Emerson CRE

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER AVAILABLE SPACES

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LEASE TYPE | Full Service **TOTAL SPACE** | 338 - 9,800 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$16.50 - \$18.50 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 107	2,500 - 5,665 SF	Full Service	\$18.50 SF/yr
Suite 700	9,800 SF	Full Service	\$16.50 SF/yr
Suite 803	945 SF	Full Service	\$16.50 SF/yr
Suite 807	1,569 SF	Full Service	\$16.50 SF/yr
Suite 901	1,279 SF	Full Service	\$16.50 SF/yr
Suite 902	488 SF	Full Service	\$16.50 SF/yr
Suite 908	1,017 SF	Full Service	\$16.50 SF/yr
Suite 1306	834 SF	Full Service	\$16.50 SF/yr
Suite 1315	550 SF	Full Service	\$16.50 SF/yr
Suite 1417	549 SF	Full Service	\$16.50 SF/yr
Suite 1900	1,000 - 4,457 SF	Full Service	\$16.50 SF/yr

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600 S. TYLER**
AVAILABLE SPACES

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1905	1,000 - 1,613 SF	Full Service	\$16.50 SF/yr
Suite 1908	776 - 5,233 SF	Full Service	\$16.50 SF/yr
Suite 2004	550 SF	Full Service	\$16.50 SF/yr
Suite 2005	562 SF	Full Service	\$16.50 SF/yr
Suite 2402	338 SF	Full Service	\$521 per month
Suite 2505	3,478 SF	Full Service	\$16.50 SF/yr

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER BUILDING PHOTOS

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

THE ANNEX BY PALACE COFFEE - 1ST FLOOR COFFEE SHOP

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OATMEAL BOWL • \$4

Bowl of old fashioned, hearty, steel cut oats. Top with your favorite three flavors (or add more for .50 each):
Dried Fruit, Agave Syrup, Cinnamon, Coconut Flakes, Brown Sugar, Pecans, Ground Flaxseeds, Cocoa Powder

FRUITOPIA SMOOTHIE • \$7.95

Creamy blend of rich berries, tropical fruit, and coconut milk to feel like you are in fruit heaven.

PB&J SMOOTHIE • \$5.25

Just like you had as a kid, only drinkable! Rich Berries and protein rich PB2 makes this an instant classic.

ORANGE YOU HEALTHY SMOOTHIE • \$7.50

Cheers to your health! This blend of carrot juice, spinach, turmeric, ginger, and other goodies helps you get your daily dose of vitamins and minerals.

BURRITO BOWL • \$7.50

A hefty portion of steamed rice topped with homemade pico, fajita vegetables, black beans, and a good for you queso.

Add chicken for \$2

YIN YANG BOWL • \$8

Fresh steamed rice under a delicious medley of flavors including grilled pineapple, edamame, sprouts, sprinkle of sesame seeds and nori, and topped with a dueling meeting of peanut sauce and a soy marinade. **Add chicken for \$2**

CLASSIC SAMMIE • \$7.50

Rotating Sandwich option with traditional spinach, tomato, a featured deli meat, and spread.

VEGAN SAMMIE • \$7.50

Lovely bread separated by our housemade hummus, spinach, tomato, sprouts, and a drizzle of our tangy vinaigrette. Note: No S sammies were harmed in the making of this sandwich.

SCRUMPTIOUS SALAD • \$10.75

Bed of nutritious greens sprinkled with crunchy pecans and fresh fruit along with your choice of our homemade tangy vinaigrette, or creamy kind ranch. **Add chicken for \$2**

SNACKS

HUMMUS PLATE

\$7.50

Rotating variety of our oil free house recipe hummus. Served with crackers and veg for dipping and spreadin'.

CHEESE SPREAD

\$8.50

SWEET TOOTH TOAST

\$6.50

Nut butter, banana, and agave drizzle on top of a generous piece of toast.

MEDITERRANEAN TOAST

\$7.25

**BE KIND
SERVE GREAT COFFEE**
and bread.



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FOR LEASE

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

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**24/7
SECURITY SERVICES**

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FOR LEASE

**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
AMARILLO CLUB - PRIVATE DINING**

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**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER**
TOWER FITNESS & PERSONAL TRAINING

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER PARKING LOT MAP

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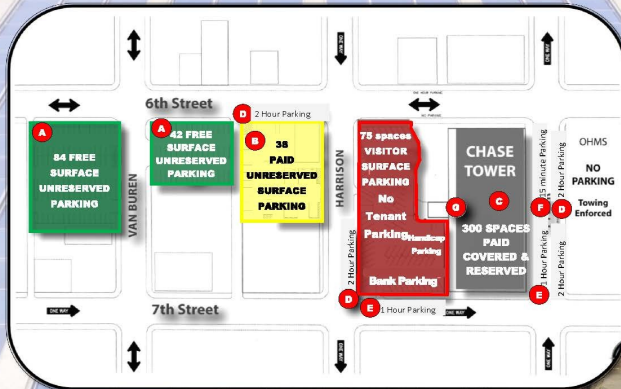
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373-3111

CHASE TOWER
600 S Tyler
Amarillo, TX 79101

Chase Tower Building Hours:
The building is open 5:00 am to 12:00 am daily
West side doors: Open 24 hours. See Map letter G



