



6 4 0 0
FANNIN

**Retail and 2nd Generation Restaurant
SPACES AVAILABLE**

6 4 0 0

FANNIN

6400 Fannin is an iconic, fortress, Class AA 30-story medical office tower designed by Kirksey Architecture and nestled at the gateway to the Texas Medical Center (TMC), the largest concentration of medical, research, treatment, and educational institutions in the world. The advantages extend far beyond TMC, neighboring Houston's primary business centers, dynamic entertainment districts, prestigious universities, exciting retail destinations, affluent neighborhoods, and green spaces.

Building Features

Outpatient surgery center
Patient concierge
Linear accelerator
Starbucks
Food Service
Walgreens Pharmacy
On-site valet / VIP parking

Building Information

Owner	LaSalle Investment Management
Building NRA	510,355 s.f. medical office and retail
Floors	30
Parking	4.3/1000
Building Hours	Monday - Friday: 7:00 AM - 6:00 PM Saturday 8:00 AM - 1:00 PM
Anchor Tenants	<ul style="list-style-type: none">Memorial Hermann Health SystemUT Physicians
Base Rental Rate	Negotiable



Retail and 2nd Generation Restaurant
Spaces Available

ICONIC



HIGHLIGHTS

6400 Fannin offers unparalleled accessibility and visibility. It features an integrated parking lot, over 16,000 square feet of retail space, walkable amenities and green spaces all in the heart of one of the most distinguished medical centers in the world, the Texas Medical Center.

Houston's METRORail Red Line easily connects the Medical Center to downtown, NRG Park, Hermann Park, and is a short distance from Midtown and the Museum District.

Flanked by three primary thoroughfares, 6400 Fannin provides physicians, patients, and visitors seamless access with multiple entrances.

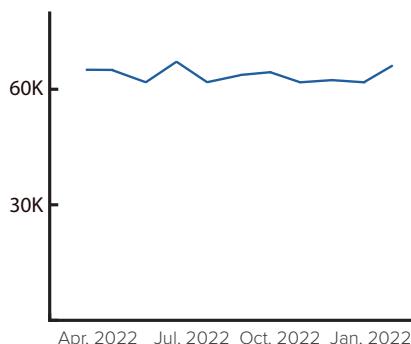


KEY FACTS

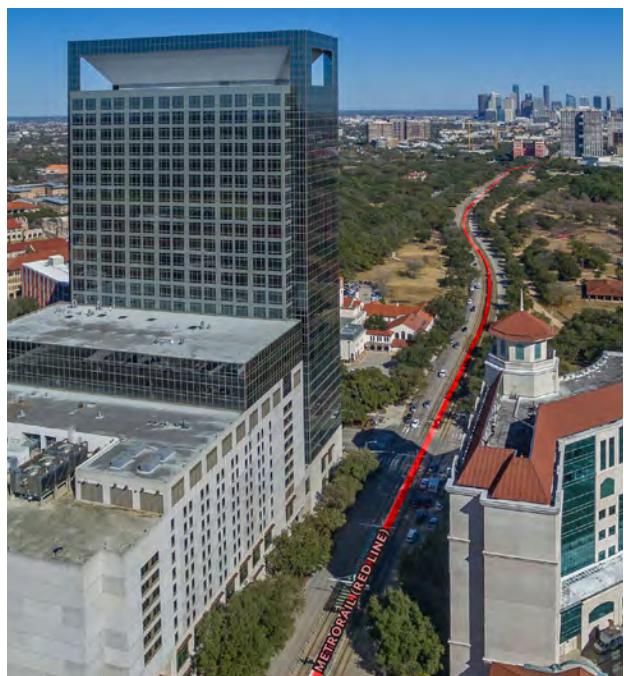
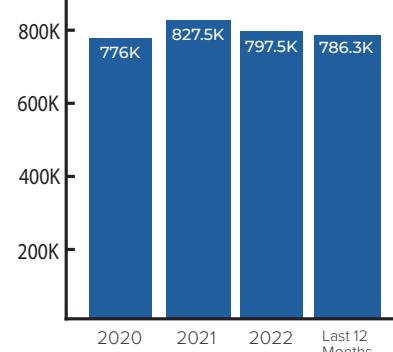
\$69,000
Median household income

