

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	98%
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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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER AVAILABLE SPACES

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LEASE TYPE | Full Service TOTAL SPACE | 338 - 2,599 SF LEASE TERM | Negotiable LEASE RATE | \$19.00 - \$20.95 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
803	945 SF	Full Service	\$19.00 SF/yr
900	2,599 SF	Full Service	\$19.50 SF/yr
1404	520 SF	Full Service	\$19.50 SF/yr
1902	1,574 SF	Full Service	\$19.50 SF/yr
2007	1,814 SF	Full Service	\$19.50 SF/yr
2408	338 SF	Full Service	\$590 per month

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

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

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

D. EDWARD DAVIS CONFERENCE CENTER & BOARD ROOM

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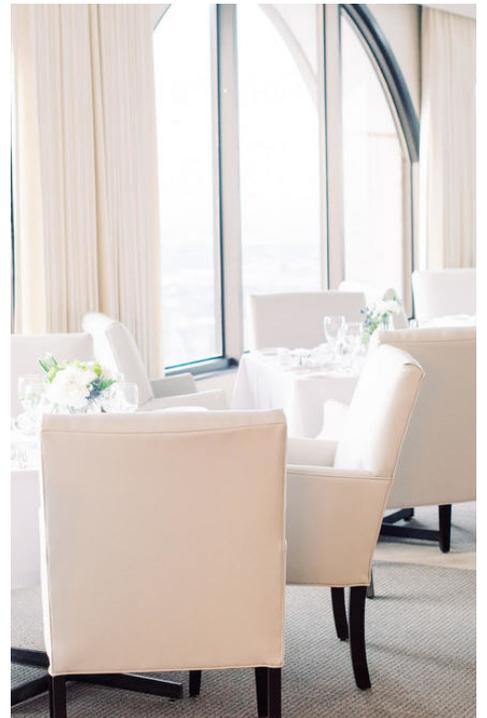
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FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
AMARILLO CLUB - 30TH & 31ST FLOOR

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AMARILLO CLUB



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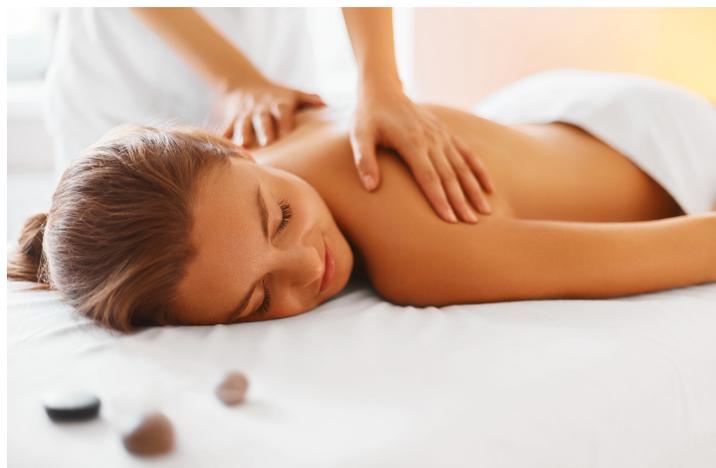
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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER AMENITIES

