

Medical Office | For Lease

CBRE

# 7900 Fannin

7900 Fannin Street, Houston, TX 77054

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Up to 12,500 RSF Contiguous Available



Building owned and managed by  
**HEALTHCARE REALTY**

## 7900 FANNIN

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## Property Highlights

- + 177,819 SF, 4-story, medical office building
- + Adjacent to The Woman's Hospital of Texas, named by US News and World Report as one of "America's Best Hospitals" for Gynecology
- + Beautifully landscaped grounds and grand covered entrance
- + Modern upgraded lobby with multiple lounge/ waiting areas, restaurant, imaging center, and security personnel
- + Tenants and guests can take a stroll through the courtyard to relax and admire the sculptures and lush greenery
- + 4 story parking garage connected
- + On-site property management, engineering and porter

## Demographics

|                                           | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------------------------------|----------|-----------|-----------|
| Population - Estimated 2025               | 17,523   | 142,991   | 426,762   |
| Population - 5-Year Projection            | 17,948   | 146,717   | 440,626   |
| Median Age - Estimated 2025               | 31.5     | 35.0      | 35.0      |
| Average Household Income - Estimated 2025 | \$89,228 | \$149,738 | \$142,434 |

-  Highly desirable location in the Medical Center South neighborhood
-  Newly renovated common areas with updated finishes
-  Custom designed suites
-  Located within 5 miles of 3 area hospitals
-  Monument signage available
-  Strong referral pattern and tenant mix

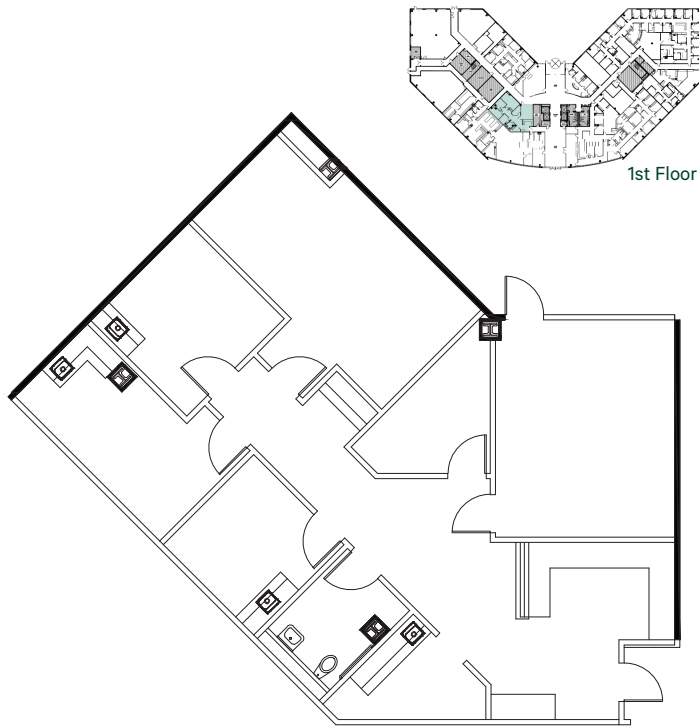
## Area Amenities:

- + Perfectly positioned in the Medical Center South neighborhood, 7900 Fannin is encompassed by amenities with trendy shops and eateries at the Shops at Kirby Drive, the NRG Stadium, and Arena all within one mile
- + Less than a mile from Texas Medical Center, the world's largest medical complex comprised of 21 renowned hospitals, 13 support organizations, eight academic and research institutions, six nursing programs, three public health organizations, three medical schools, two universities, two pharmacy schools and a dental school
- + Building sits along MetroRail and within walking distance from the Smith lands rail stop at Greenbriar and Colonnade