\$111,000
Average household income

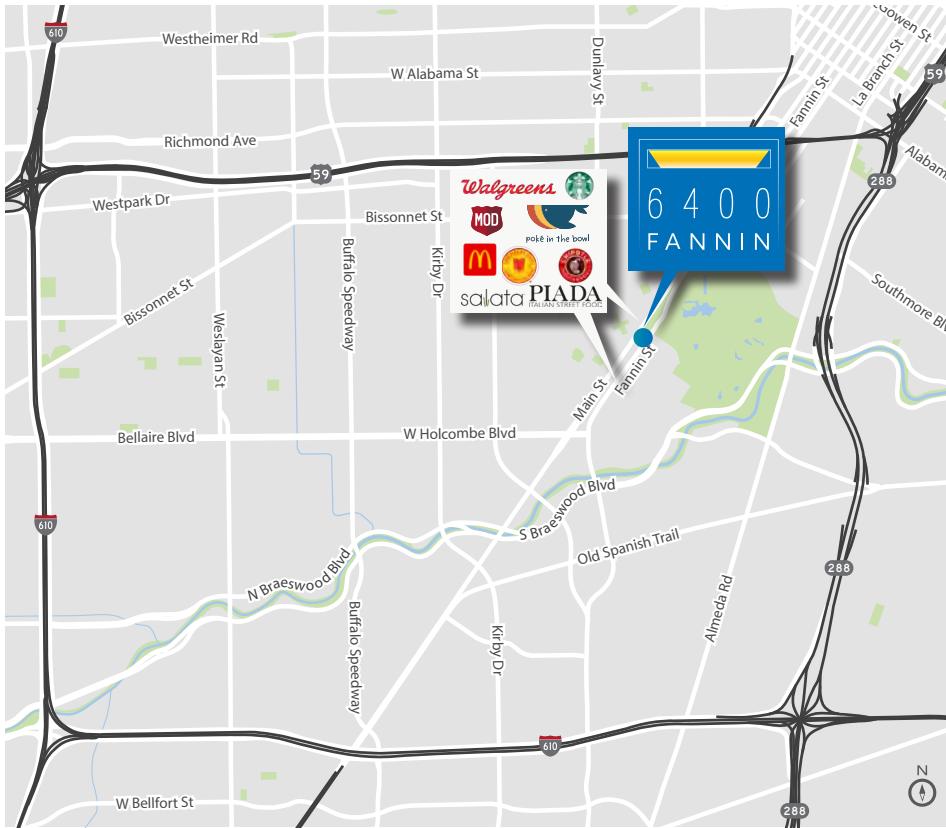
Monthly Visits



Annual Visits



LOCATION



6400 Fannin is strategically surrounded by Texas State Highway 288, Interstate 69, and Loop 610.