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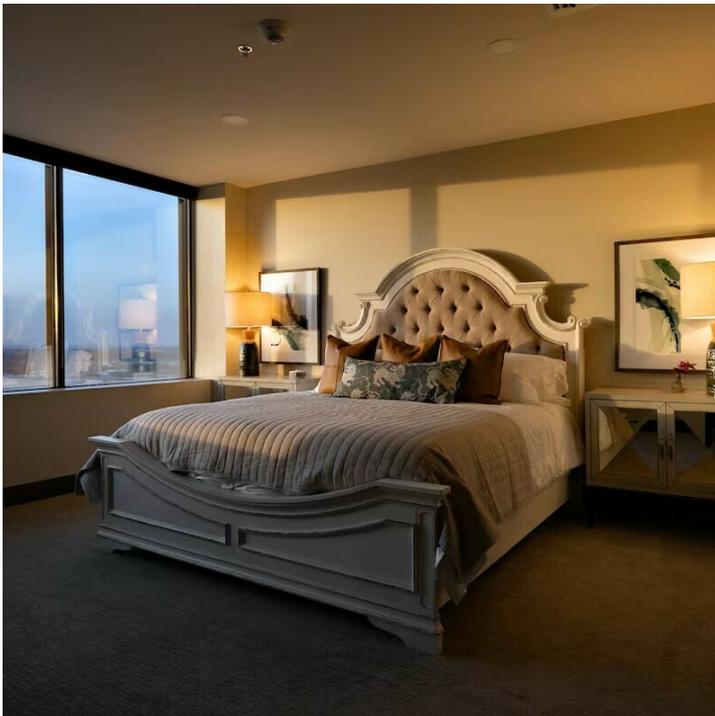
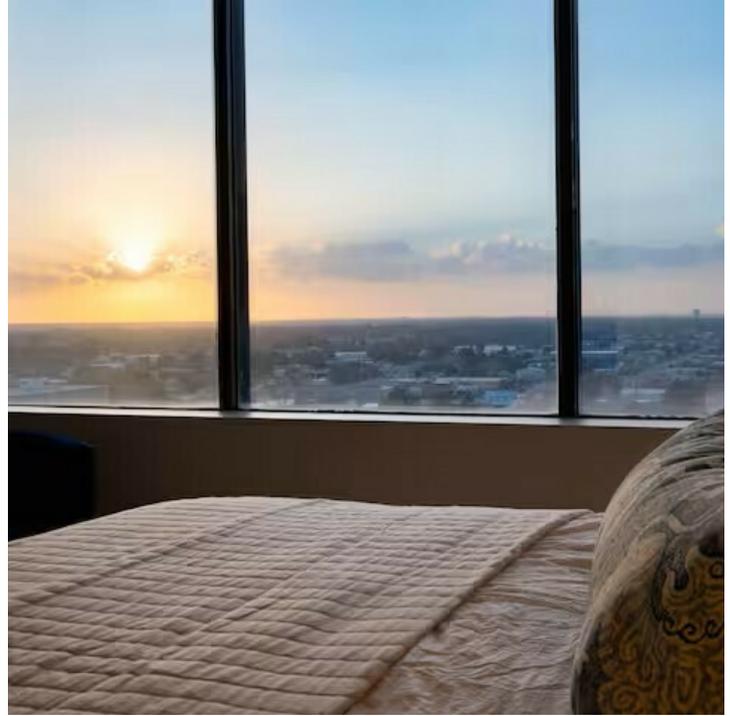
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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

AIRBNB UNIT AVAILABLE FOR SHORT TERM RENTAL

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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER

AMARILLO'S FINEST LUXURY APARTMENTS - FLOORS 10 & 11

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FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
TENANT SUITES

