

# 8515 FANNIN

8515 Fannin Street | Houston, TX 77054



## Building Features

- Superb location on light rail (near NRG rail stop) across from NRG Stadium and immediately south of central TMC
- 100% Turn Key or Aggressive Tenant Improvement Allowance
- Secured fence with remote access
- Well designed configuration of dry/wet labs
- Walk-in refrigerators, and natural gas lines throughout
- Availabilities from 1,139 - 5,476 SF
- Abundant surface parking spaces



# Premier Location

## Healthcare

**58%**

Private Insurance

**\$8k**

Healthcare Spending

**78%**

Doctor Visits in 2024

## Economics

**35**

Median Age

**\$128k**

Per Household Income

## Employment

**12%**

Service Employment

**12%**

Blue Collar Employment

**76%**

White Collar Employment

## Population

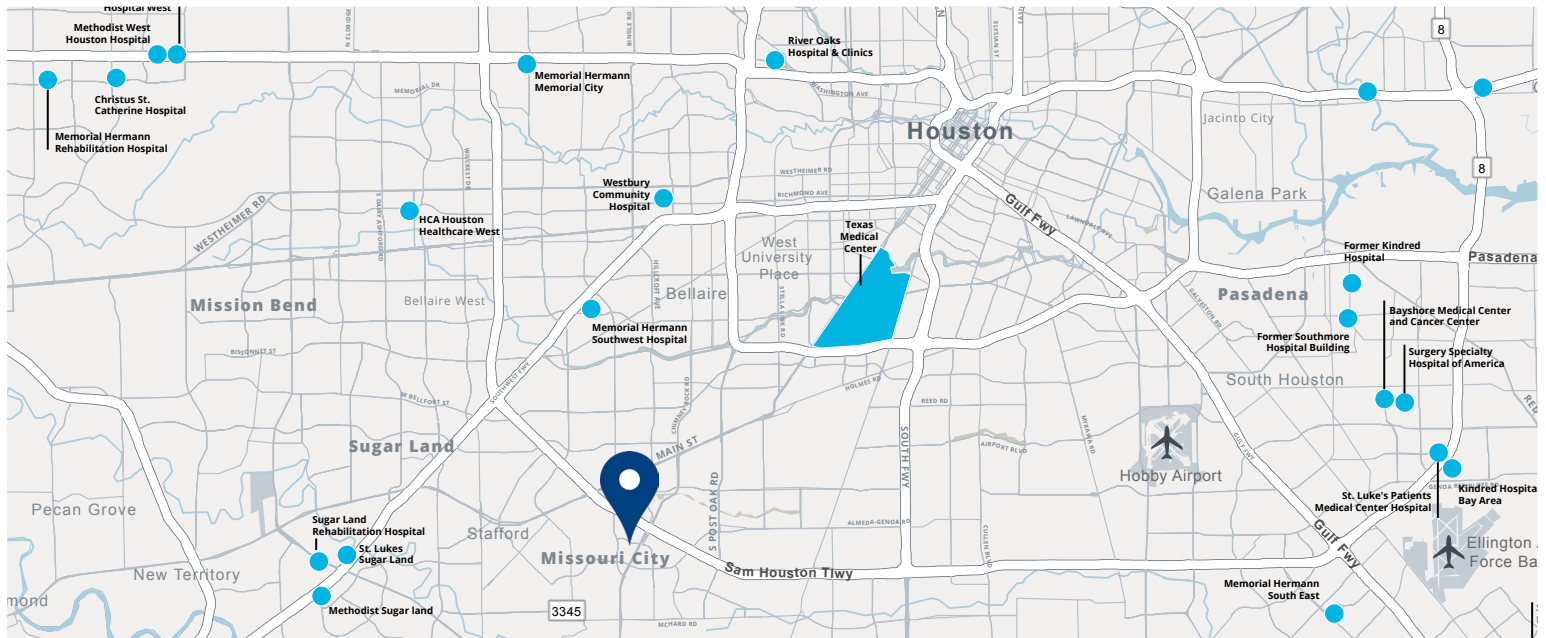
**402k**

Total Population

**634k**

Total Daytime Population

\*Demographics is within 5 miles of the property



## Leasing Information:

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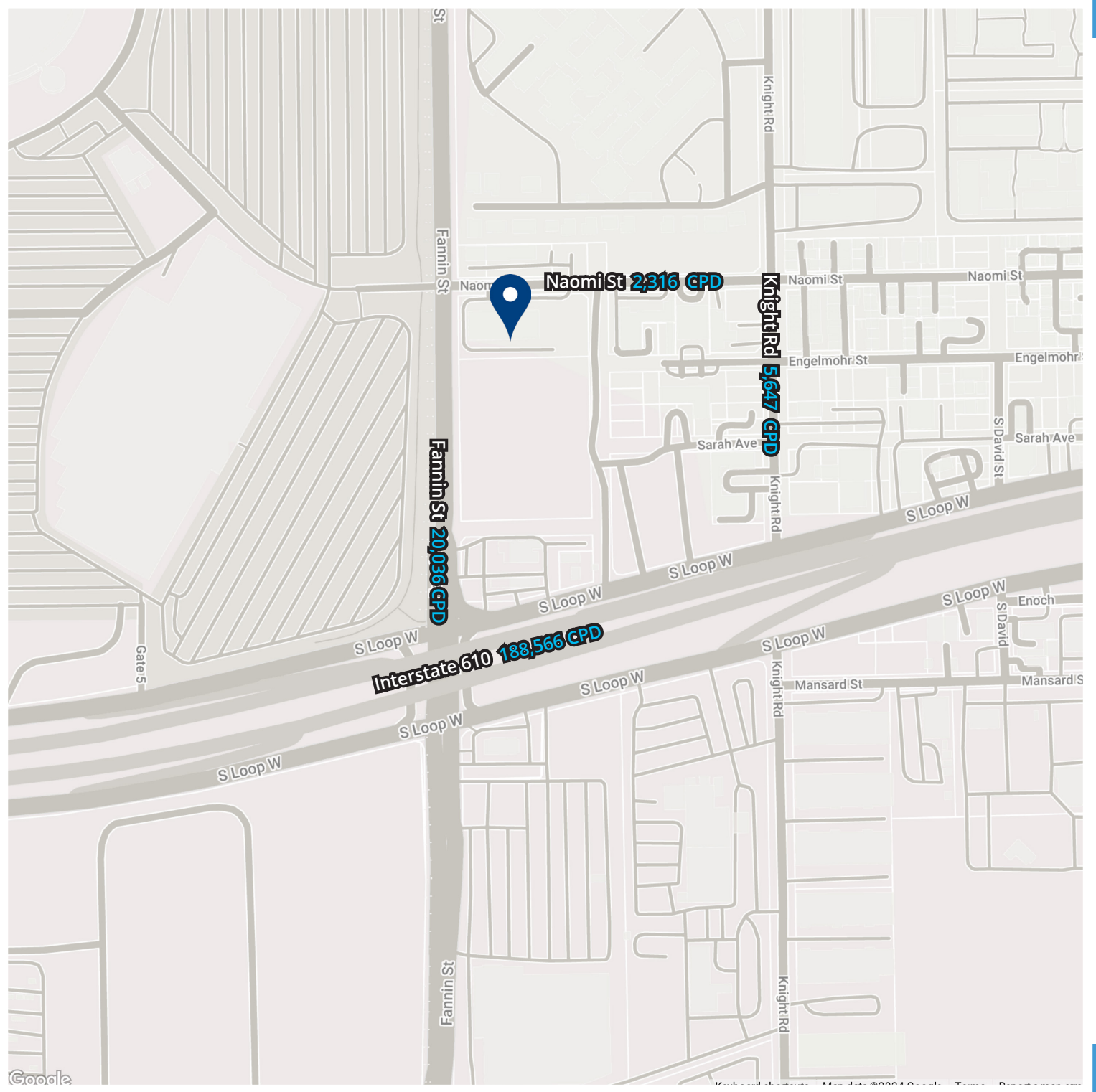
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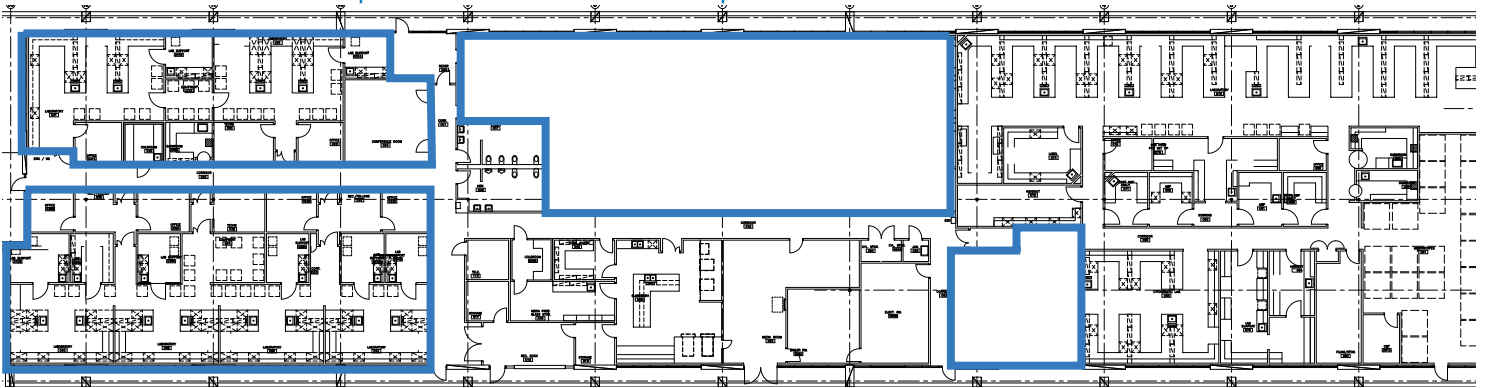
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## Floor Plate