70,000
monthly visitors

797,500
annual visits

9:00 a.m. - 11:00 a.m.
highest # of daily visits

MAJOR HOSPITAL CAMPUSES

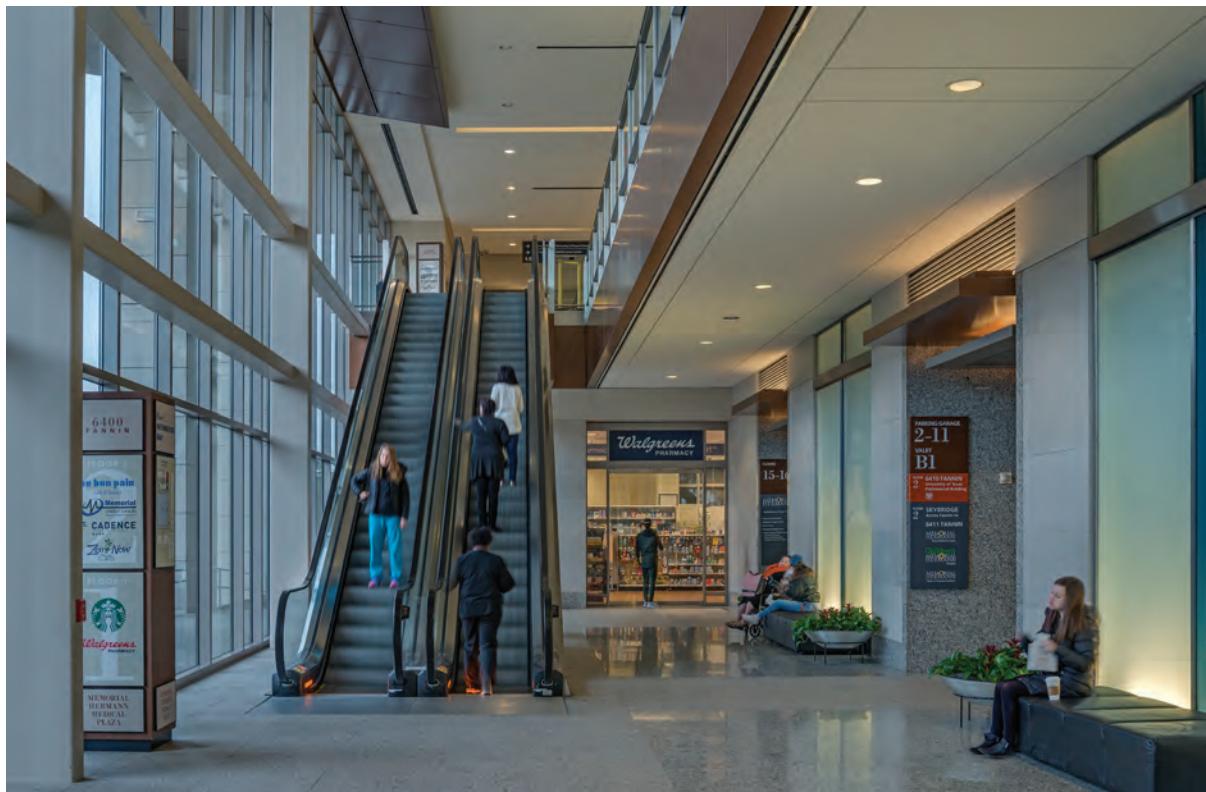
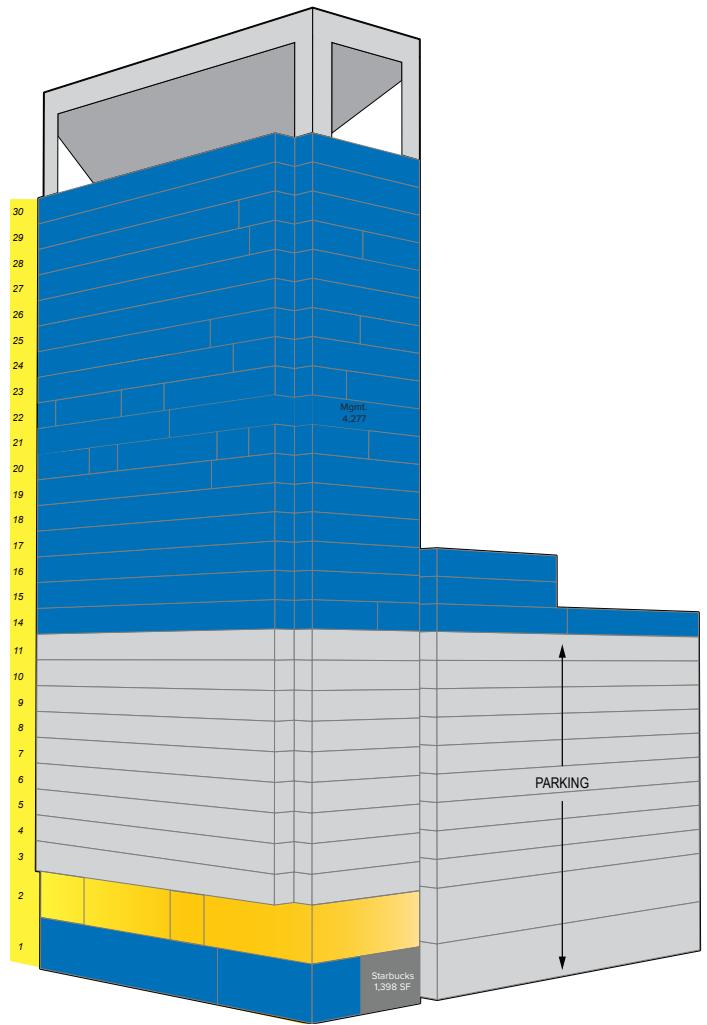