| AVAILABILITY |           |                                             | AVAILABILITY |           |                                             |
|--------------|-----------|---------------------------------------------|--------------|-----------|---------------------------------------------|
| Suite 1200   | 1,749 RSF | Available 5/1/2027                          | Suite 2600   | 3,746 RSF | 2nd Gen Clinical; Move-in ready 10/1/2026   |
| Suite 1450   | 933 RSF   | Available                                   | Suite 2790   | 955 RSF   | 2nd Gen Administrative                      |
| Suite 1500   | 7,906 RSF | Available Q3 2026                           | Suite 3080   | 1,488 RSF | Available 12/1/2026                         |
| Suite 1800   | 8,167 RSF | 2nd Gen Clinical                            | Suite 3250   | 2,717 RSF | 2nd Gen Clinical                            |
| Suite 2200   | 6,769 RSF | 2nd Gen Clinical; will need reconfiguration | Suite 3400   | 3,257 RSF | 2nd Gen Clinical; Conceptual plan available |
| Suite 2300   | 2,341 RSF | 2nd Gen Administrative                      | Suite 4500   | 5,149 RSF | 2nd Gen Clinical                            |
| Suite 2500   | 2,021 RSF | 2nd Gen Clinical; Conceptual plan available |              |           |                                             |

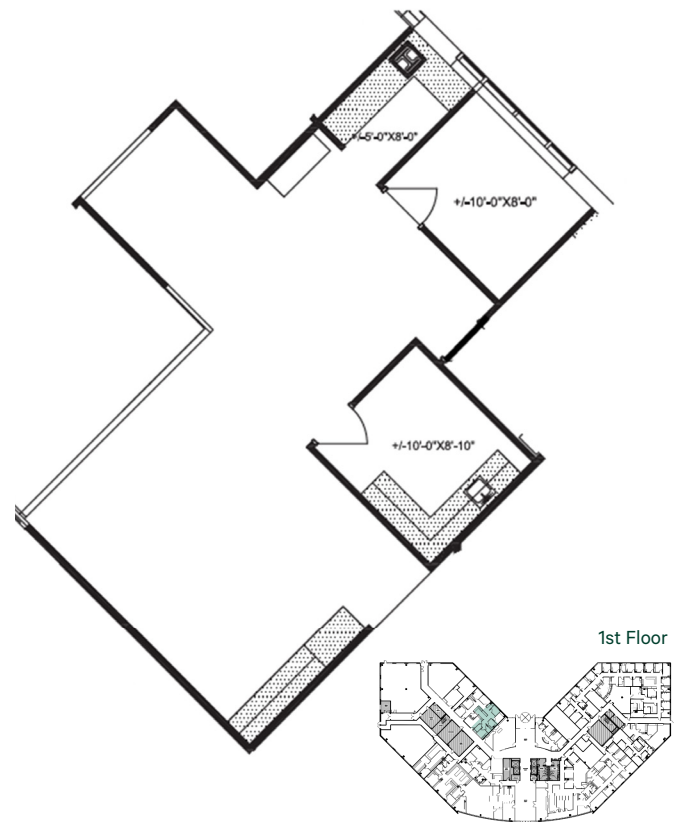
\*Suite 2200/2300/2400/2500 contiguous for up to 12,509 RSF

