

1 F
3 A
0 N
1 I
1 N

HOUSTON, TX 77002



COMING SOON: DOUBLE-HEIGHT COLLABORATIVE SPACE WITH OUTDOOR TERRACE AND INTERNAL STAIRWELL!

1301 FANNIN
RESIDENTIAL

PROPERTY HIGHLIGHTS

Total NRA: ±784,143 SF

Available SF: ± 5,000 - ± 60,000 NRA

Typical Floor: ± 26,000 NRA

Lease Rate: \$23.00 SF/Yr. (NNN)
\$0.50 Annual Increases

Opex: \$15.56 SF/Yr. (Including Tax)

Parking Ratio: Higher than typical CBD densities between 2 parking garages with 5 options:

In Building Parking:

- Executive Parking: \$550/mo.
- Reserved Parking: \$235/mo.
- Unreserved Parking: \$175/ mo.

Clay Garage:

- Reserved Parking: \$160/ mo.
- Unreserved Parking: \$130/ mo.

Amenities: Houston's tech hub, state of the art high security with 24/7 operations housing data, coworking, and office tenants (see more on pg. 3)





LEVEL 13: PROPOSED SINGLE-TENANT FLOOR PLAN



LEVEL 14: PROPOSED SINGLE-TENANT FLOOR PLAN

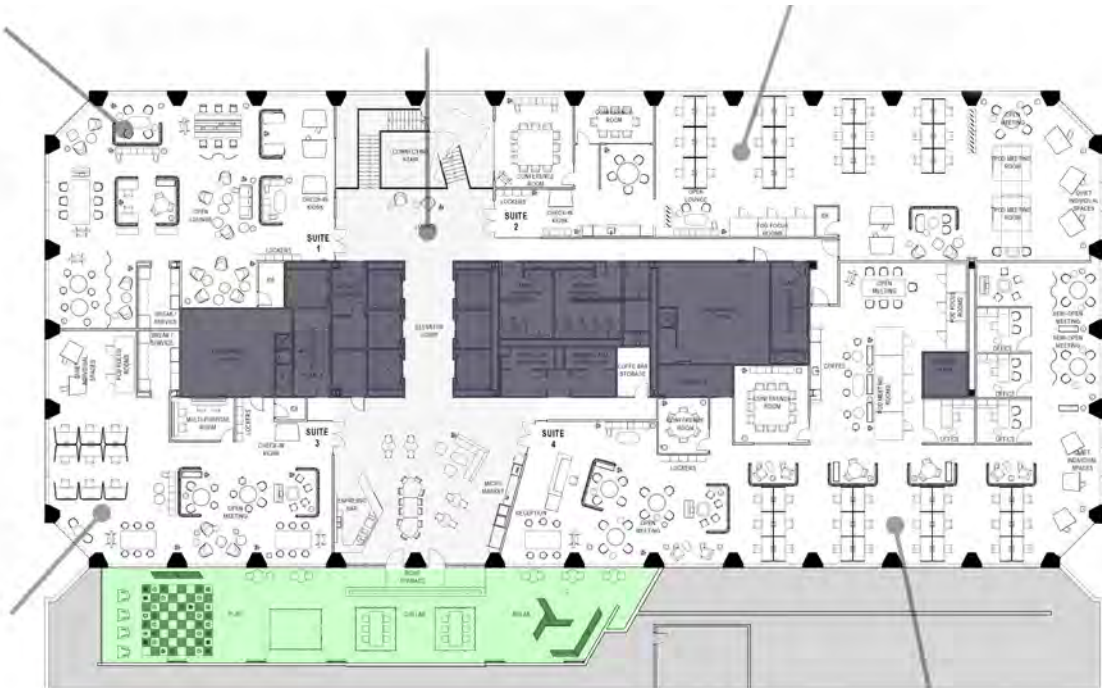
LEVEL 14: PROPOSED MULTI-TENANT FLOOR PLAN

SUITE 1:
3,200 SF

THE COMMUNITY:
2,850 SF

SUITE 2:
4,550 SF

SUITE 3:
2,850 SF



SUITE 4:
7,150 SF

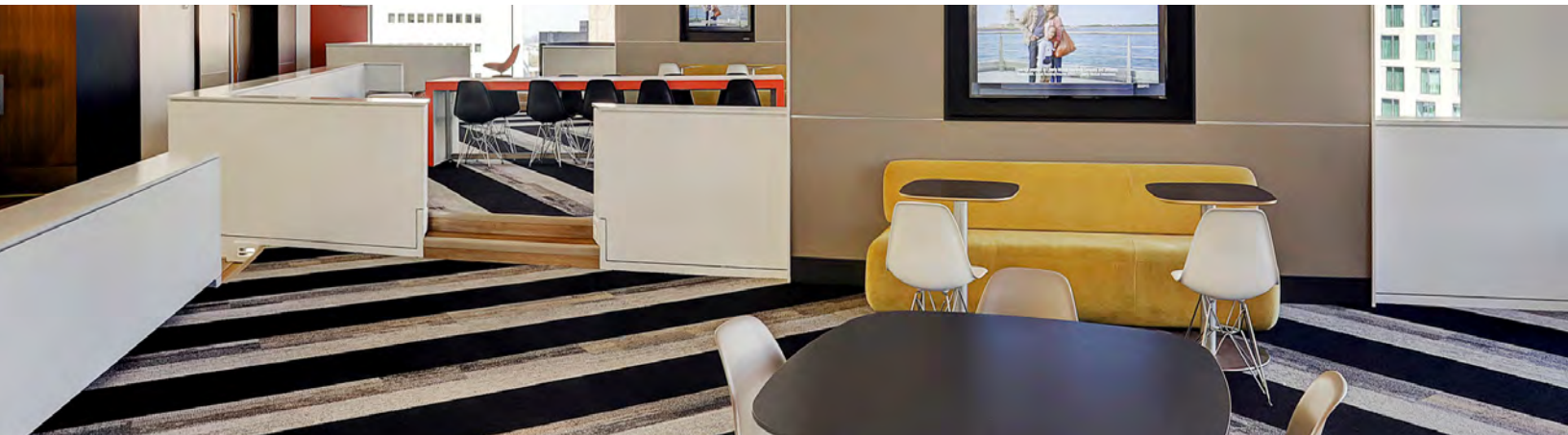
OUTDOOR SPACE

1 F 3 A 0 N 1 I 1 N

HOUSTON, TX 77002

FEATURES & AMENITIES

- On-Site Property Management & 24 hour engineering
- 24 Hour manned security and camera surveillance
- Tenant concierge on-site
- Houston's "Tech-Hub" with datacenter redundancies, heavy fiber, and colocation options
- Energy Star compliant
