



Mafrige Bldg

411 Fannin St, Houston, TX 77002

Tilly Underhill

501 S 5th St, Richmond, VA 23219

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

1

1st Floor Ste 100

Space Available	1,212 SF
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

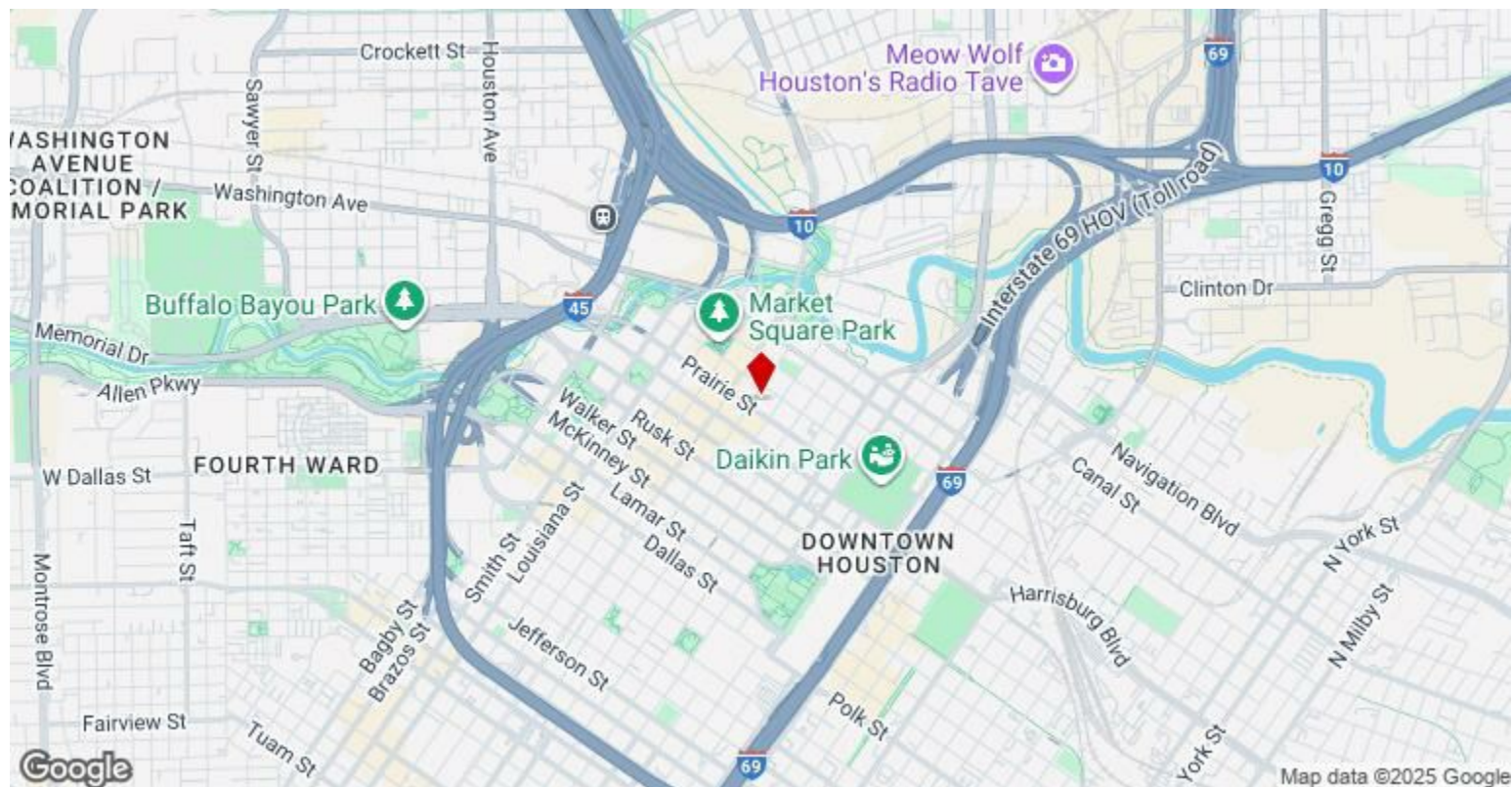
Built out space with 3-5 separate office spaces. Conducive for a law office. Rental rate starts at \$25.80 per square foot, contingent on tenant and term length.