## SUITE 1200 - 1,749 RSF



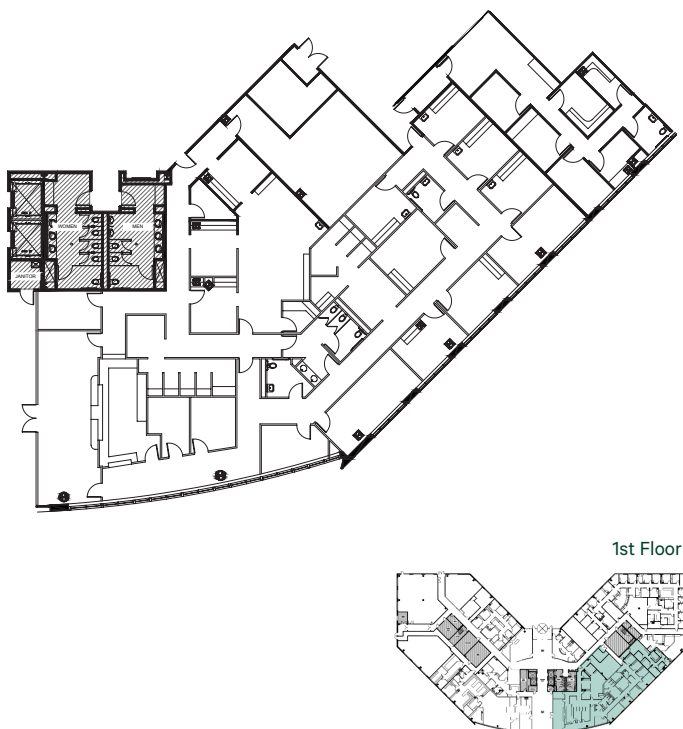
Available 5/1/2027

## SUITE 1450 - 933 RSF

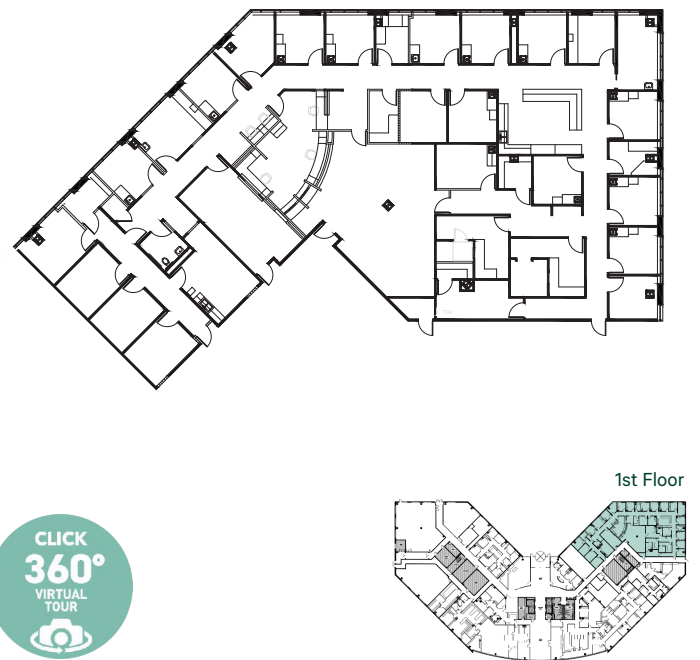


## SUITE 1500 - 7,906 RSF

Available Q3 2026



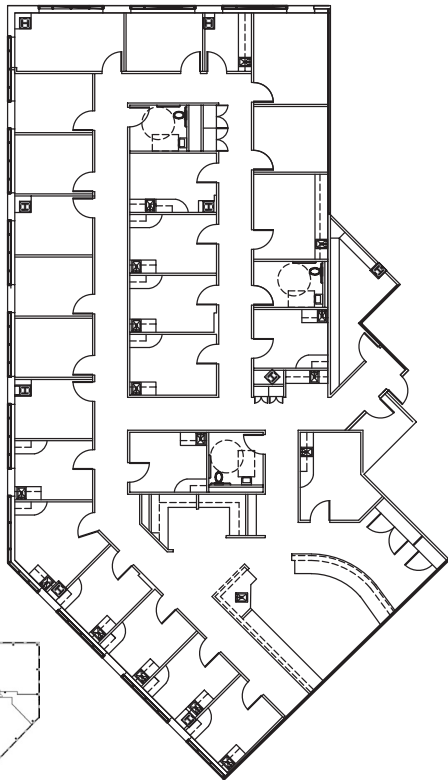
## SUITE 1800 - 8,167 RSF



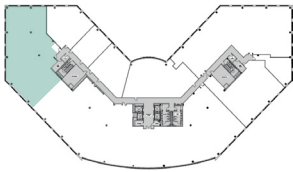