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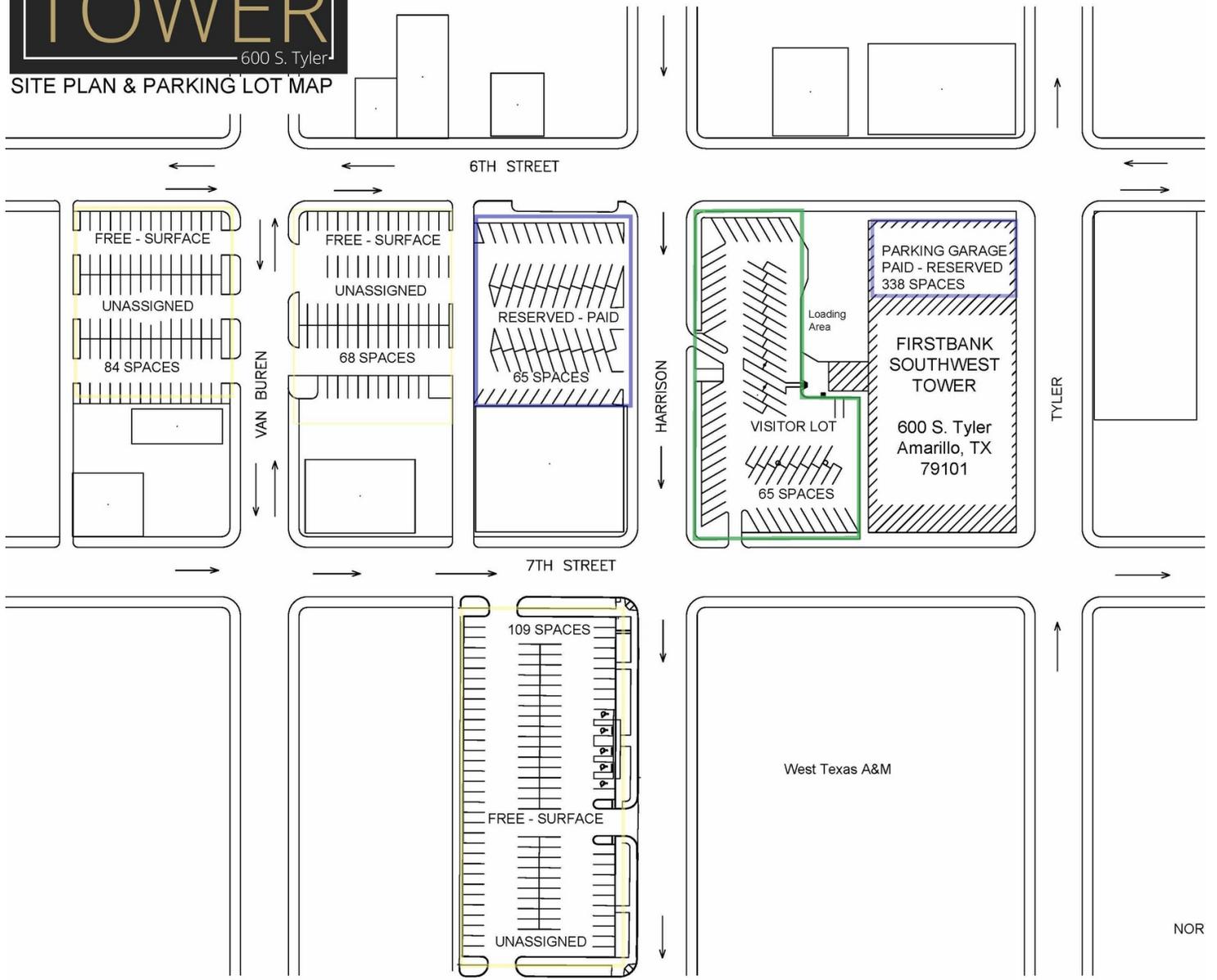
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FIRSTBANK SOUTHWEST TOWER

