



1301 FANNIN

HOUSTON | TEXAS



360°
VIRTUAL
TOUR



INNOVATION MEETS SOPHISTICATION

1301 Fannin is conveniently located in the Downtown Entertainment District, just minutes from the area's finest hotels, restaurants, parks, theaters, and entertainment. The vertically integrated campus features a full-service conference facility, fitness center, expansive tenant lounge and on-site dining. The building is ideal for high-tech users and can withstand all elements.

PROPERTY HIGHLIGHTS

CLASS A

BUILDING TYPE

\$19.75 SF/YR (NNN)

LEASE RATE

\$15.51 SF/YR

OPEX





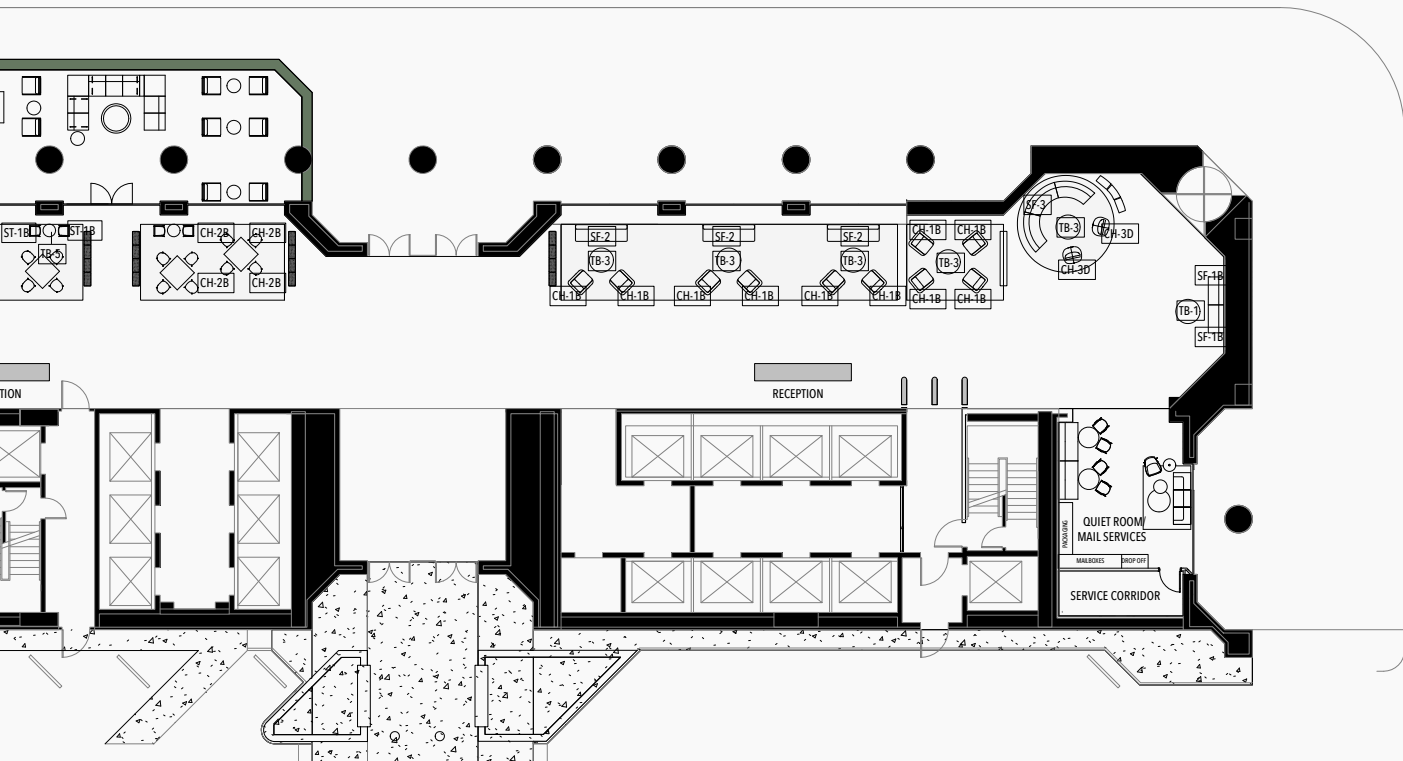
THE FUTURE

Proposed lobby renovations feature a fast-casual eatery offering tenants and visitors pastries, coffees, fresh-pressed juices and quick bites. In addition to extended outdoor seating and dining, the lobby hosts a variety of lounge and dining seating.