**SUITE 2200** - 6,769 RSF

**SUITE 2300** - 2,341 RSF

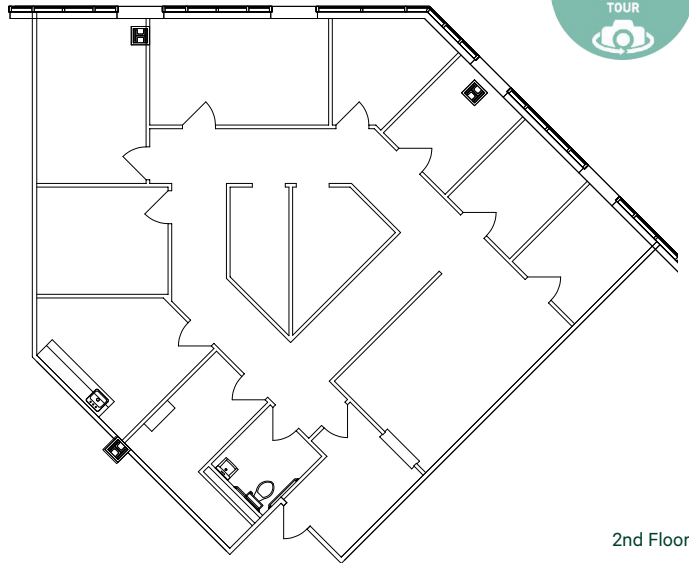
CLICK  
360°  
VIRTUAL  
TOUR



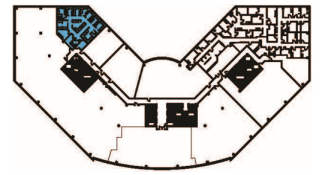
2nd Floor



CLICK  
360°  
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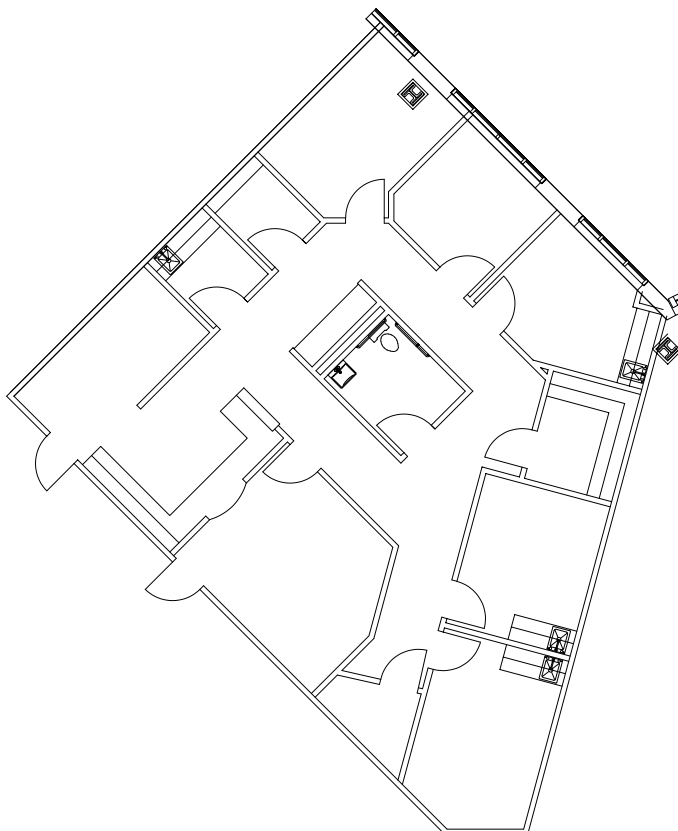
2nd Floor



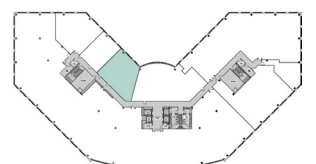
Suite 2200/2300/2400/2500  
contiguous for up to 12,509 RSF

