



**Mafrige Bldg**  
411 Fannin St, Houston, TX 77002

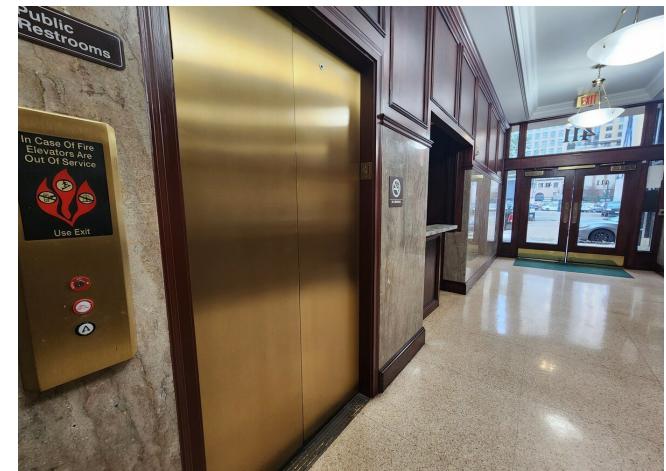
**Tilly Underhill**  
501 S 5th St, Richmond, VA 23219  
[tunderhill@costar.com](mailto:tunderhill@costar.com)  
(281) 764-4016 Ext: 6830



## Mafrige Bldg

\$25.80 /SF/YR

- Controlled access entry system
- Metered parking in front of the building
- Easy access to parking lots directly across the street, adjacent and behind the building. Tenants responsible for their parking contracts.
- One block from Courthouses, the Metrorail stop with easy access to I-10 & I-45
- Walking distance to Minute Maid Park, University of Houston- Downtown and only minutes from George R. Brown Convention Center, restaurants and more
- Get from your car to the front door of your office in minutes



Rental Rate: \$25.80 /SF/YR

Property Type: Office

Building Class: C

Rentable Building Area: 22,400 SF

Year Built: 1906

Walk Score ®: 98 (Walker's Paradise)

Transit Score ®: 88 (Excellent Transit)