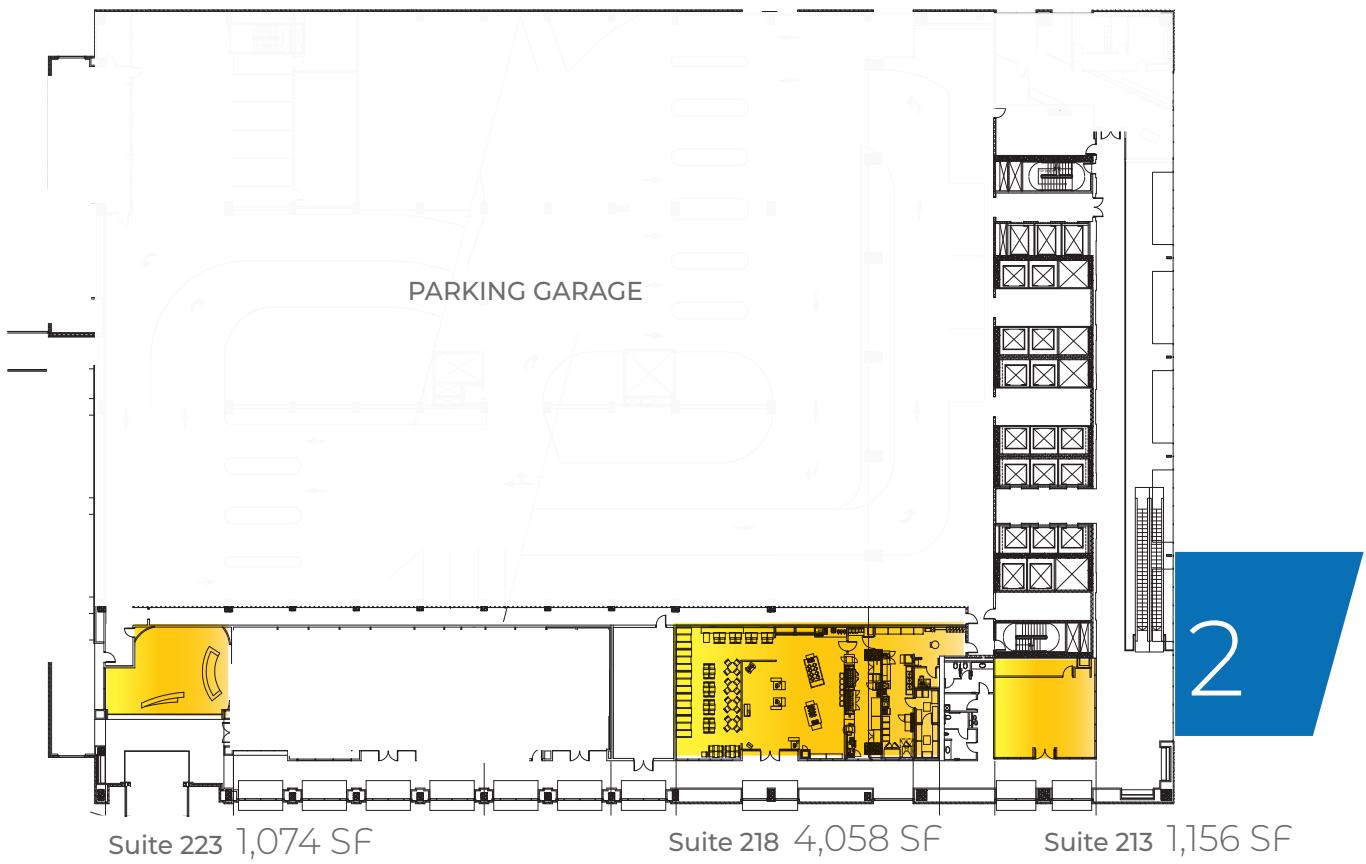
AVAILABILITY

Retail and 2nd
Generation Restaurant
Space available space
from 1,074 SF - 4,058 SF