**SUITE 2500** - 2,021 RSF

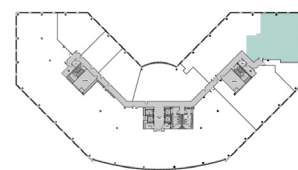
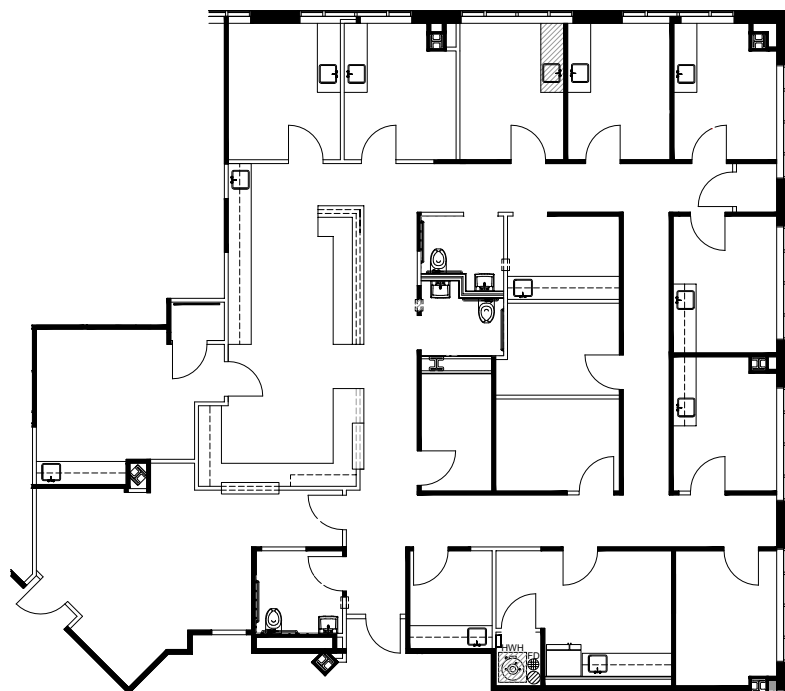
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2nd Floor