- A** Free Surface Unreserved Parking
- B** Paid Surface Unreserved Parking
- C** Covered Reserved Parking in Chase Tower
- D** 2-Hour Curbside Parking
- E** 1-Hour Curbside Parking
- F** 15 minute Curbside Parking
- G** West Side Exit Doors Open 24 hours



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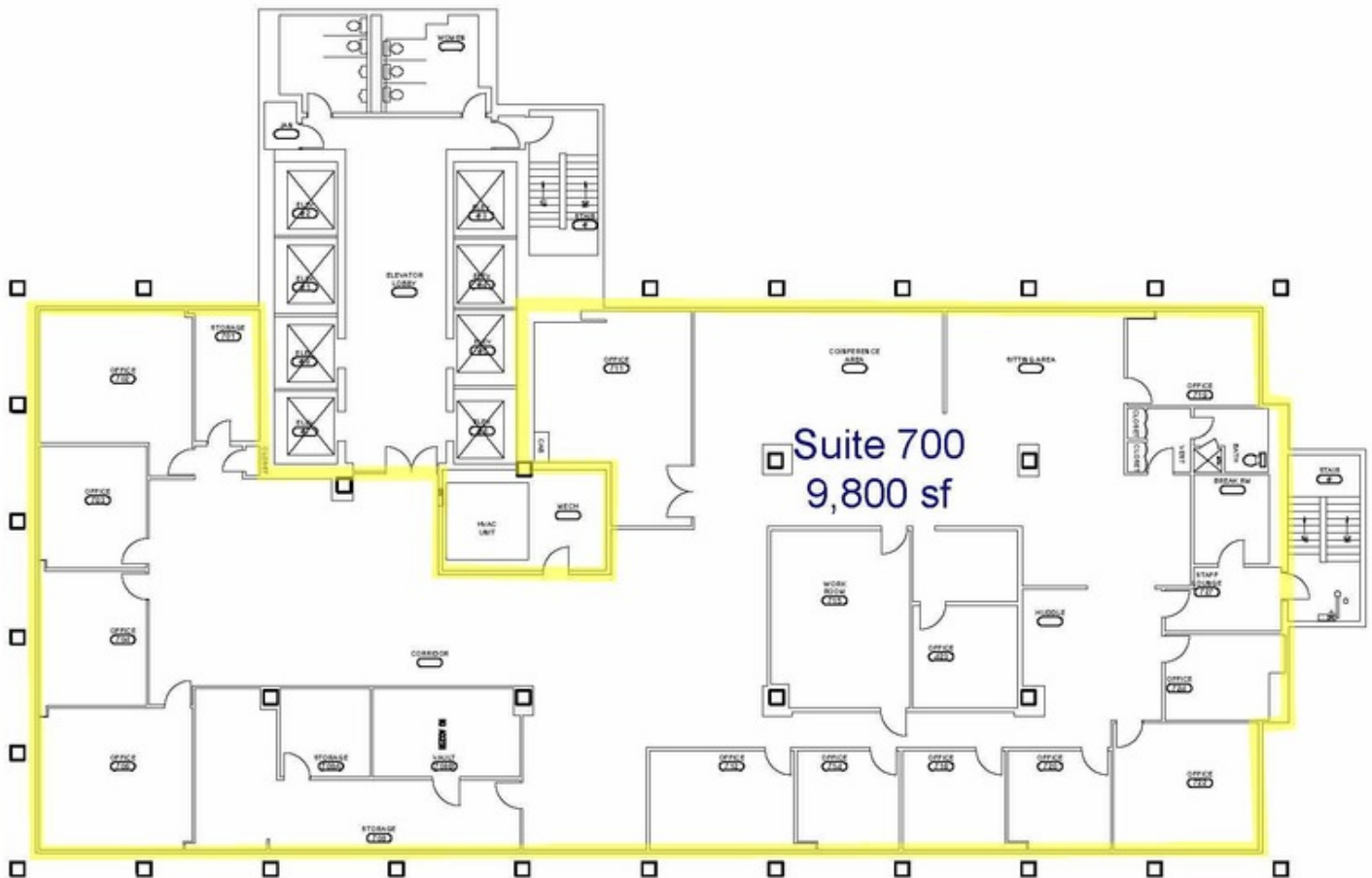
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FOR LEASE