PROPOSED LOBBY PLANS

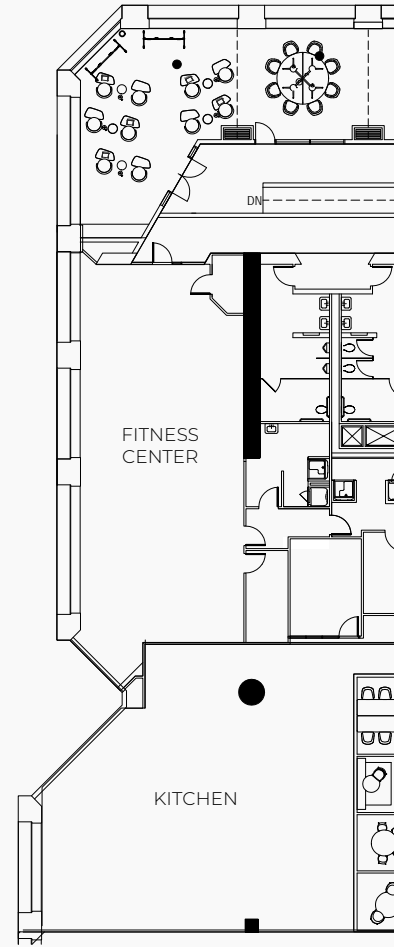


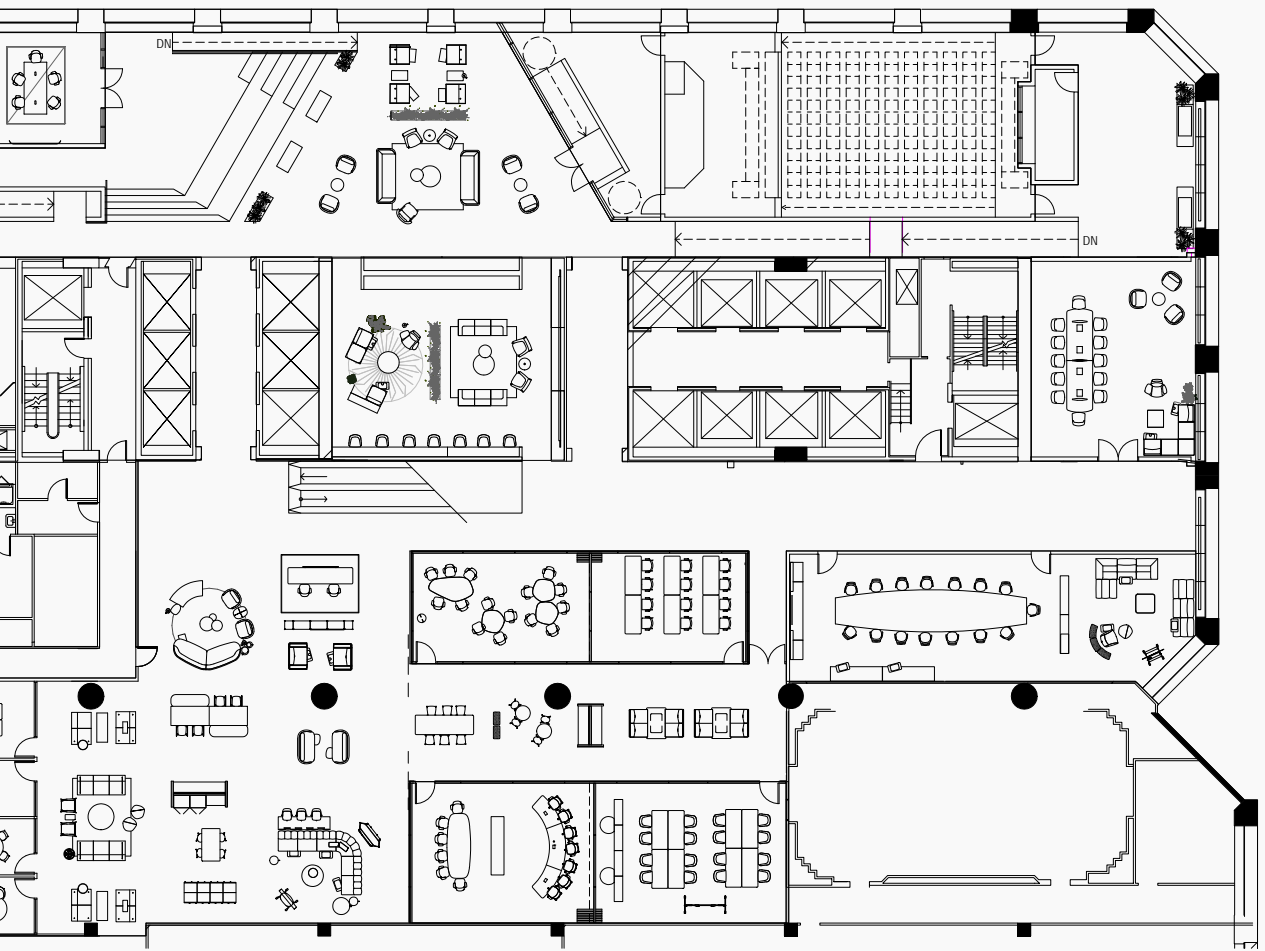


CONNECT

The proposed Level 13 plans include an expansive conference center featuring a mix of auditorium seating, boardrooms, general meeting rooms, event space, co-working and open lounge seating. Additionally, the amenity offering includes a commercial kitchen and fitness center with full-service locker rooms.