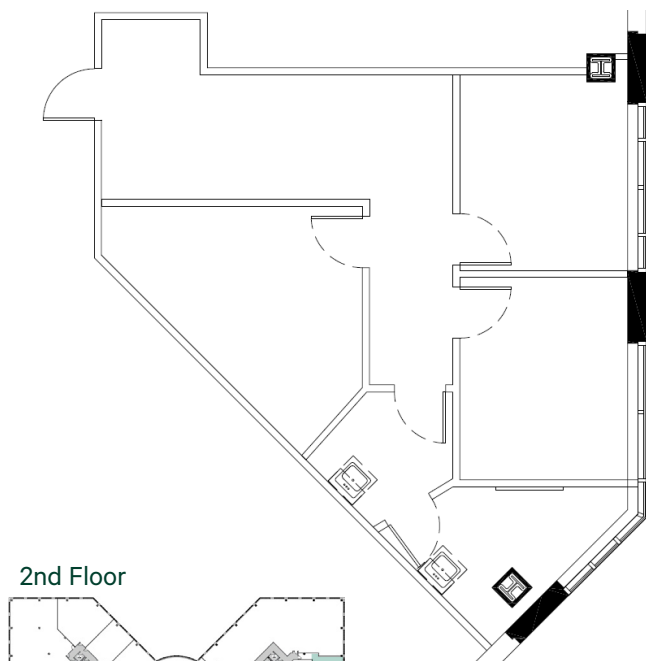
## SUITE 2600 - 3,746 RSF



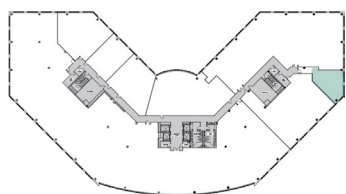
2nd Floor

Available 10/1/2026

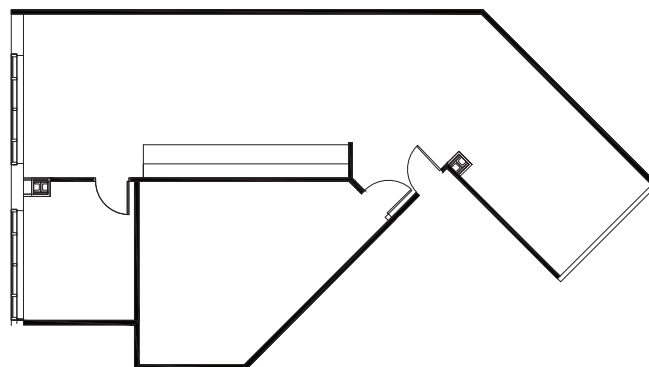
## SUITE 2790 - 955 RSF



2nd Floor



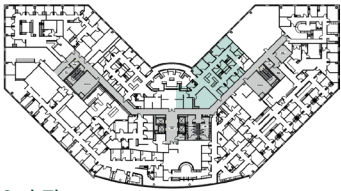
## SUITE 3080 - 1,488 RSF



3rd Floor

Available 12/1/2026

## SUITE 3400 - 3,257 RSF



3rd Floor



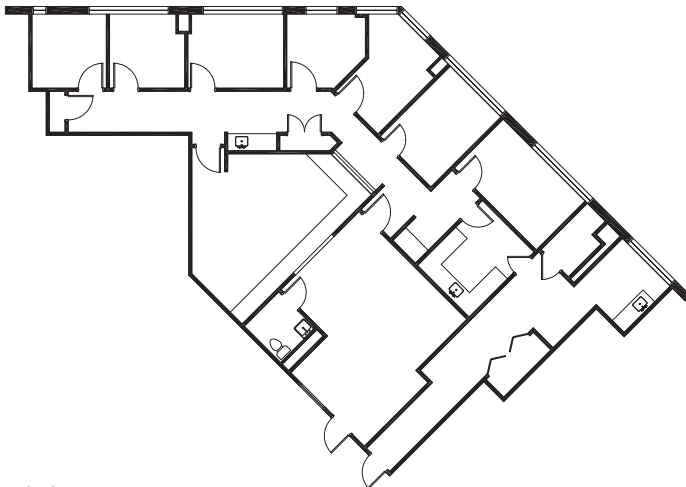
CURRENT LAYOUT