**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
7TH FLOOR AVAILABLE SUITES**

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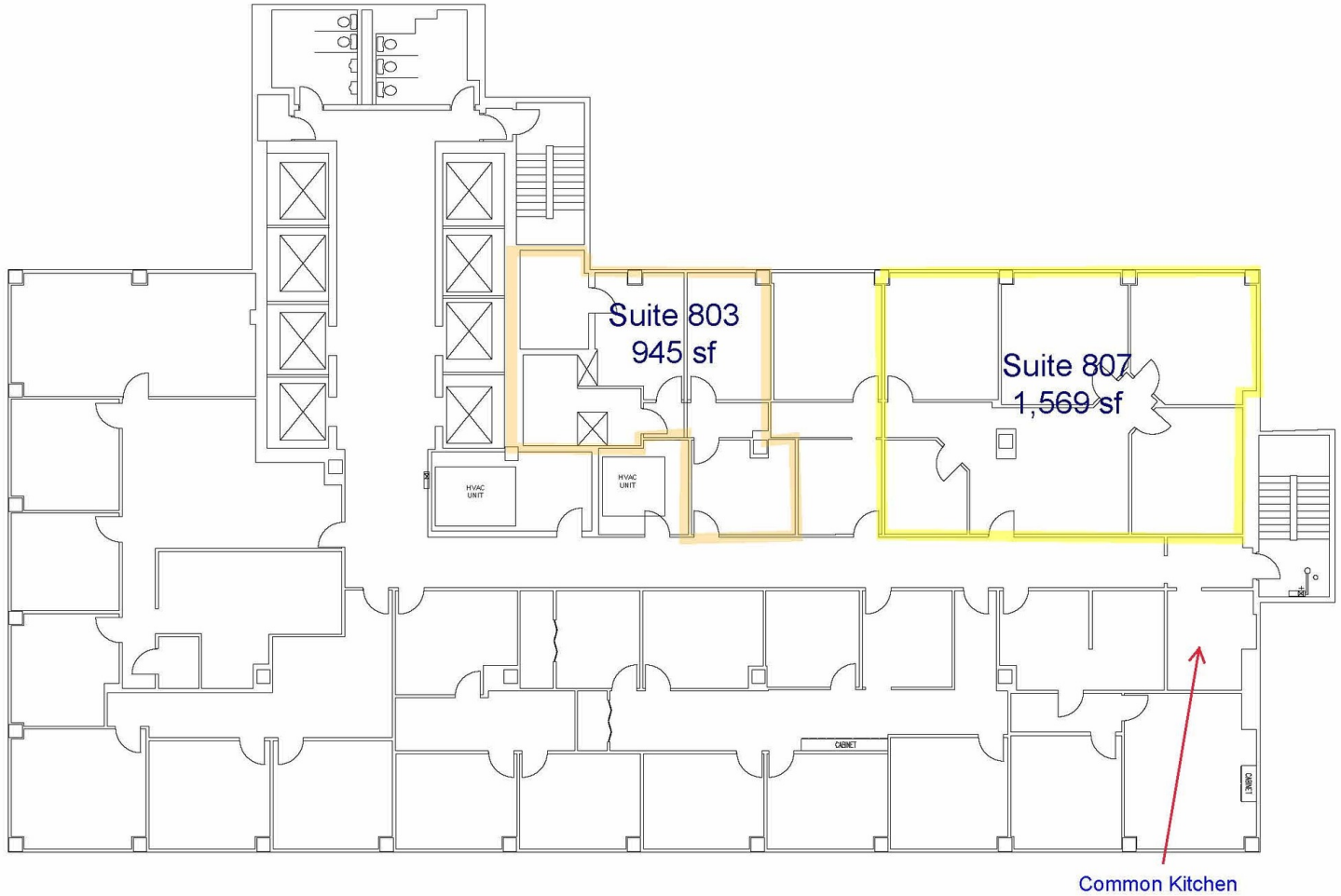
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**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
8TH FLOOR AVAILABLE SUITES**