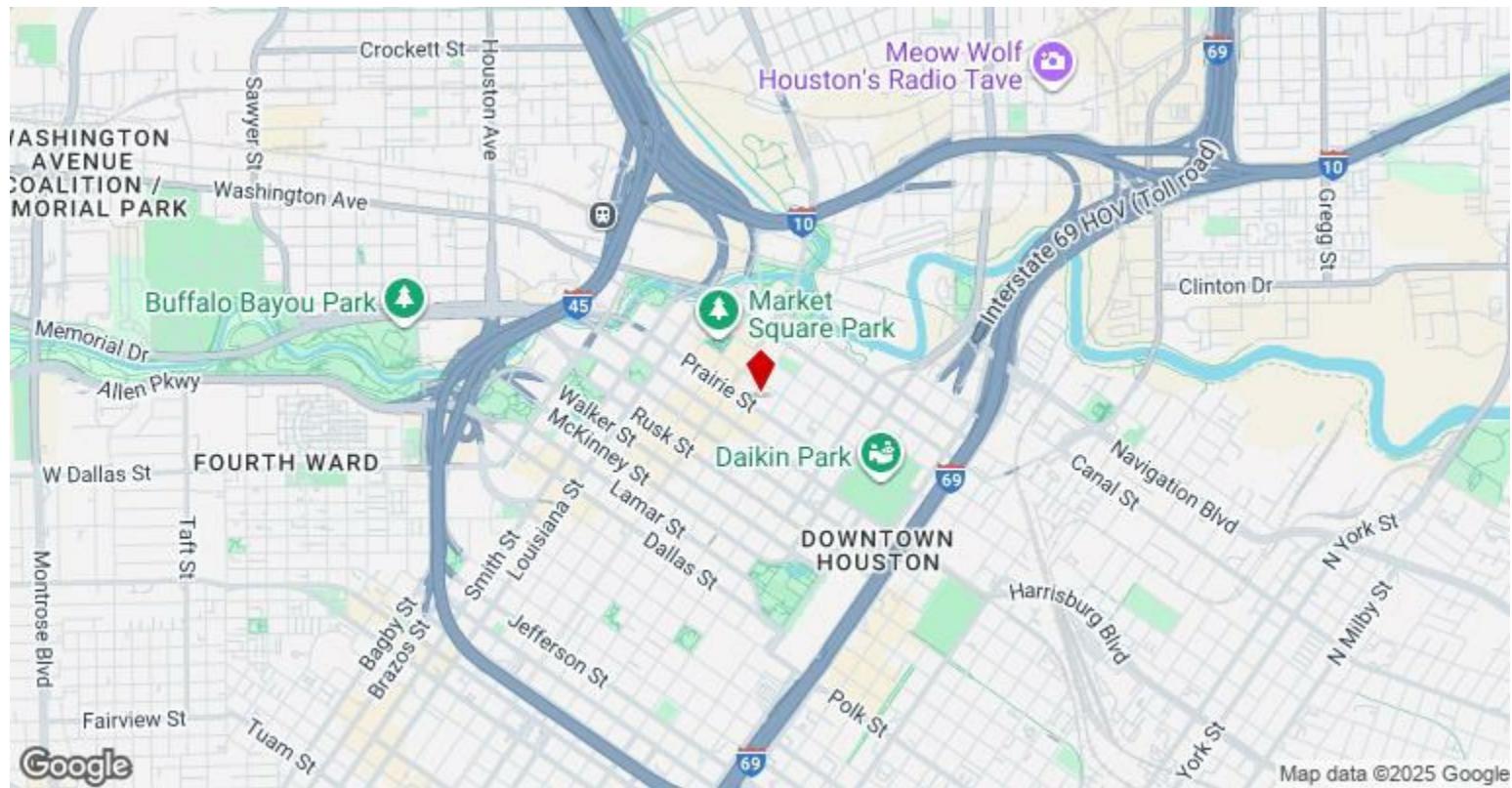
Rental Rate Mo: \$2.15 /SF/MO

## 1st Floor Ste 100

|                 |                |   |
|-----------------|----------------|---|
| Space Available | 1,212 SF       | Built out space with 3-5 separate office spaces. Conducive for a law office. Rental rate starts at \$25.80 per square foot, contingent on tenant and term length. |
| Rental Rate     | \$25.80 /SF/YR |   |
| Date Available  | Now            |   |
| Service Type    | Modified Gross |   |
| Built Out As    | Law Firm       |   |
| Space Type      | Relet          |   |
| Space Use       | Office         |   |
| Lease Term      | 2 - 5 Years    |   |