PARKING LOTS FREE SURFACE - RESERVED GARAGE - RESERVED SURFACE

FirstBank Southwest
TOWER
 600 S. Tyler
 SITE PLAN & PARKING LOT MAP



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FOR LEASE

FIRSTBANK SOUTHWEST TOWER -
600 S. TYLER
SUITE 803 - 945 SF

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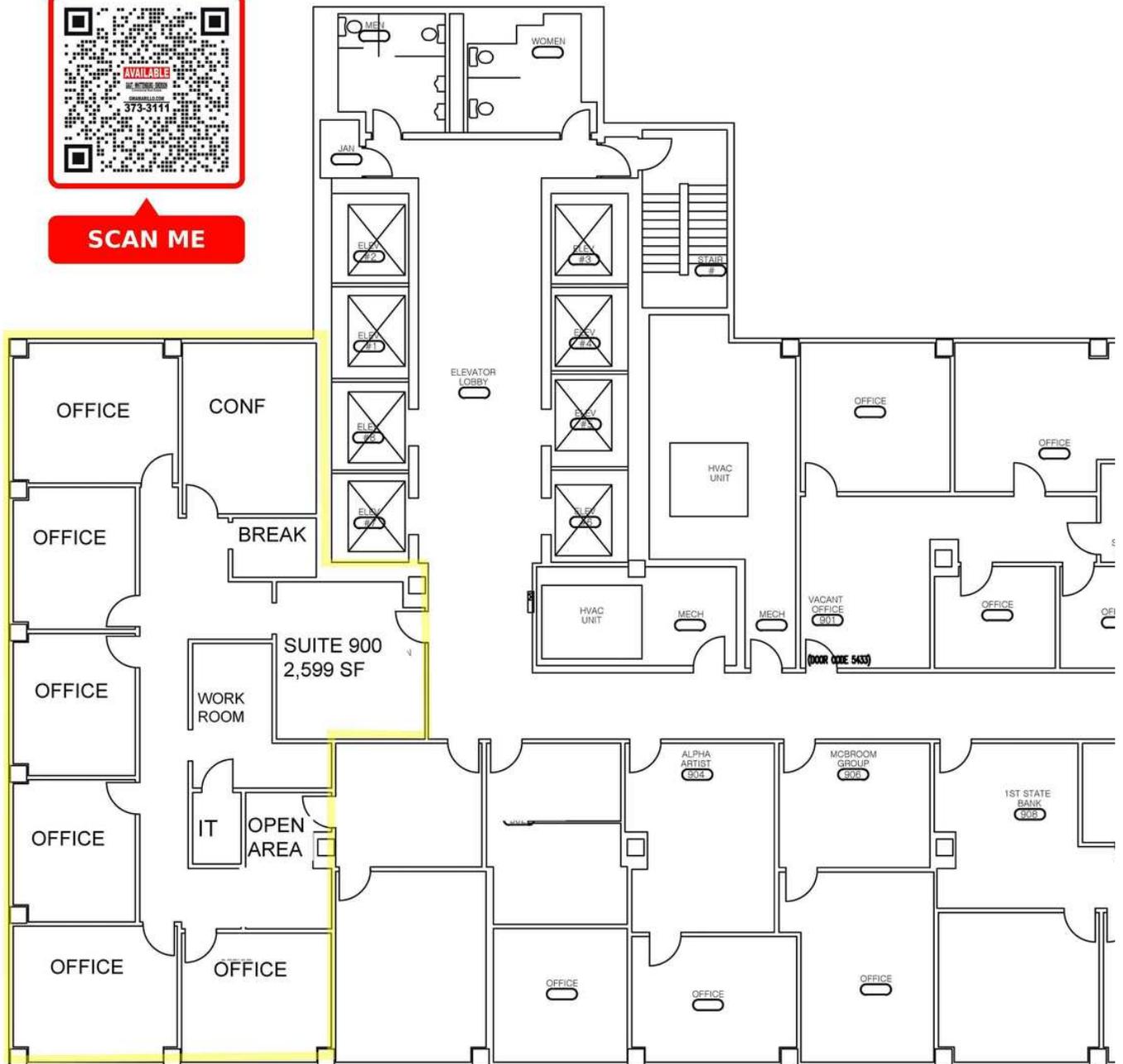
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SUITE 900 - 2,599 SQ.FT. - \$19.50/SF

