

MUSEO

INSTITUTE FOR MEDICAL ARTS



5115 FANNIN ST. HOUSTON, TX

CBRE



MUSEO

INSTITUTE FOR MEDICAL ARTS

10 story “Class AA” medical building
comprised of first floor retail, five levels
of structured parking, and four floors of
medical office space above.



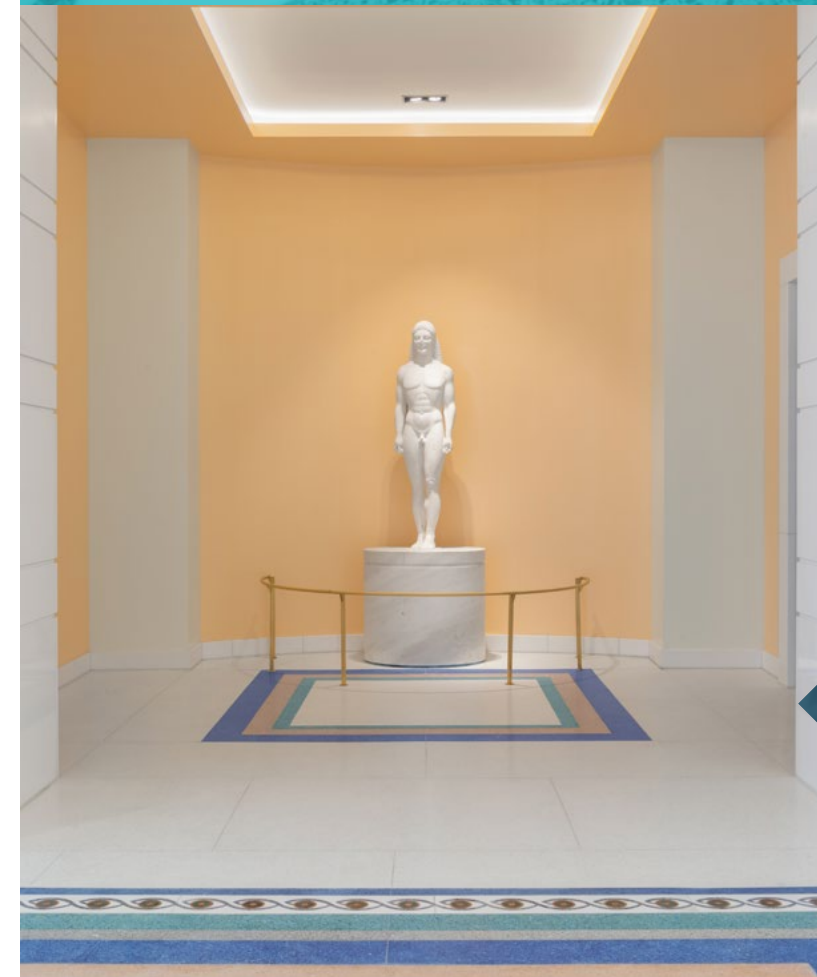
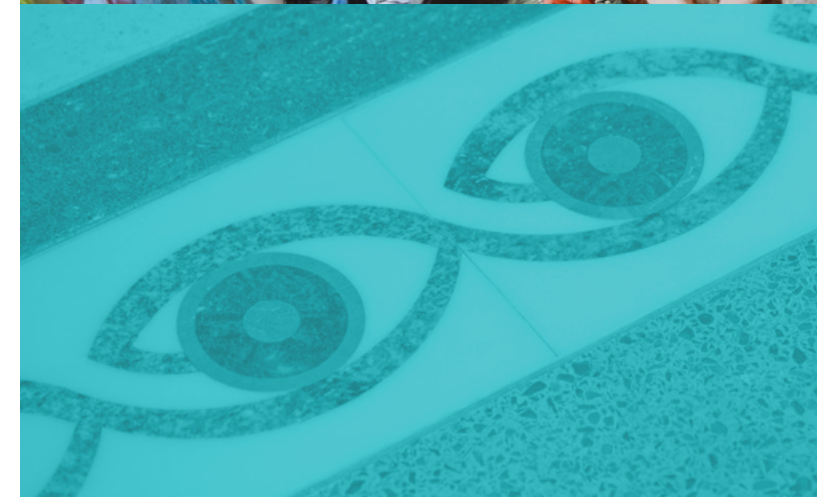


Stunning Design

The stunning architectural vision for Museo was inspired by the 20th century Cubism art movement pioneered by painters Pablo Picasso and Georges Braque, who used geometric components to create figures, landscapes and still lifes.