- Multiple tenant options offering elevator lobby exposure
- Multiple conference rooms with A/V equipment
- Tenant lounge, game room, and fitness facility
- Located within an Opportunity Zone
- Located in Central Downtown Houston
- Close proximity to Hobby & Intercontinental Airport
- Adjacent to Discovery Green
- Houston's Entertainment District and Innovation Corridor
- Coworking and incubator options nearby include: Station Houston, Mass Challenge, and LifetimeWork
- Close to local venues including the House of Blues, GreenStreet and George R. Brown, and Convention Center
- A variety of dining options like The Grove, Benihana, Three Forks, Russo's New York Pizzeria, Pappasito's Cantina and more



1301 FANNIN

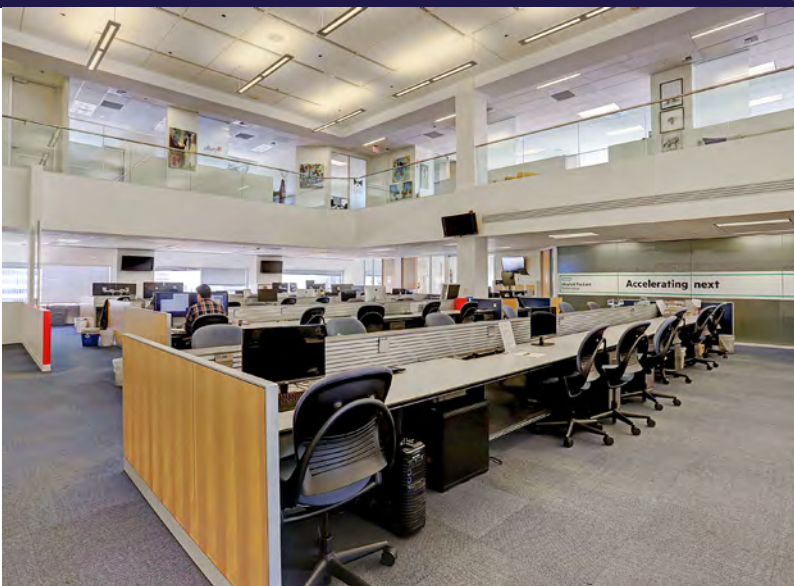
HOUSTON, TEXAS 77002

WORRY-FREE WORKSPACE

1301 Fannin is committed to providing a safe, healthy and productive environment for its tenants, with as little inconvenience as possible. Breathe easily knowing that 1301 Fannin exceeds excellence in air filtration, with MERV 13 High Efficiency air filters and elevator cabs outfitted with Fujitec IONFUL® air filters which discharge Plasmacluster Ions that inactivate 99% of airborne viruses.

Increased cleaning measures and physical barriers at lobby security decks provide additional safeguards for your health and wellbeing at all times.

THE DESTINATION FOR TODAY'S TECH USER



CHRIS LEWIS
CLEWIS@LEE-ASSOCIATES.COM
713.744.7441