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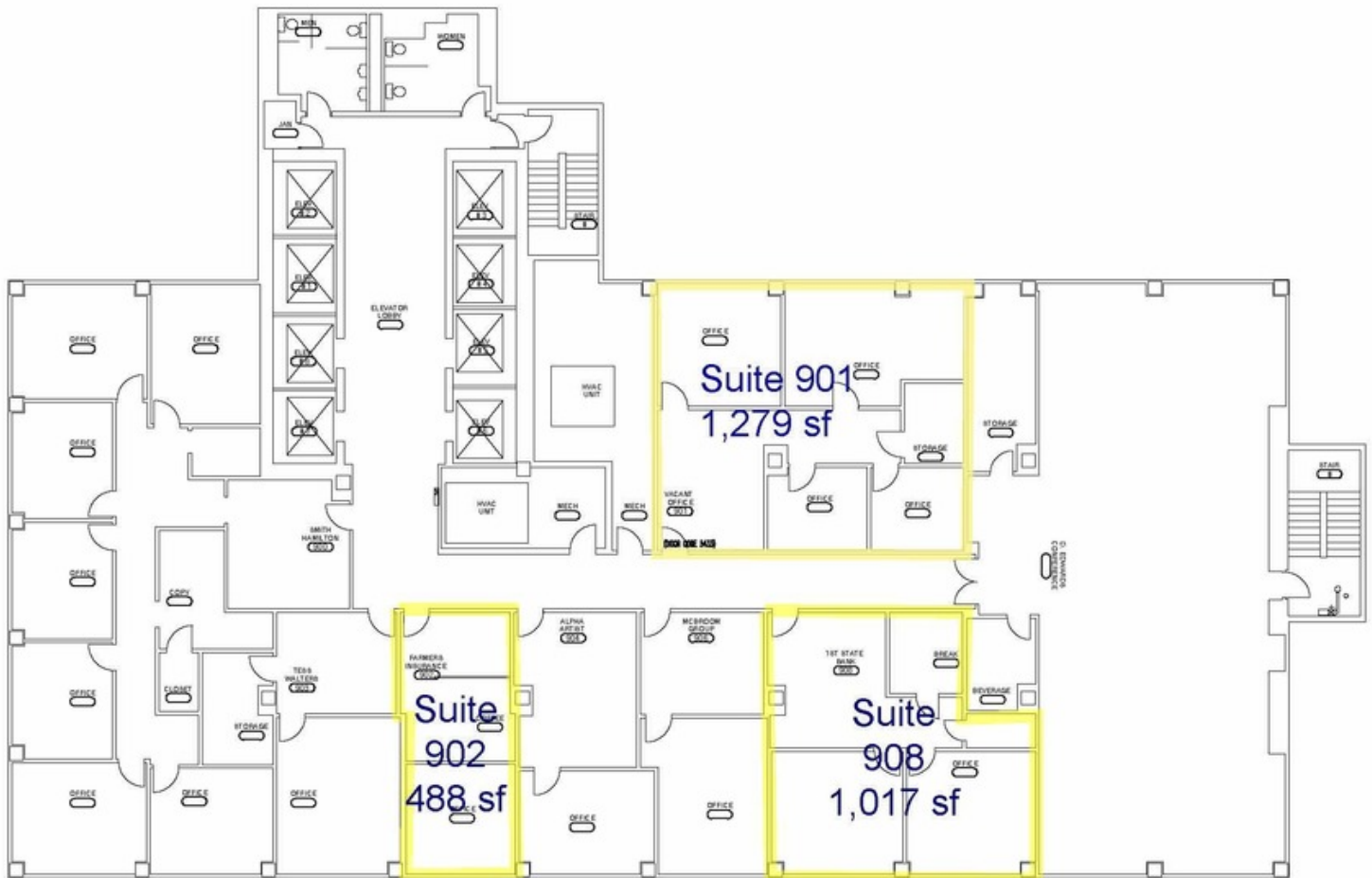
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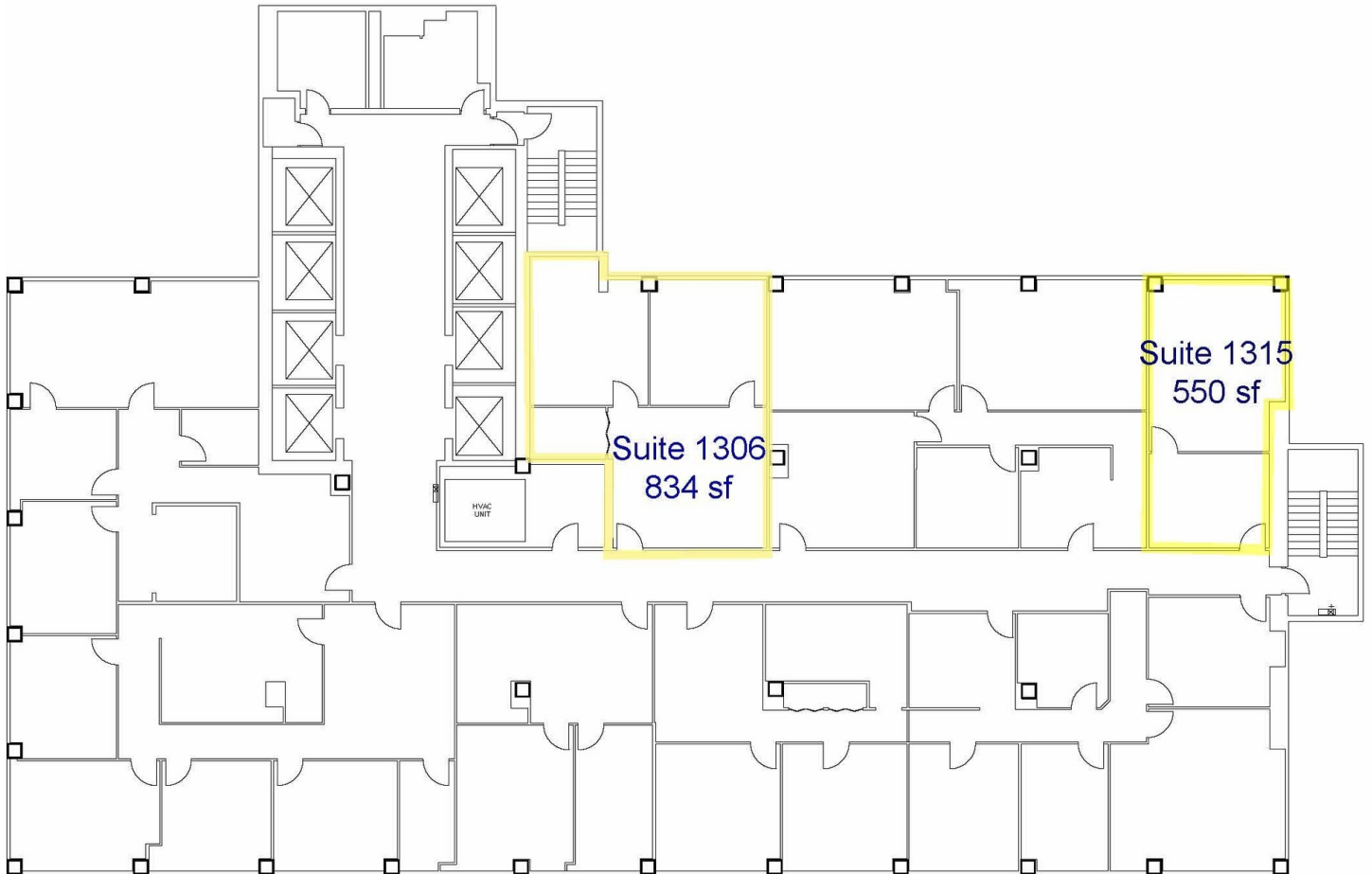
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13TH FLOOR AVAILABLE SUITES**