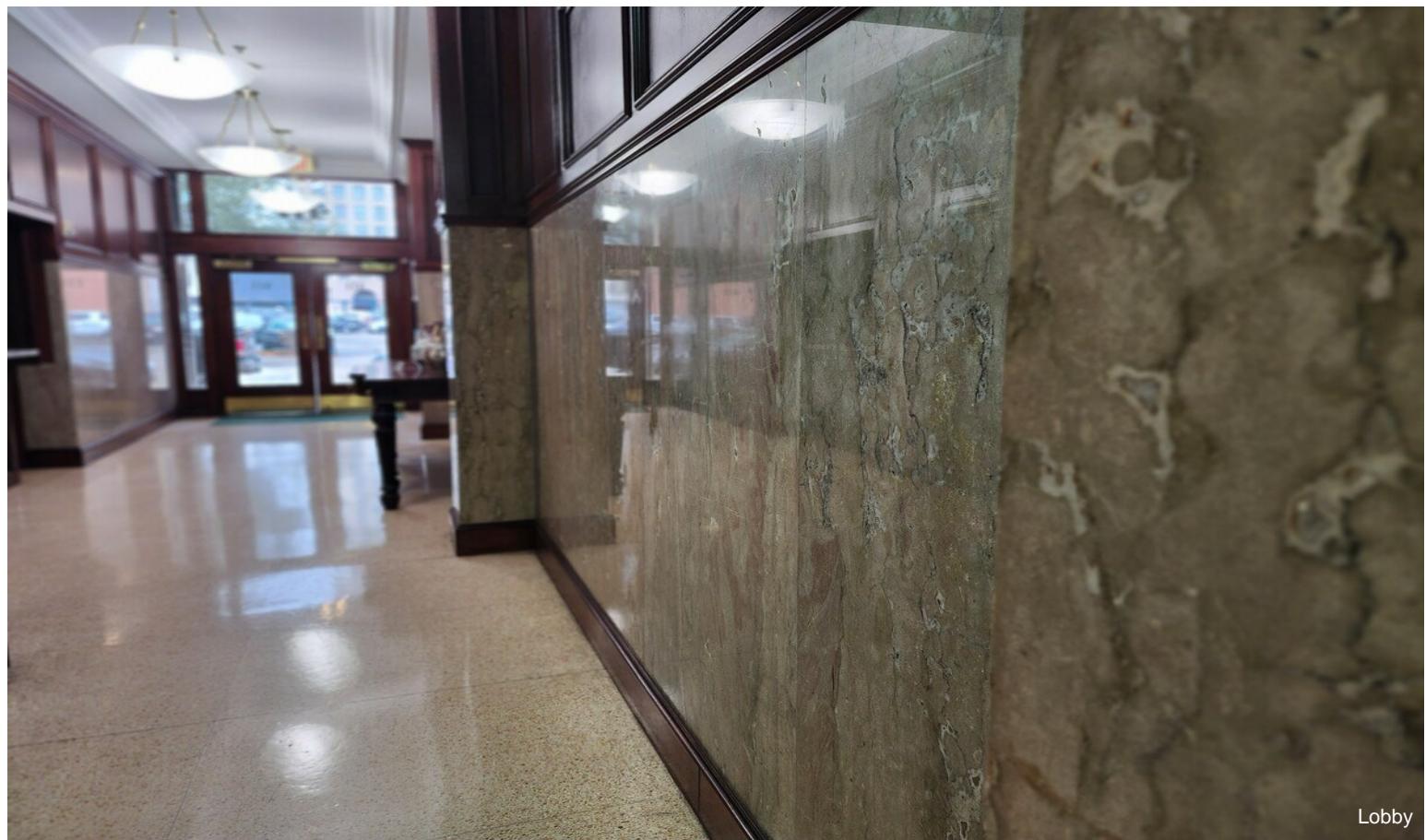
## 3rd Floor Ste 350

|                 |                 |                         |
|-----------------|-----------------|-------------------------|
| Space Available | 2,011 SF        | Small kitchenette space |
| Rental Rate     | \$25.80 /SF/YR  |                         |
| Date Available  | Now             |                         |
| Service Type    | Modified Gross  |                         |
| Built Out As    | Standard Office |                         |
| Space Type      | Relet           |                         |
| Space Use       | Office          |                         |
| Lease Term      | Negotiable      |                         |