MUSEO





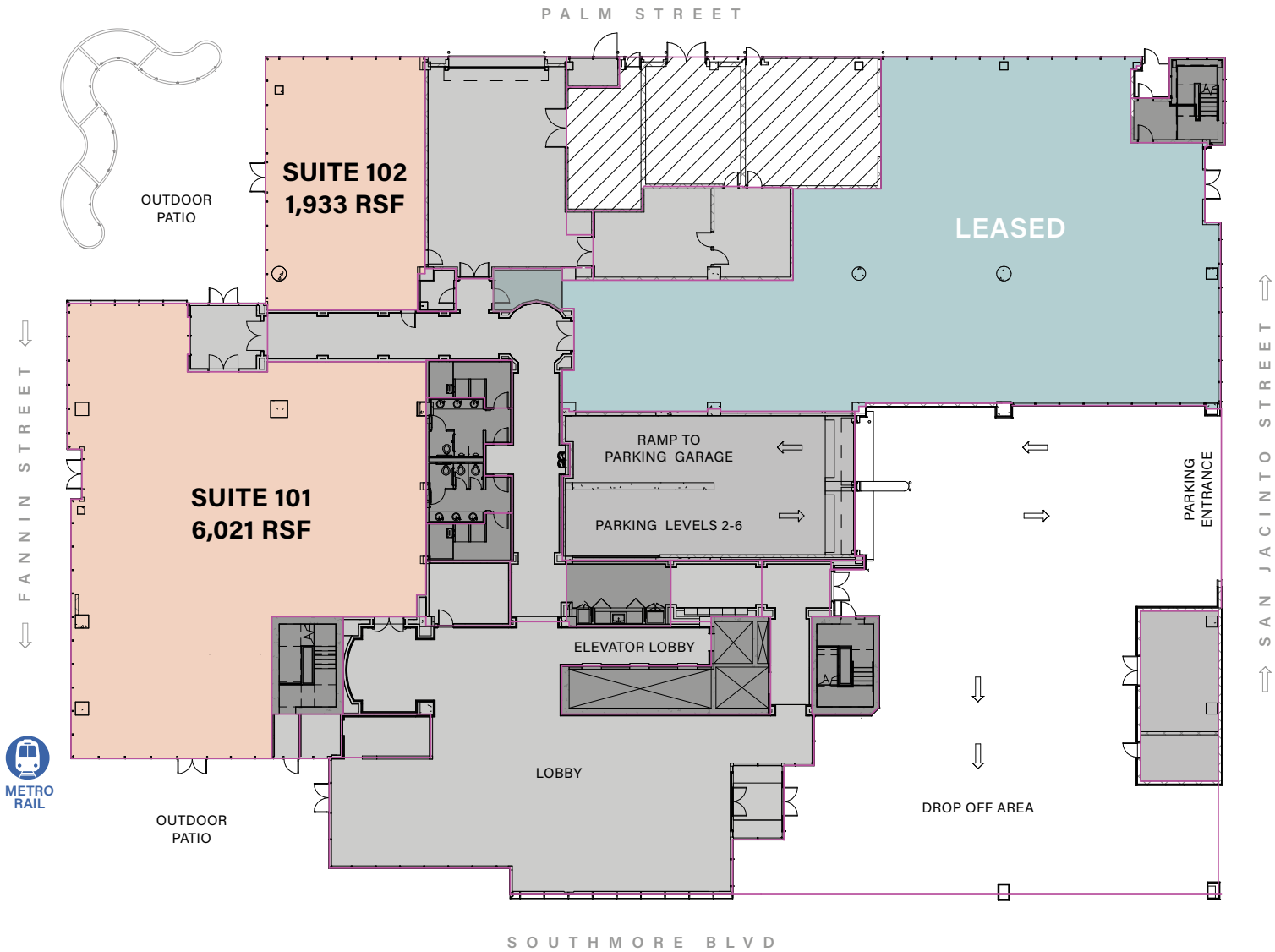
Building Features

- Texas Medical Center access without the hassle
- Exceptional design and finishes throughout
- First floor high-end retail/medical
- Located in one of the most walkable neighborhoods in Houston with a walkability score of 80
- Full structured visitor and employee parking on site
- Shared conference & training facilities
- Stunning rooftop terrace
- No medical use restrictions
- LEED Certified
- Physician investment opportunity



Attention to detail throughout, with works of art thoughtfully curated, offers visitors to Museo an inspiring and refreshing experience.