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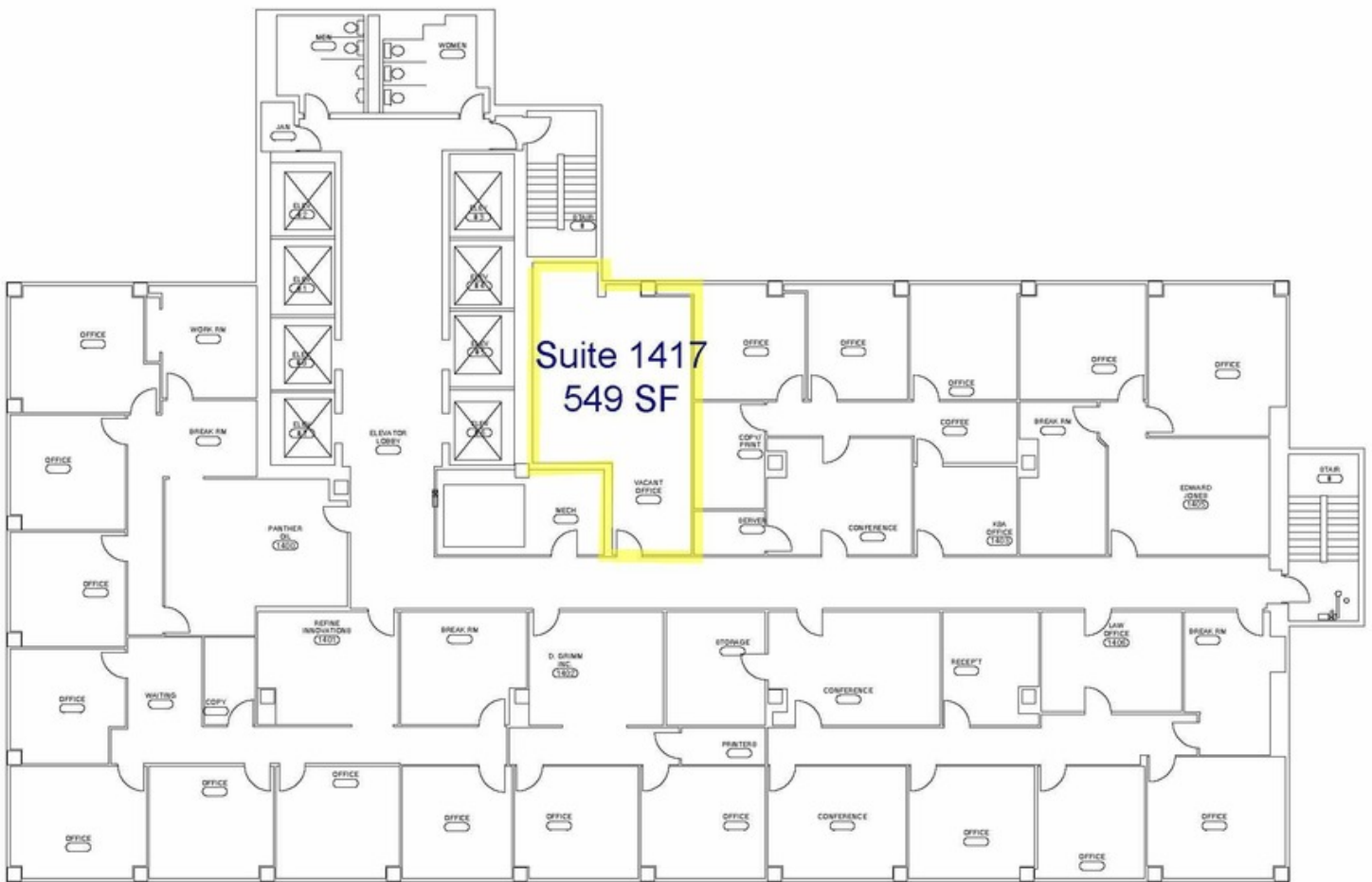
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14TH FLOOR AVAILABLE SUITES**