PROPOSED LEVEL 13



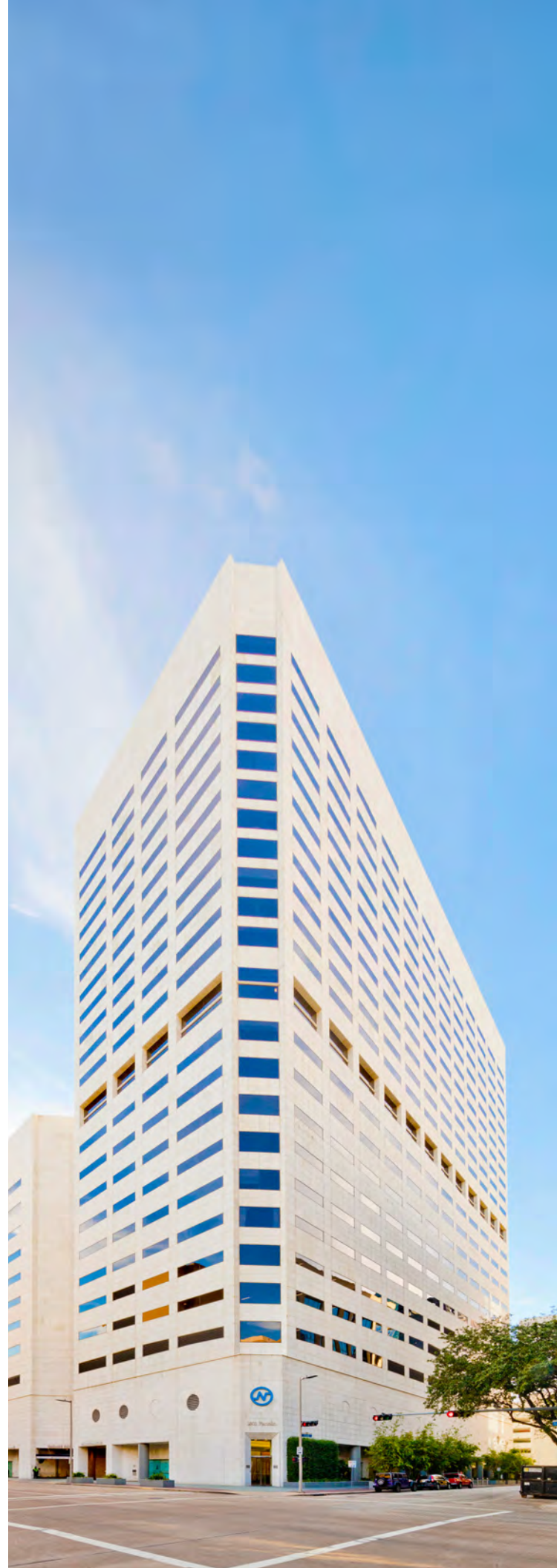


AMENITIES



Strategically anchored in Houston's central business district, at the intersection of Fannin Street and Polk Street, allowing immediate access to all major traffic arteries leading to Houston's submarkets.

- On-site casual dining
- Convenient full-service conference facilities
- Expansive tenant lounge and game room
- Fitness center with full-service locker rooms
- On-site management and 24/7 engineering
- 24/7 security, secure keycard access
- Secure tenant-only parking garage with oversize vehicle parking and electric vehicle charging stations
- Adjacent to well-established childcare center, Crème de la Crème
- Serviced by the METRO public transit system and METRORail, Houston's light-rail network
- Located on central city power grid
- Netrality Data Center on-site





VENUES & LIFESTYLE



LOCATION

- Central Downtown Houston immediate access to all traffic thoroughfares
- One block from METRORail station
- 30 minutes from William P. Hobby Airport and George Bush Intercontinental Airport
- Above average downtown parking ratios



LOCAL VENUES

- The Laura Hotel
- House of Blues
- Discovery Green
- Toyota Center
- Minute Maid Park
- George R. Brown Convention Center



RESTAURANTS

- Hull & Oak
- McCormick & Schmick's
- Guadalajara Del Centro
- The Palm
- Pappas Bros. Steakhouse
- Three Forks
- Toro Toro



LIFESTYLE

- GreenStreet, Lifetime Fitness, Toyota Center, Discovery Green and Trebly Park provide an unbeatable experience offering a harmonious blend of entertainment, fitness nature, and convenience right at your doorstep.
- DuVin Pintor Gallery
- The MAG
- Main Boxing Gym