CONCEPTUAL PLAN

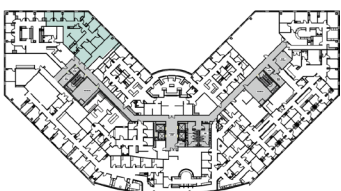


## SUITE 3250 - 2,717 RSF

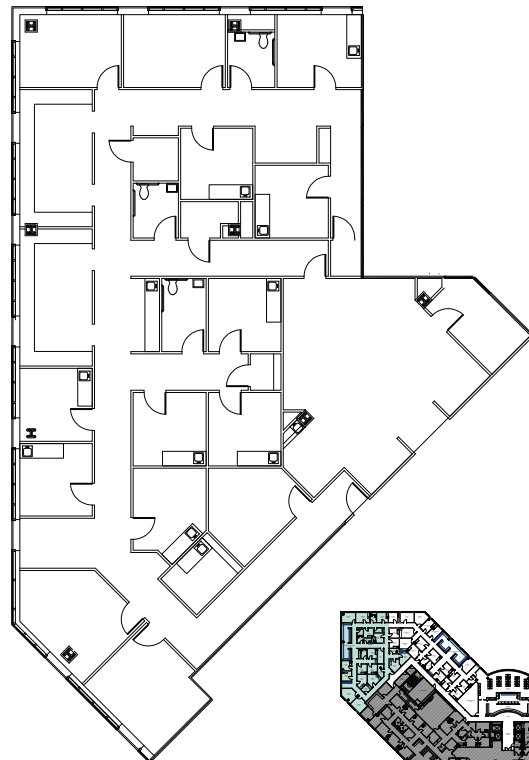
Available 10/1/2026



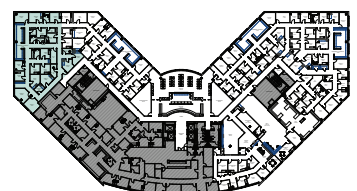
3rd Floor

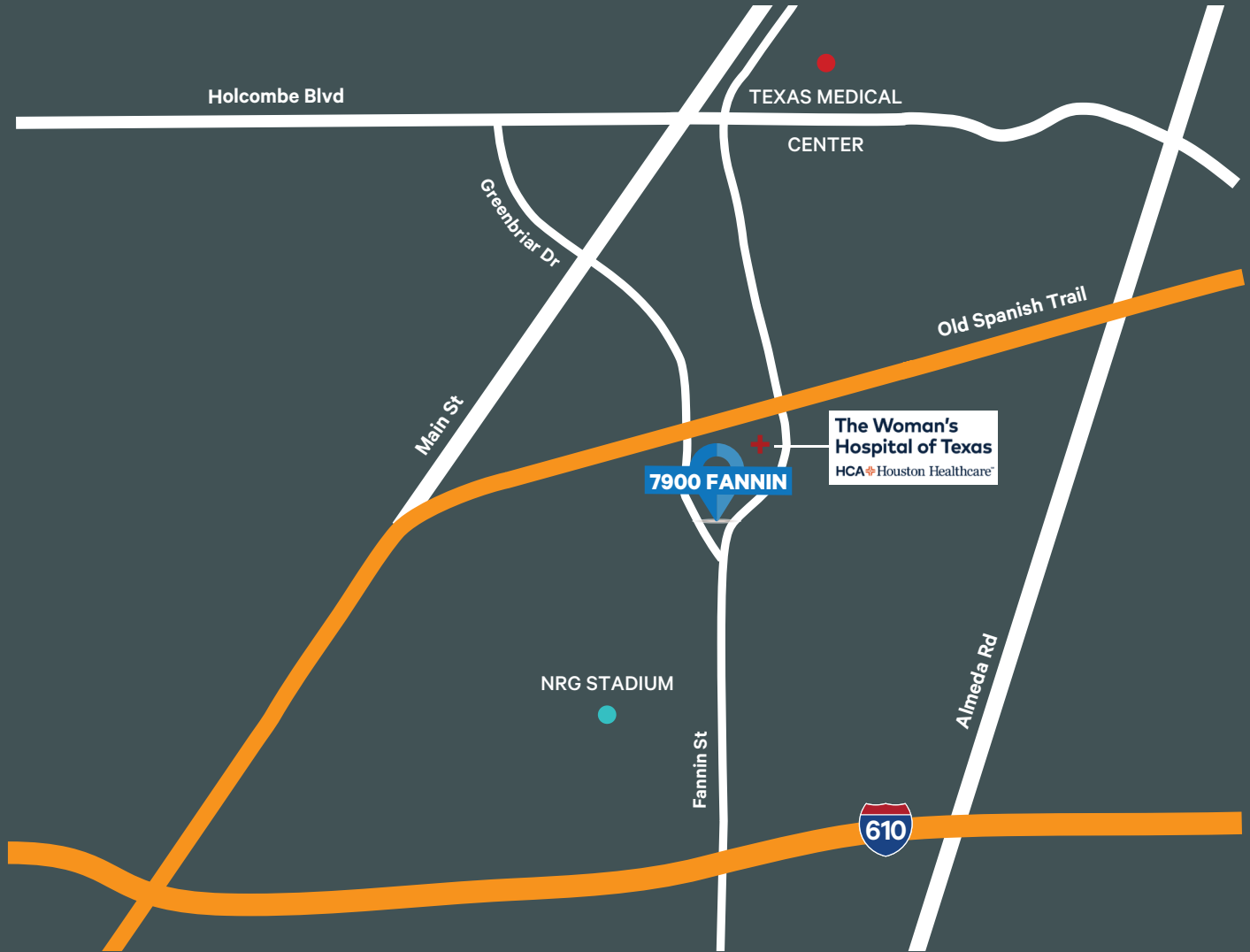


## SUITE 4500 - 5,149 RSF



4th Floor





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**HEALTHCARE REALTY**

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