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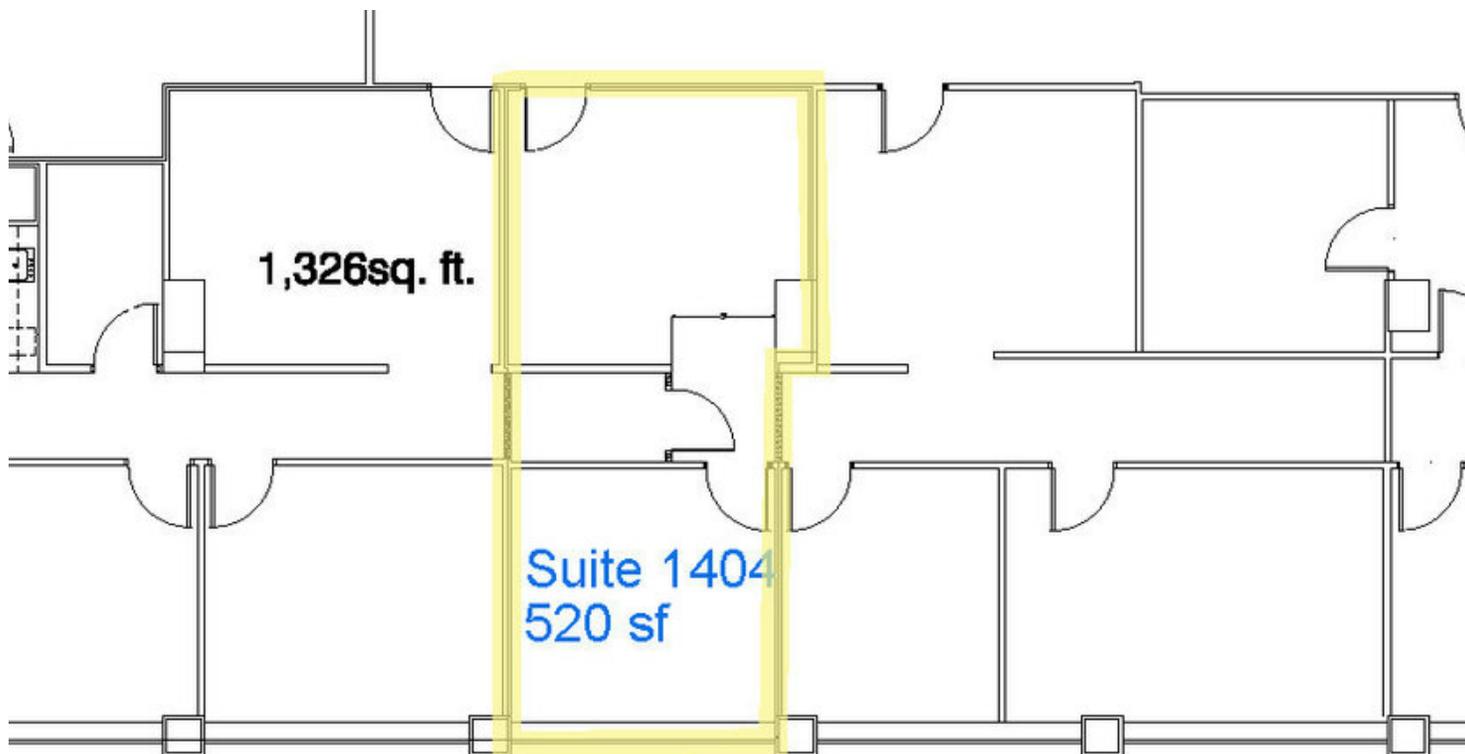
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**FIRSTBANK SOUTHWEST TOWER -
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14TH FLOOR - SUITE 1404 - 1,130 SF - \$19.50/SF

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19TH FLOOR AVAILABLE SUITES - \$19.50/SF