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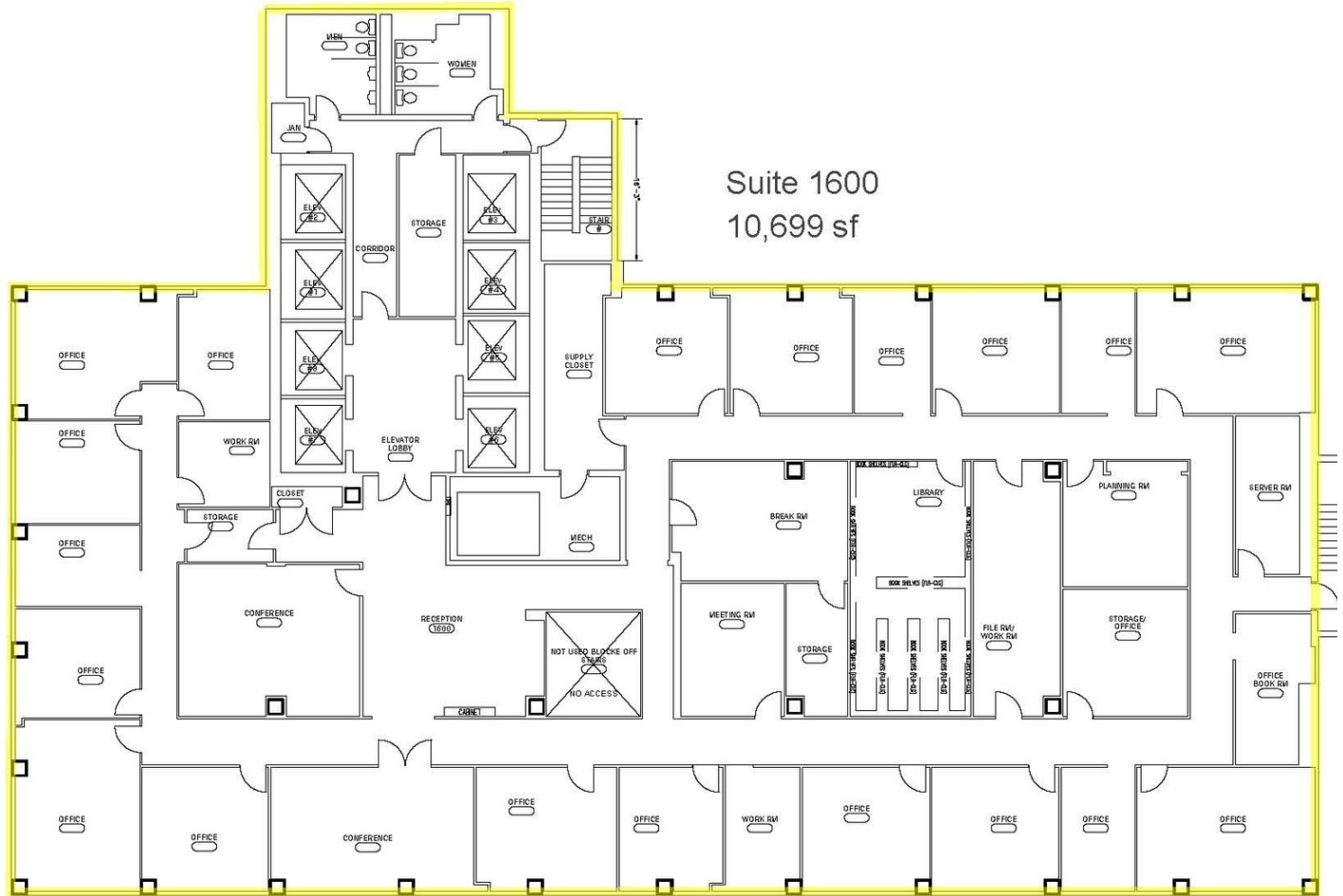
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FOR LEASE

FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER - SUITE 1600 - 10,699 SF 22ND FLOOR AVAILABLE SUITES