DOWNTOWN HOUSTON

10,165

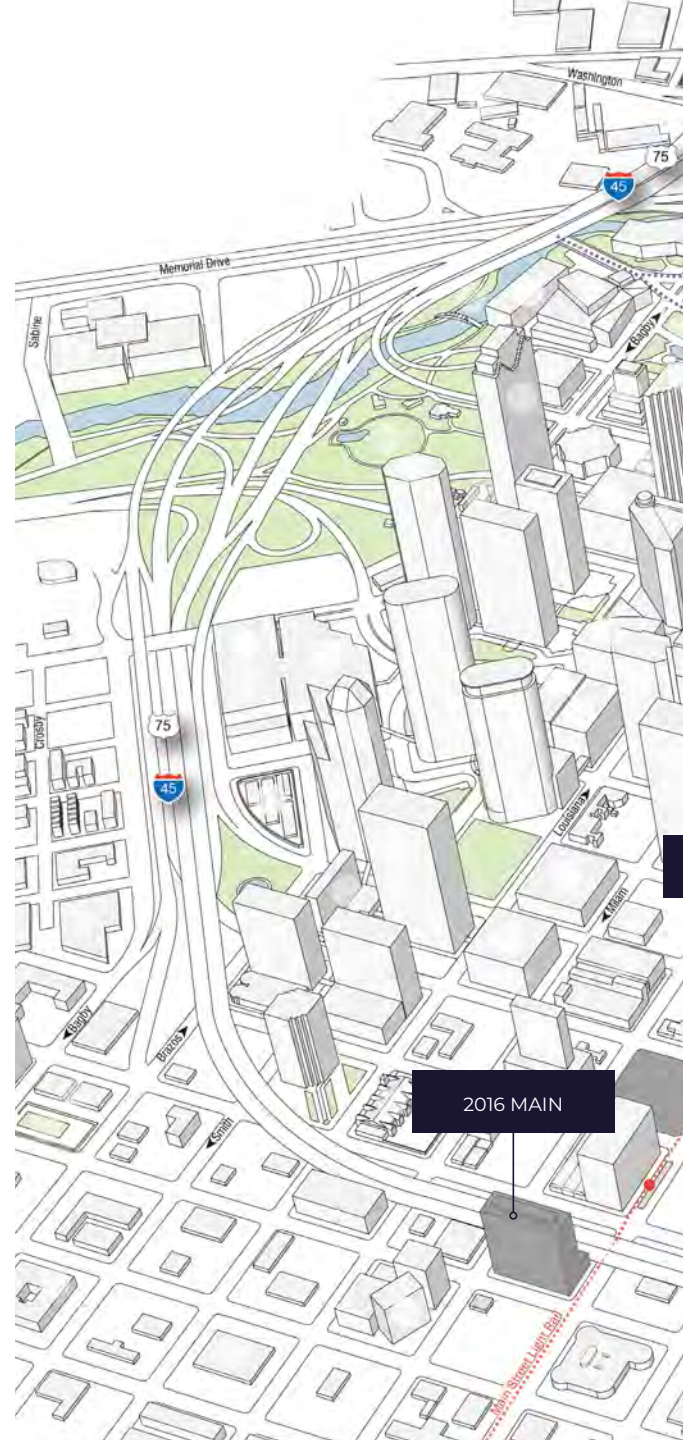
RESIDENTS

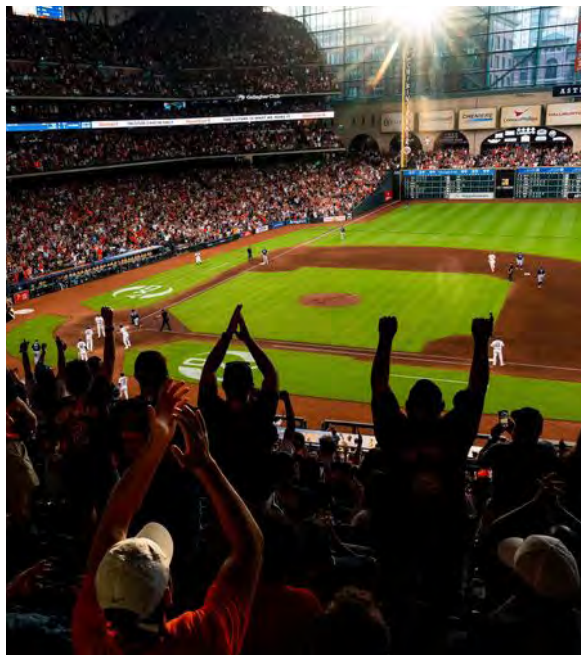
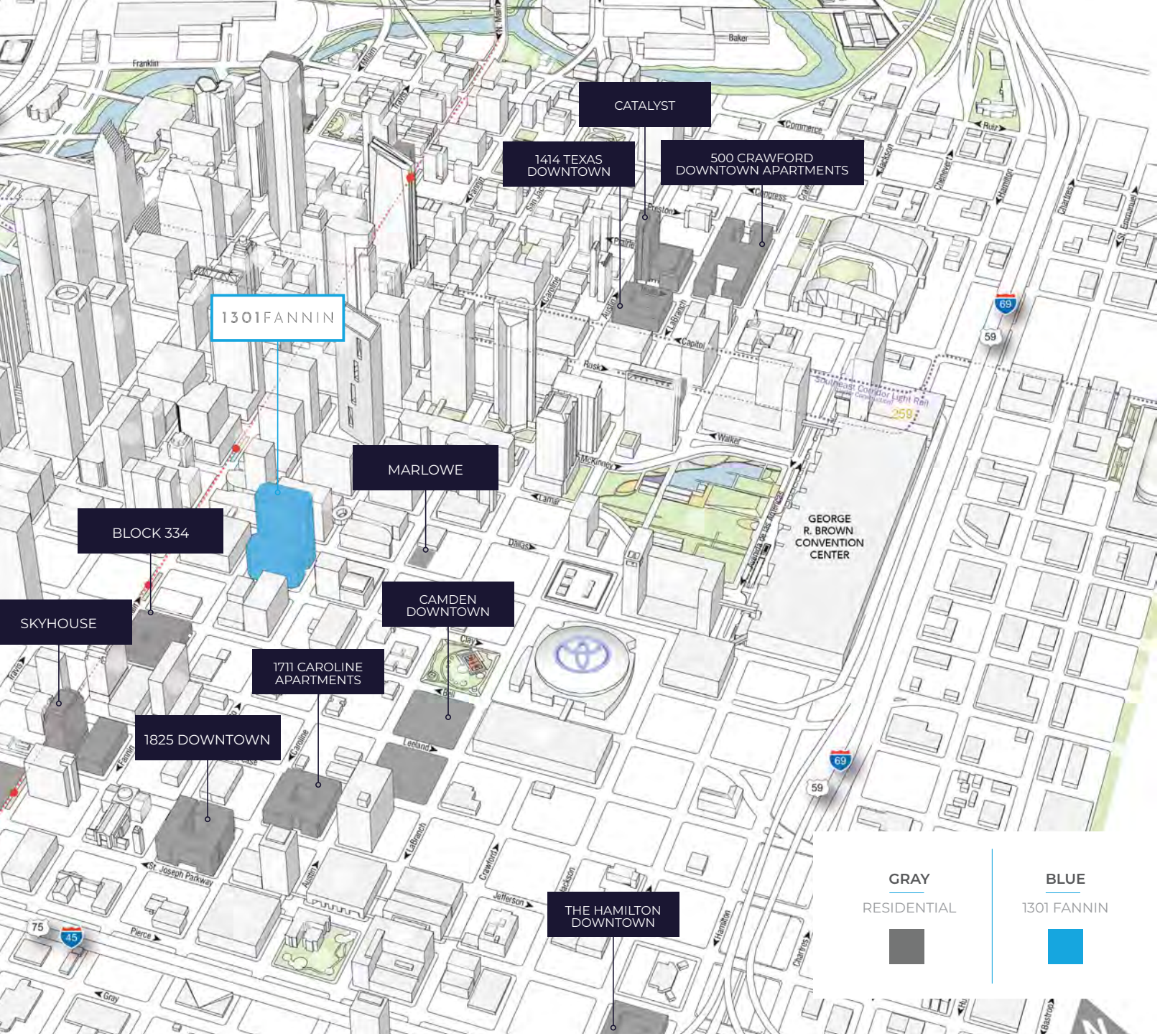
4,300+

BUSINESSES

440+

RESTAURANTS + BARS







Netrality

Data Centers

Netrality Data Centers owns and operates strategic interconnection data centers and Meet Me Rooms, providing a mix of colocation, powered shell, and wholesale data center solutions driven by fiber-dense, network-rich interconnection environments. Today, Netrality's eighteen properties span 3.3 million square feet and over 100 megawatts of capacity across North America.

Well-capitalized with a long-term investment from Macquarie Asset Management, Netrality is the largest privately held owner-operator of core interconnection facilities in the United States. Netrality acquires strategically located, core network interconnection data centers that power latency-sensitive businesses, increase network resiliency, and ensure always-on access to mission-critical applications.



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