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## Property Photos

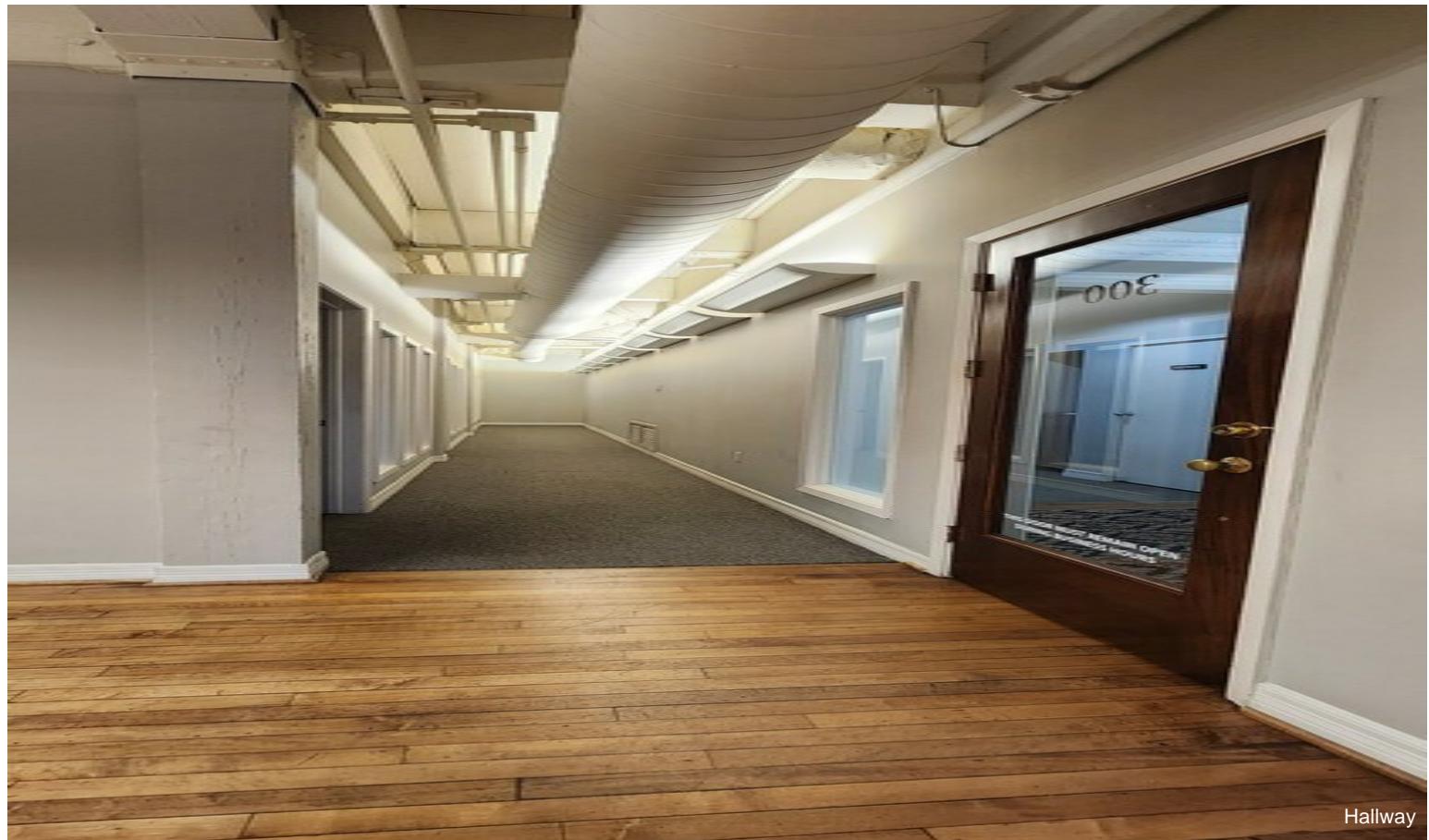


Lobby

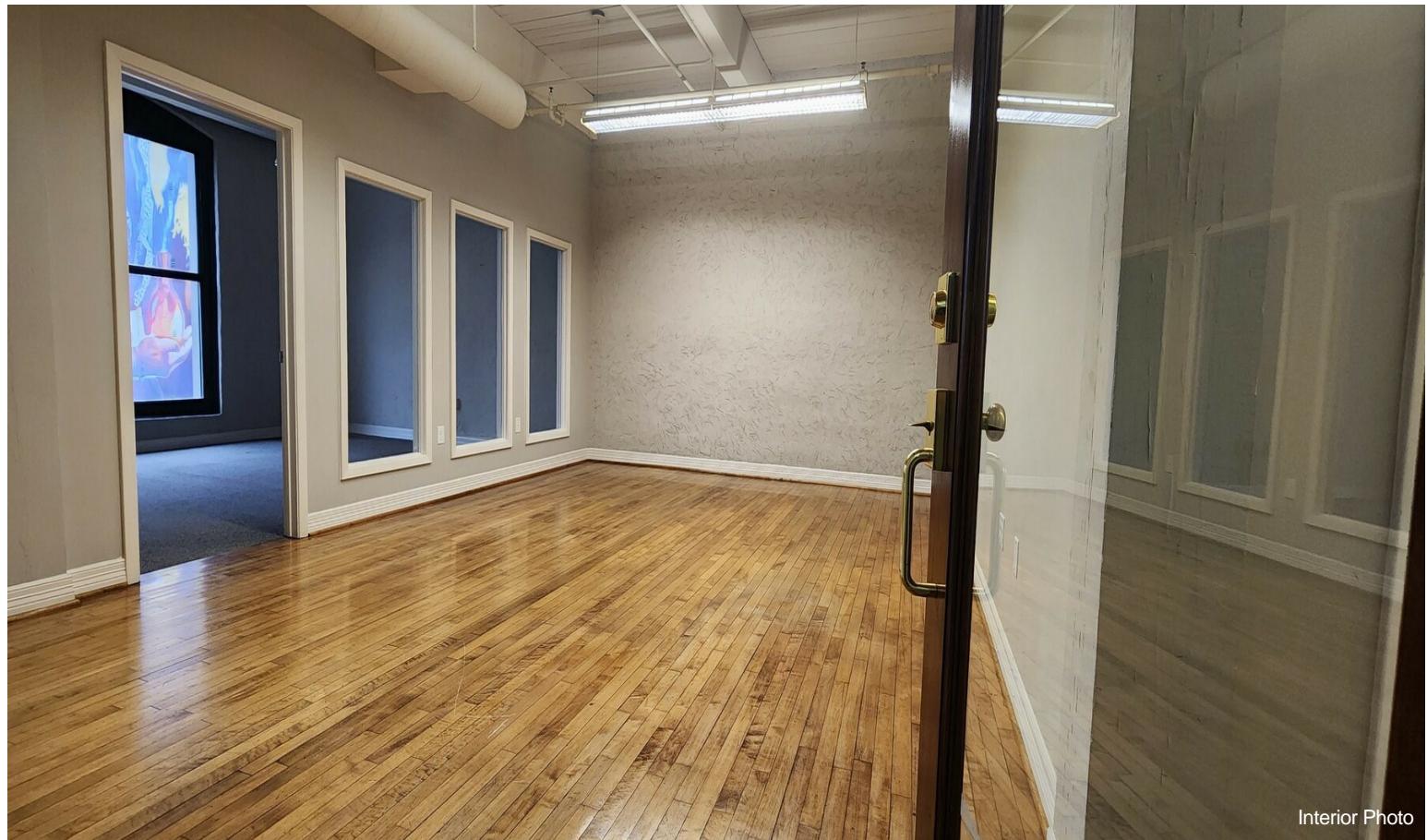


Interior Photo