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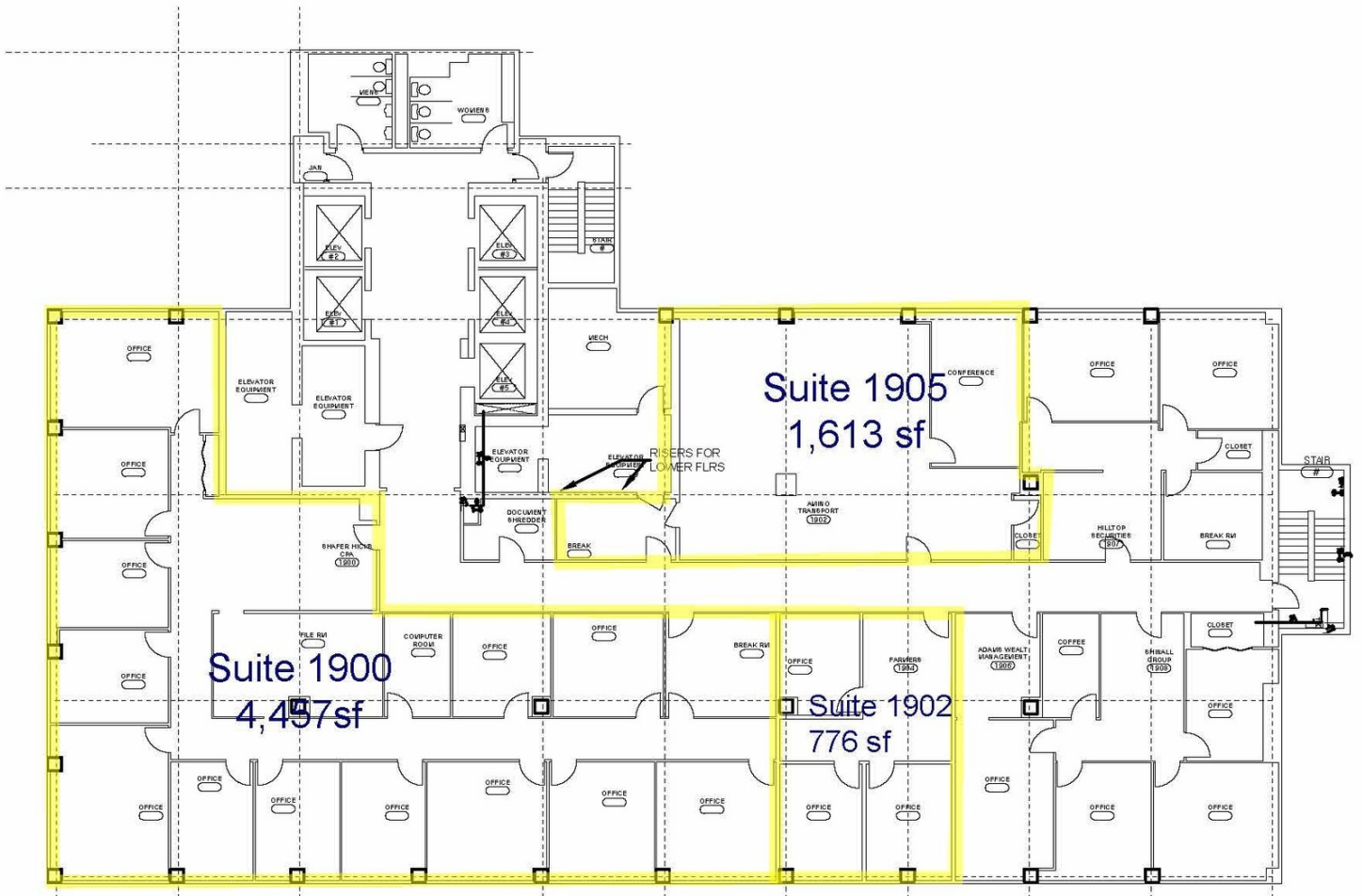
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**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
19TH FLOOR AVAILABLE SUITES**



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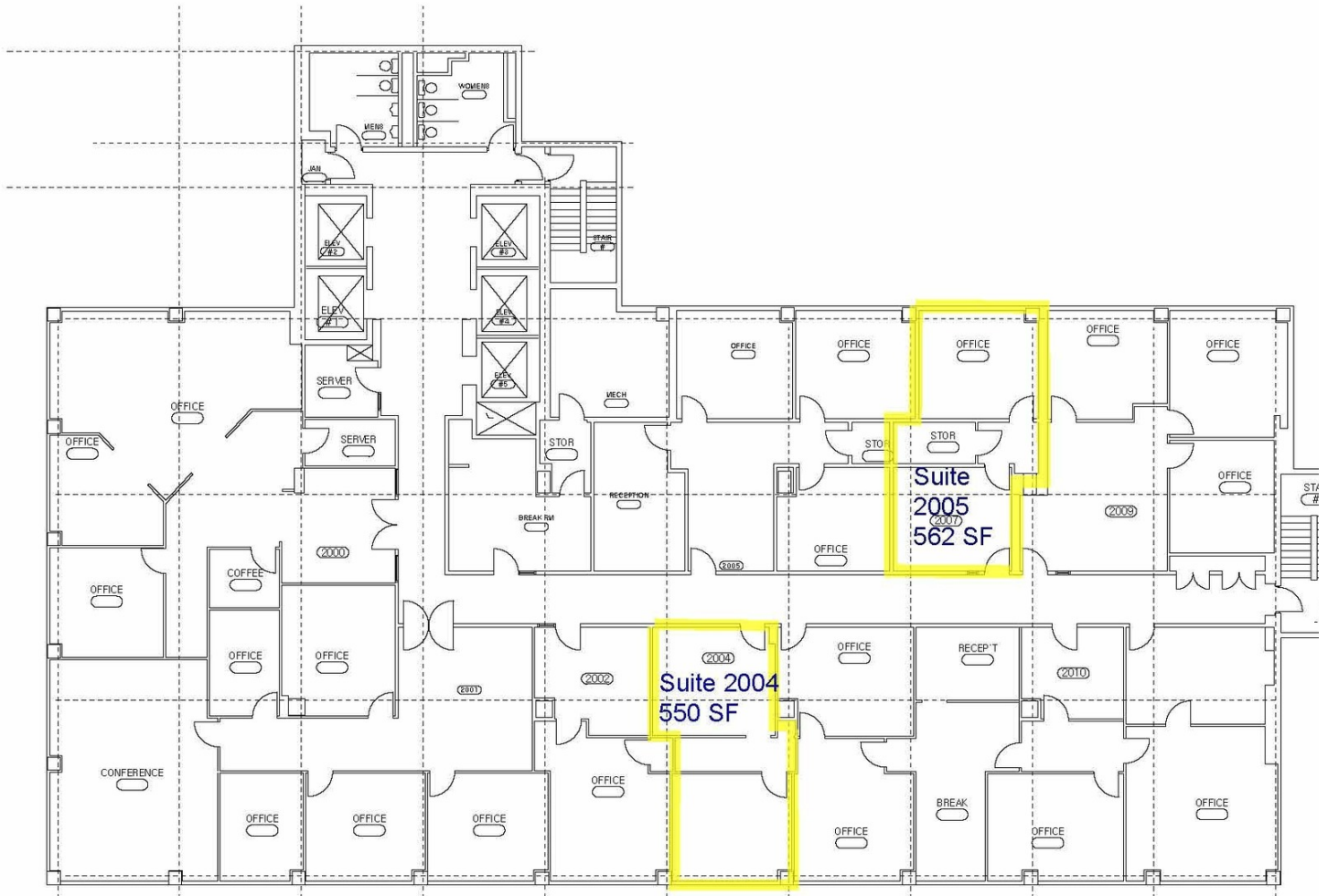
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**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
20TH FLOOR - AVAILABLE SUITES**