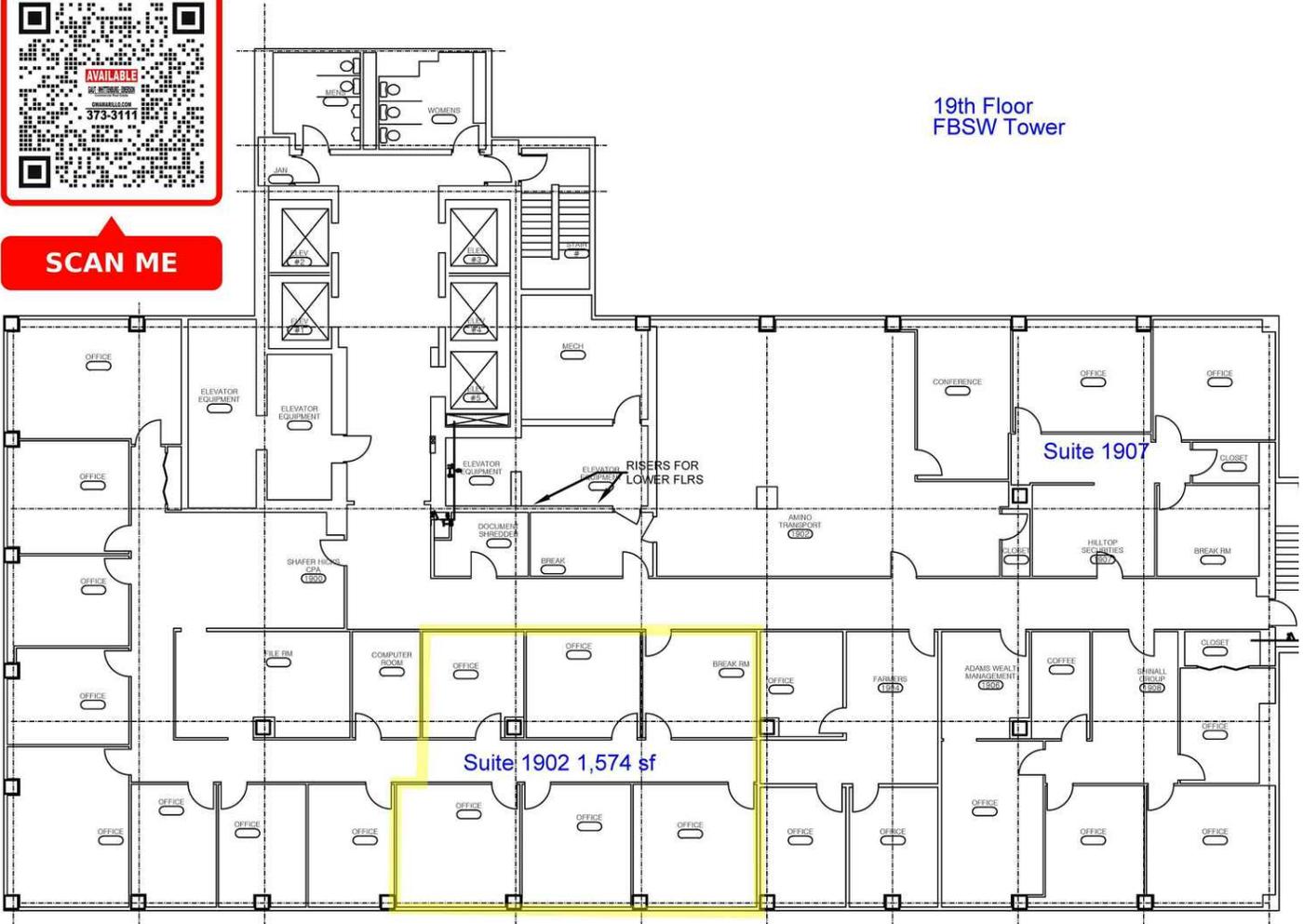
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19th Floor
FBSW Tower