1,139 - 5,476 SF

Suite 1  
3,802 SF  
2nd Gen Lab Space

Suite 3  
5,476 SF  
Shell Space



Suite 7  
4,921 SF  
2nd Gen Lab Space

Suite 5  
1,139 SF  
Shell Space

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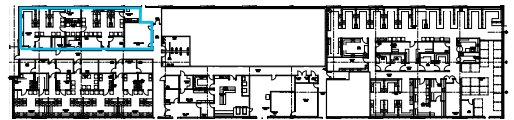
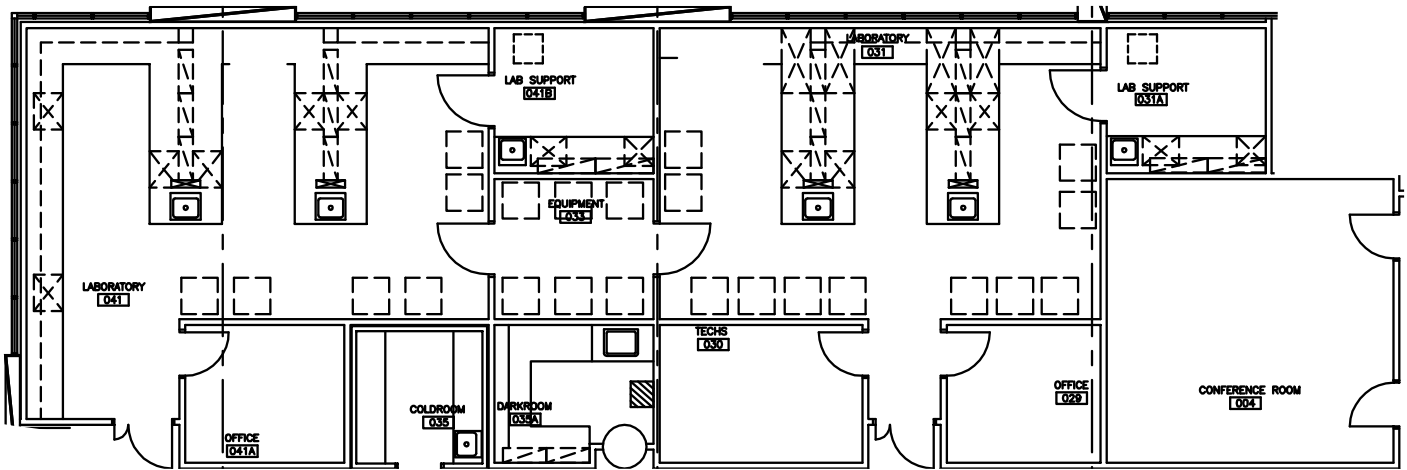
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## Suite 1