FIRST FLOOR

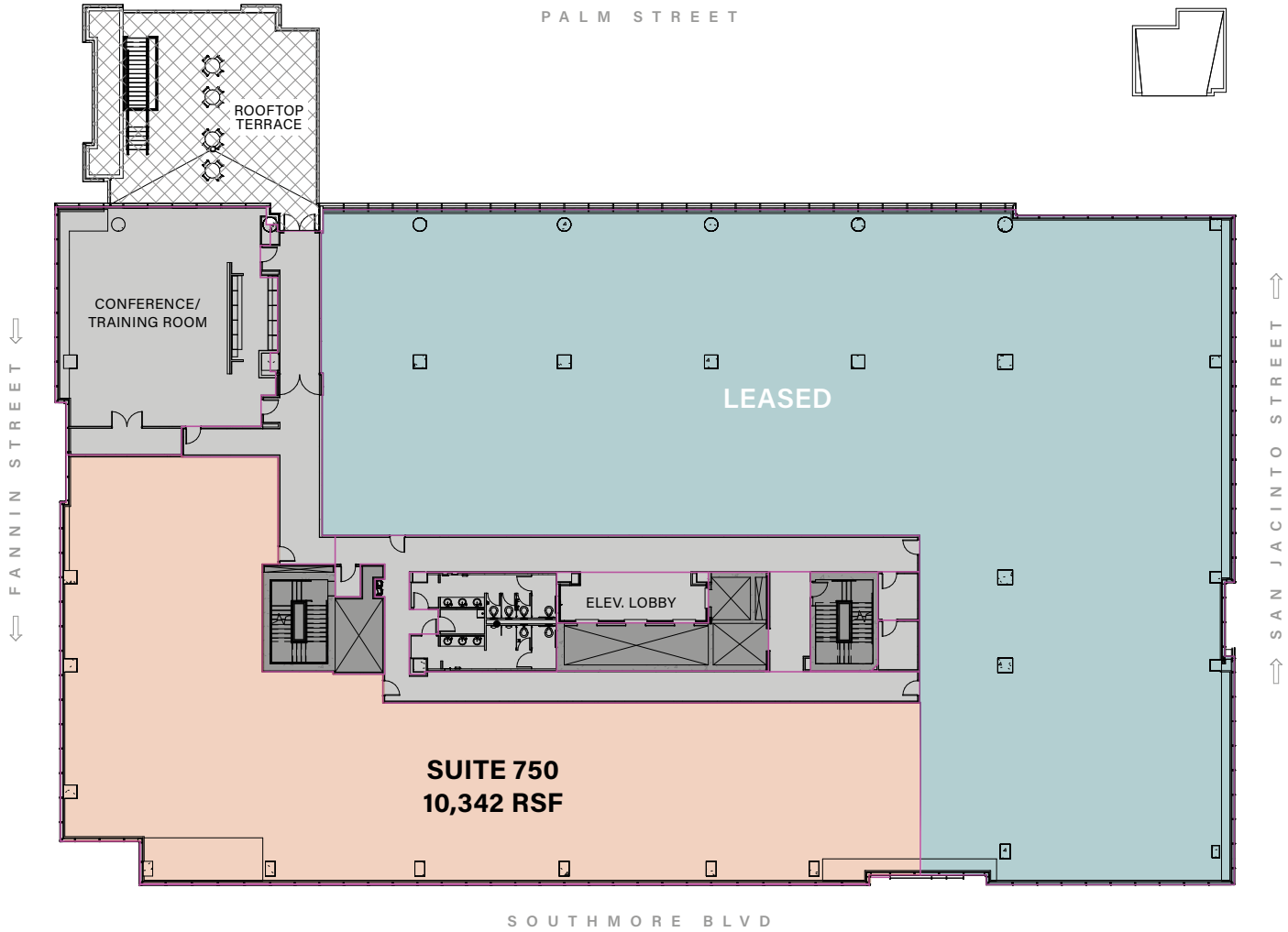


Available

- Suite 101 6,021 SF
- Suite 102 1,933 SF

[Virtual Tour](#)

SEVENTH FLOOR



Available

- Suite 750 10,342 SF

[Virtual Tour](#)



The Convenience

Museo is easily accessible from I-69/ US 59, State Highway 288 and Main Street. Conveniently located next to the METRORail on Fannin Street, the major artery connecting Downtown Houston to the Texas Medical Center. Museo is located in the Museum District between the Texas Medical Center and Houston CBD.



FANNIN STREET

MUSEO

Gateway to the Museum District

The Museum District is a thriving and eclectic community that captures the essence of Houston's cultural presence and progressive efforts of inclusion, collective entertainment and advancing technology. Known for its walkability, The Museum District is a melting pot for local attractions, budding eateries, and unique storefronts within walking distance.

Not only are there 19 museums within a 1.5-mile radius, but the magnificent 445-acre Hermann Park is now in full bloom with the opening of the McGovern Centennial Gardens.

Multiple public transit options, easy freeway access and a short trip to the Texas Medical Center.



HOUSTON
museum
DISTRICT



EAT



GATHER



RELAX



STAY



Neighborhood Highlights

Top Ranked Restaurants Nearby: Lucille's, Bodegas, Monarch, The Park Grill, Barnaby's Cafe Museum District, Raven Grill, Tiny Boxwoods, Hungry's, Houston's