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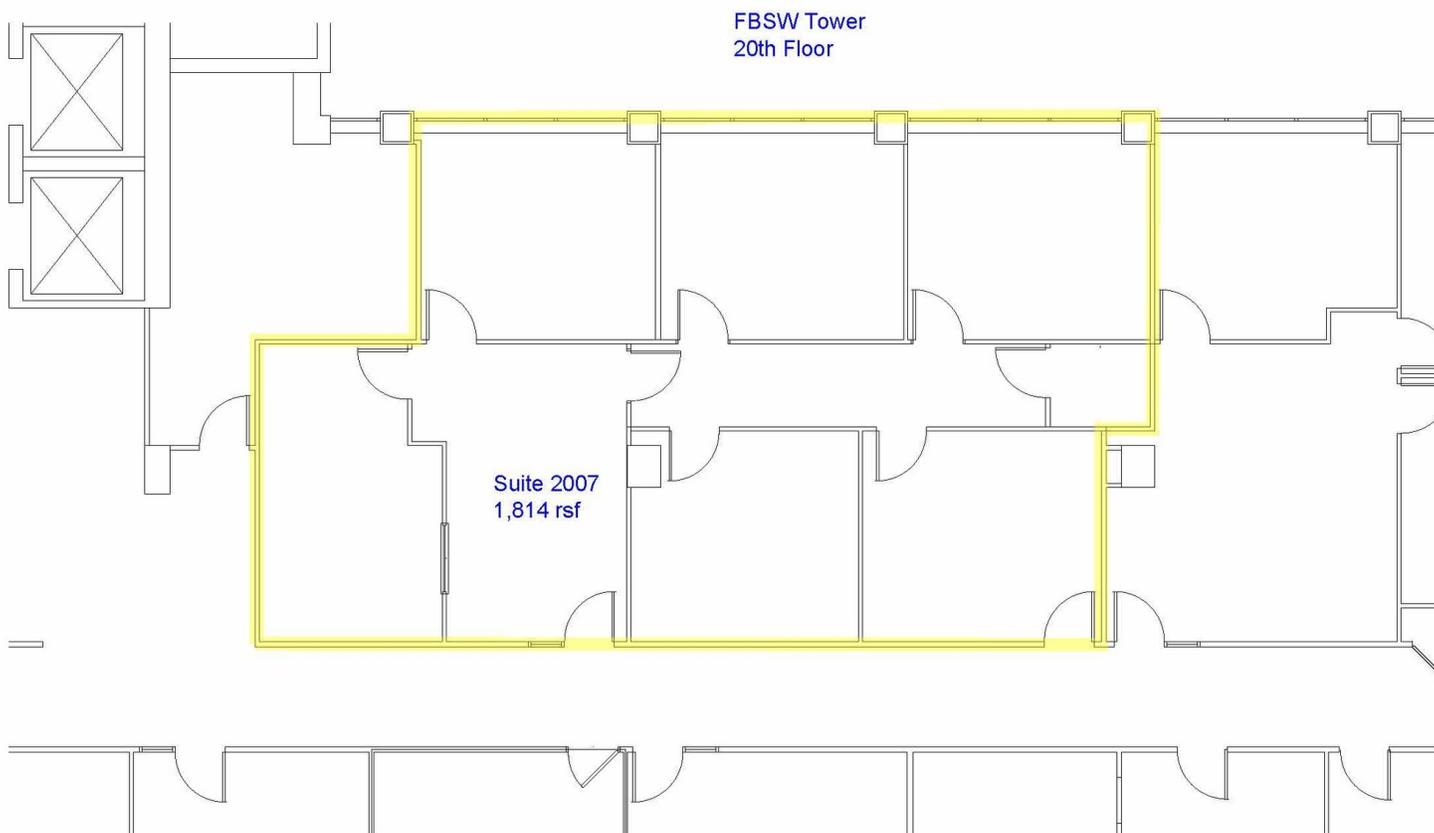
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20TH FLOOR - SUITE 2007 - 1,814 SF - \$19.50/SF

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1,969 sq. ft.