## Property Photos



Hallway



Interior Photo

## Property Photos

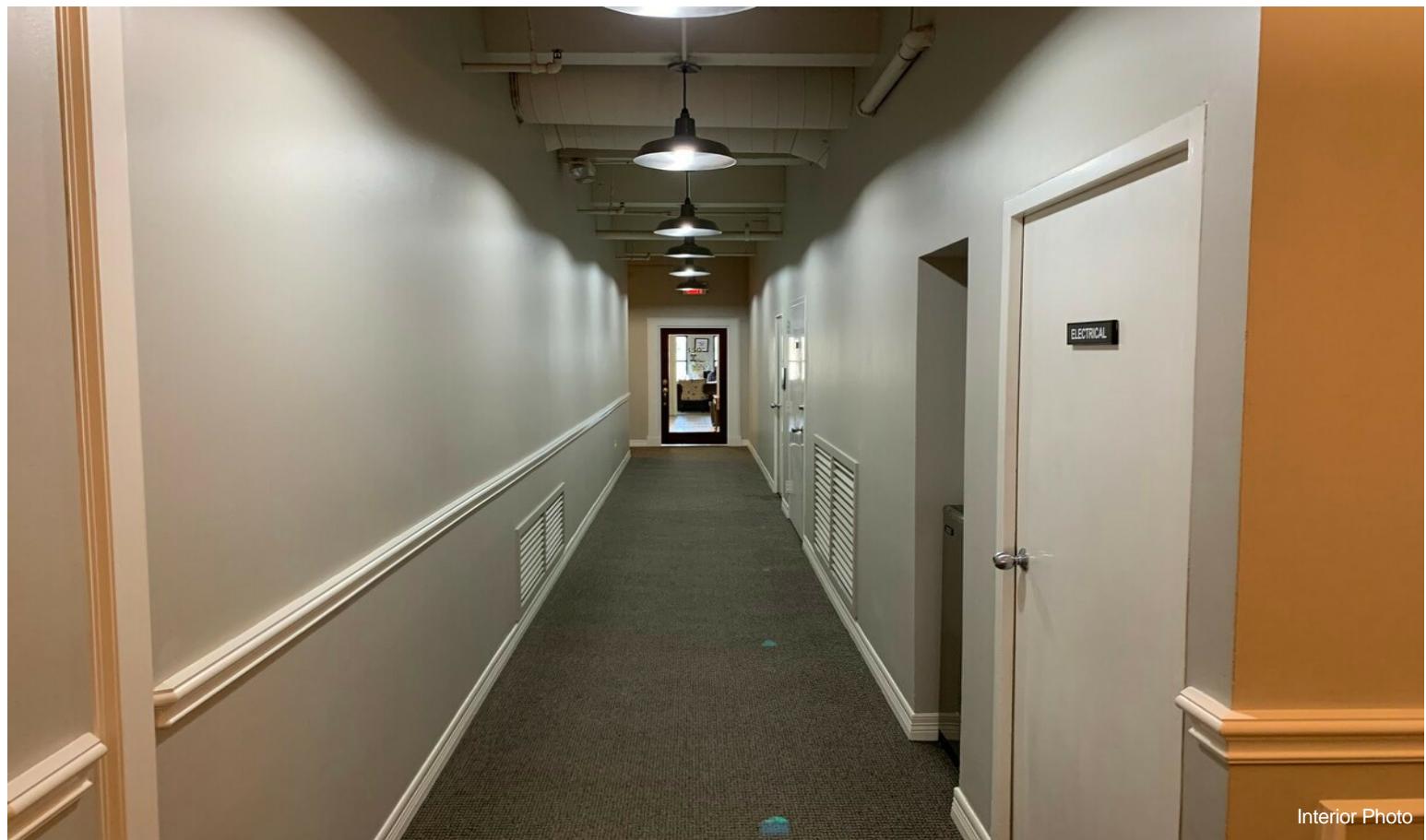


Interior Photo



Restrooms

## Property Photos



Interior Photo



Interior Photo