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**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
FLOOR PLANS - \$525/MONTH**

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24th Floor

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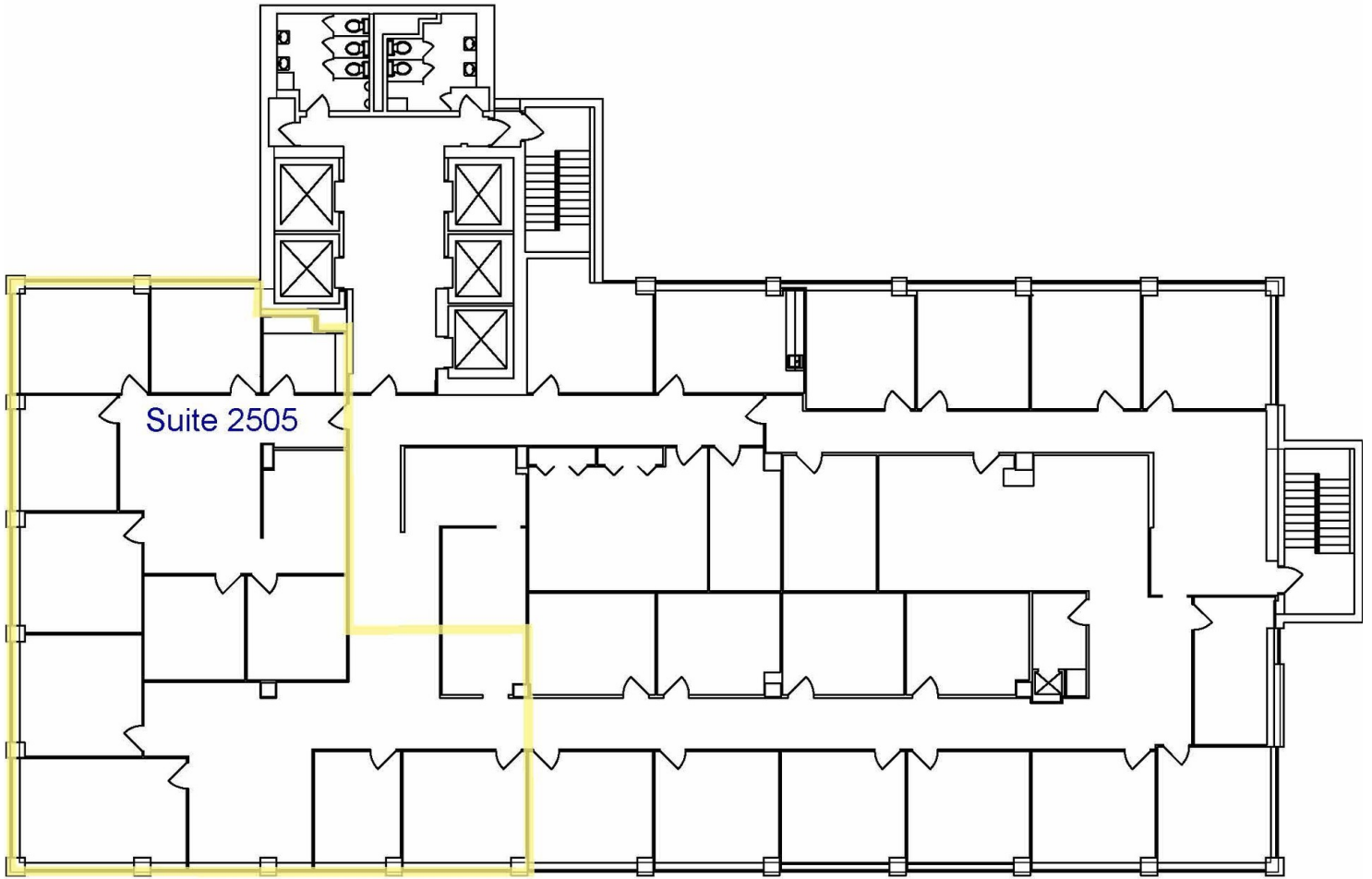
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FOR LEASE

**FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
25TH FLOOR - 3,478 SQ.FT.**

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Information About Brokerage Services

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

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.

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.

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 coincidental 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

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