2

3rd Floor Ste 350

Space Available	2,011 SF
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

Small kitchenette space



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Property Photos



Lobby

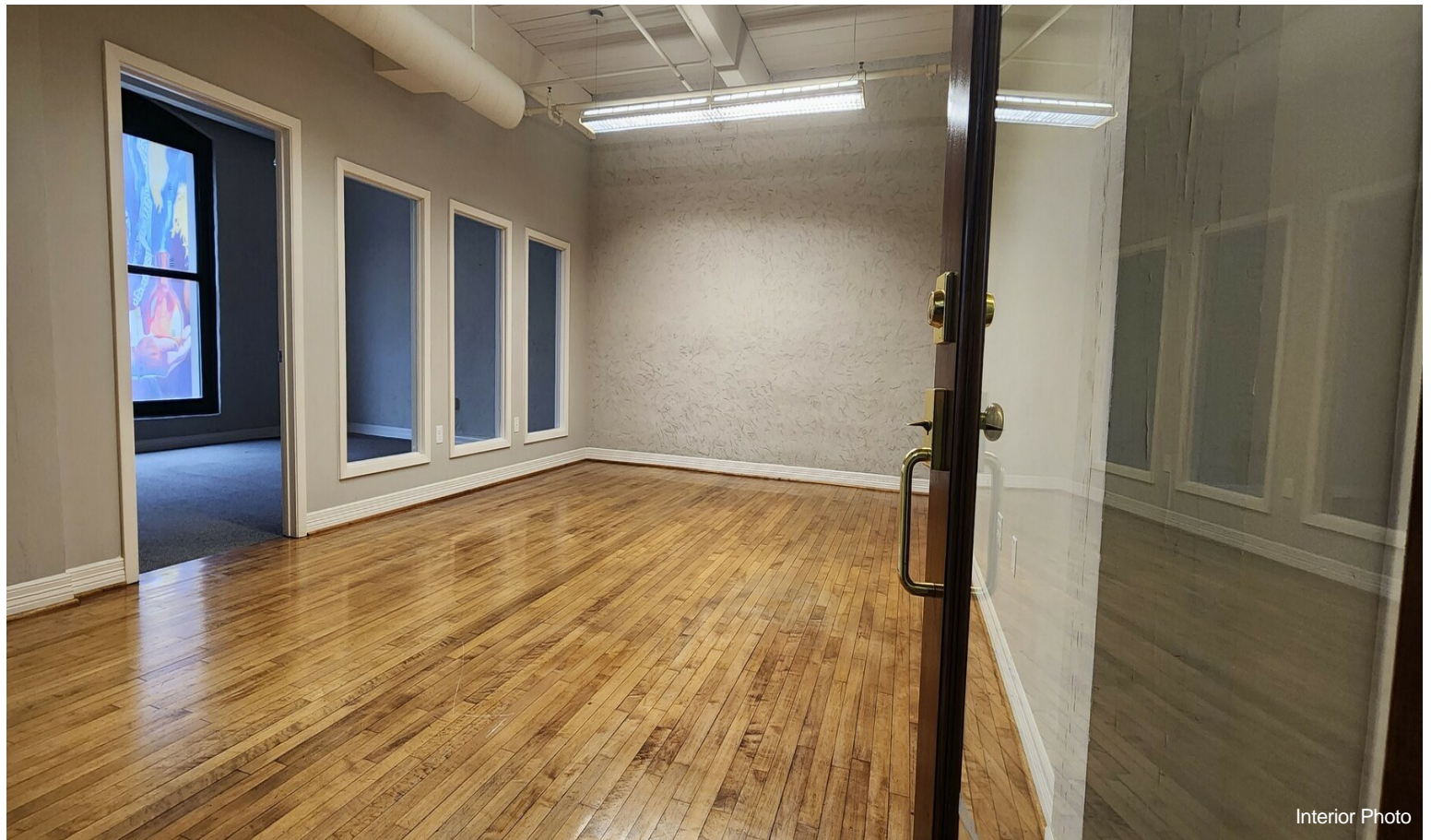


Interior Photo

Property Photos



Hallway



Interior Photo

Property Photos



Interior Photo



Restrooms

Property Photos



Interior Photo



Interior Photo