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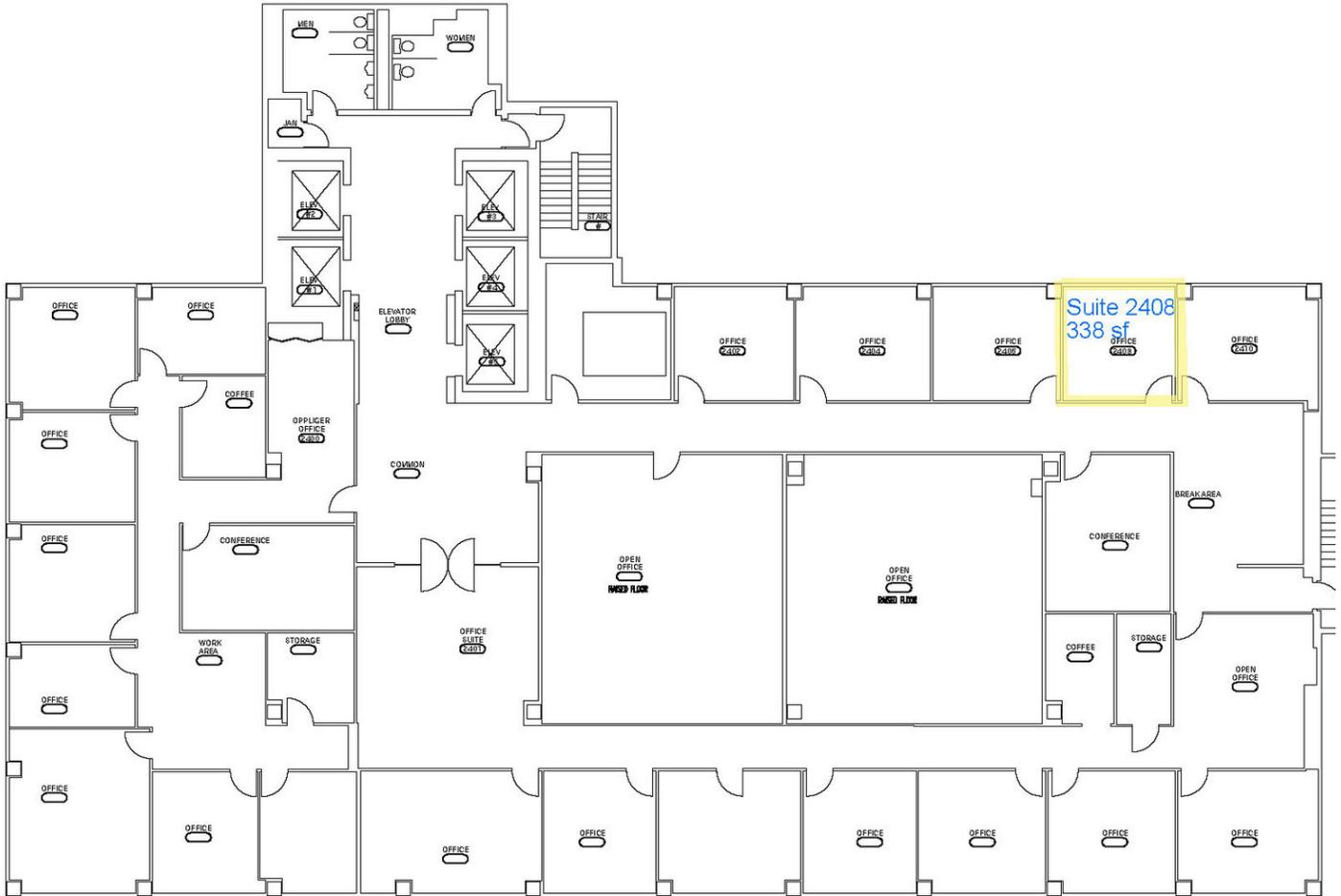
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FIRSTBANK SOUTHWEST TOWER - 600 S. TYLER FLOOR PLANS - \$590/MONTH



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