



GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

421 FANNIN ST. | HOUSTON TX 77002

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

PROPERTY OVERVIEW

Available SF: 20,000 SF

Lease Rate: \$15.00 - \$21.00 SF/YR

Lot Size: 0.3 Acres

Building Size: 20,000 SF

Near Harris County Court House

**Great Location on the corner of
Fannin St. & Prairie St.**

Major Traffic

METRORail Accessible



This two-story Retail/Office building is encased with framed windows giving high visibility of premier office space along Fannin. It is located in Historic Downtown Houston between Praire St. & Preston, minutes from Minute Maid Park, George R. Brown Convention Center, Toyota Center, Jones Hall, Harris County Courts Complex and the University of Houston Downtown. Immediate access to I-69 East, I-45 South & West and I-10 North. The building is also in the perfect location to access the METRORail, which runs from the University of Houston to Reliant Park.



DAVID GREENBERG

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**1st Floor
10,000 SF
Available**

**2nd Floor
10,000 SF
Available**

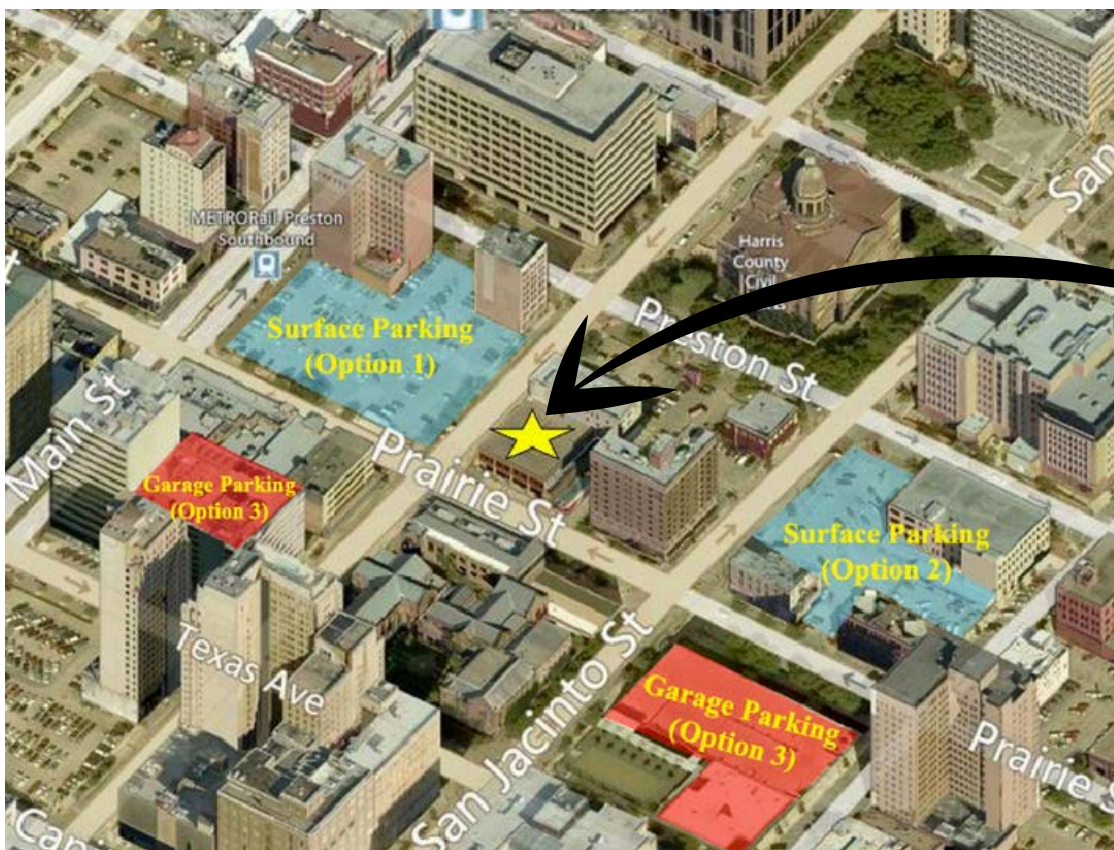


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PARKING OPTIONS



OPTION 1

ACE Parking

1009 Prairie St.
(Between Prairie St. & Preston St.)
Monday - Sunday 24 Hours
Daily Rate: \$14.00
100 Spaces

ABM

1106 Preston
(Between Prairie St. & Preston St.)
Monday- Sunday 24 Hours
Weekday Rate: \$15.00
Weekend Rate: \$5.00

OPTION 2

ABM Parking

415 San Jacinto
(Between Prairie St. & Preston St.)
Monday- Sunday 24 Hours
Rate: \$5.00-\$11.00
75 Spaces



OPTION 3

WINPARK Christ Church Garage

Christ Church Garage
511 San Jacinto
(Between Texas Avenue & Prairie St.)
Monday-Friday 5:30 AM-10PM
Saturday & Sunday CLOSED
Daily Rates: \$15.00 Monthly
Rate unreserved: \$125.00

Binz Building Garage

1015 Texas
(Between Texas Avenue & Prairie St.) Monday-Sunday 24 Hours
Rate: \$15.00
Month (reserved): \$245.00
Month (unreserved): \$195.00

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**421 FANNIN ST
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HARRIS COUNTY COURT COMPLEX



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,567	199,764	465,752
Average Age	41.1	37.9	37.6
Average Age (Male)	42.4	38.5	37.6
Average Age (Female)	37.5	37.1	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,506	84,022	183,435
# of Persons per HH	2.4	1.9	2.3
Average HH Income	\$120,892	\$104,029	\$105,051
Average House Value	\$336,881	\$349,300	\$337,760

* Demographic data derived from 2020 ACS - US Census



DISCLAIMER: The information contained herein was obtained from credible and established industry sources; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is based on recent and relative sales records collected from reputable and deemed reliable sources. The data and information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice. Buyer and lending underwriters shall rely on independent due diligence, and agrees to hold Greenberg Realty Partners, LP, Greenberg & Associates, including affiliate entities and its Agents harmless should any discrepancies be identified.

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.		
Licensed Supervisor of Sales Agent/Associate		Email	Phone

	License No.		
Sales Agent/Associate's Name		Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date