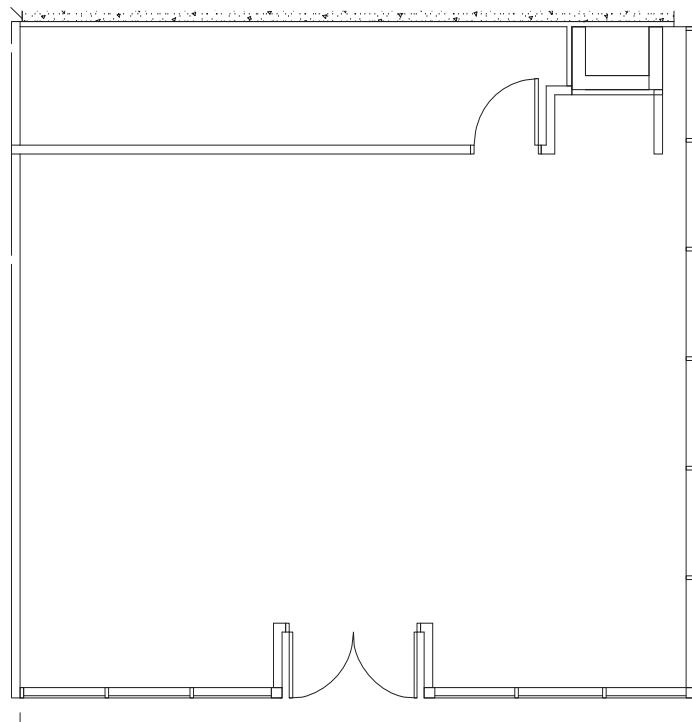
Suites

Suite 213	1,156 SF
Suite 218	4,058 SF
Suite 223	1,074 SF

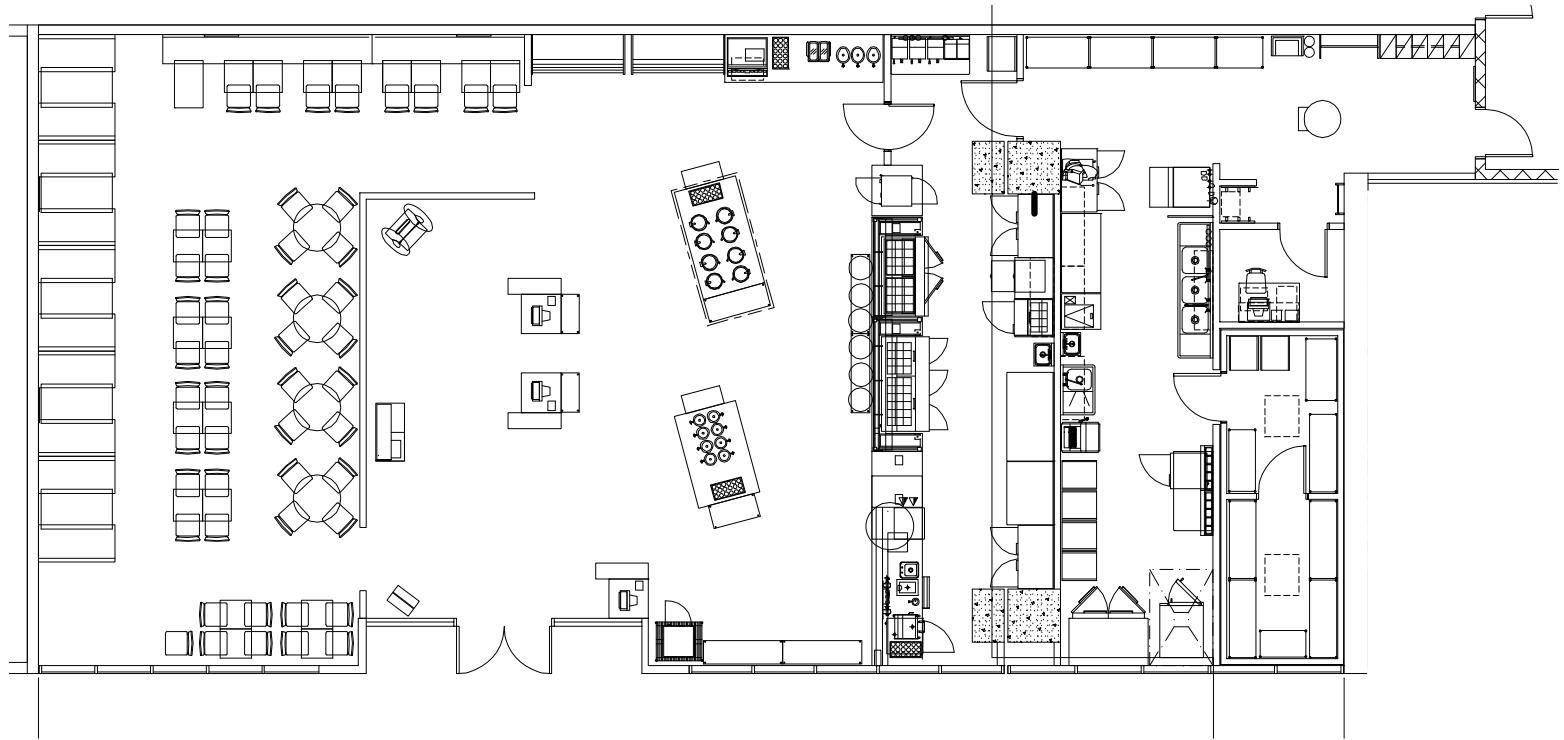




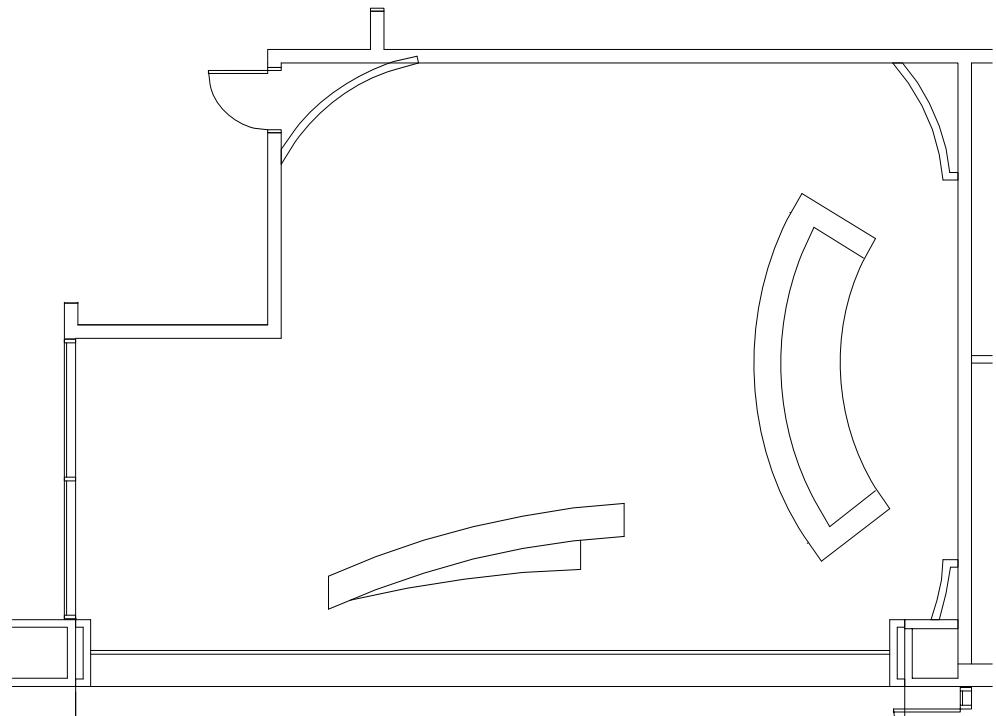
Suite 213
1,156 SF



Suite 218
4,058 SF



Suite 223
1,074 SF





6 4 0 0
FANNIN

*The Gateway to the
Texas Medical Center*

6400 FANNIN ST, HOUSTON, TX 77030



FOR RETAIL LEASING INFORMATION:



Emily Durham
Food & Beverage Advisory
emily.durham@jll.com
713 212 6520



Rachel Keener
Food & Beverage Advisory
rachael.keener@jll.com
713 888 4074

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	