Popular Neighborhood Venues: Children's Museum, Miller Outdoor Theatre, Museum of Natural Science, Museum of Fine Arts, Houston Zoo, Rice University

Trails & Parks: Hermann Park, Museum Park, Hermann
Park Golf Course, Rice University Running Trails

In terms of cultural heft, Houston is Texas' reigning heavyweight champ, and one of its best pockets is the Museum District, a leafy neighborhood wedged between the Rice University campus, the Texas Medical Center and Houston's Central Business District. The area enjoys the benefits of not only Houston's liveliest metro, but also the most prominent arts and culture district in the entire MSA positioning itself to access an array of evolving recreation, network of business associations, and developing community cultures.



Texas Medical Center

Texas Medical Center (TMC) — the largest medical city in the world—is at the forefront of advancing life sciences. Home to the world’s largest children’s hospital & world’s largest cancer hospital, TMC nurtures cross-institutional collaboration, creativity and innovation because together, we can push the limits of what’s possible.

 **8TH LARGEST**
BUSINESS DISTRICT IN THE US

 **10M VISITORS**
PER YEAR
160,000 VISITORS
EACH DAY

 **PRESTIGIOUS**
INNER LOOP
CONSUMER MATRIX

 MEDICAL POINTS  AMBULATORY SURGERY CENTERS  EDUCATION  HOSPITALS





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*Mann Eye Institute
and Laser Center*

MUSEO


TESTA ROSSA
Properties