3,802 SF

2nd Gen Lab Space



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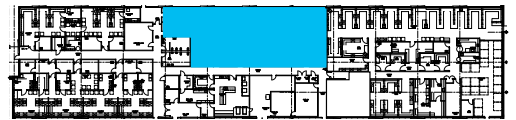
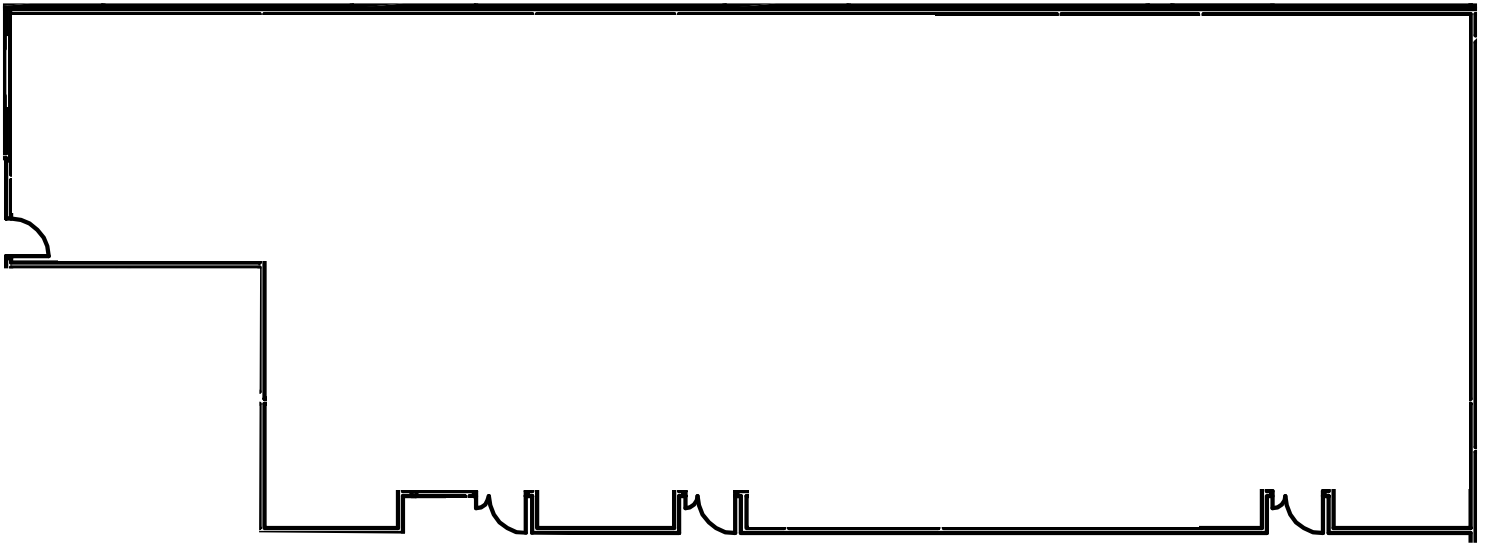


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## Suite 3

5,476 SF - Shell Space



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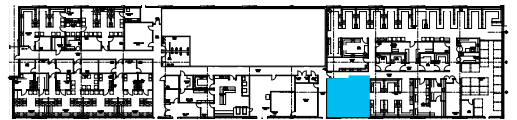
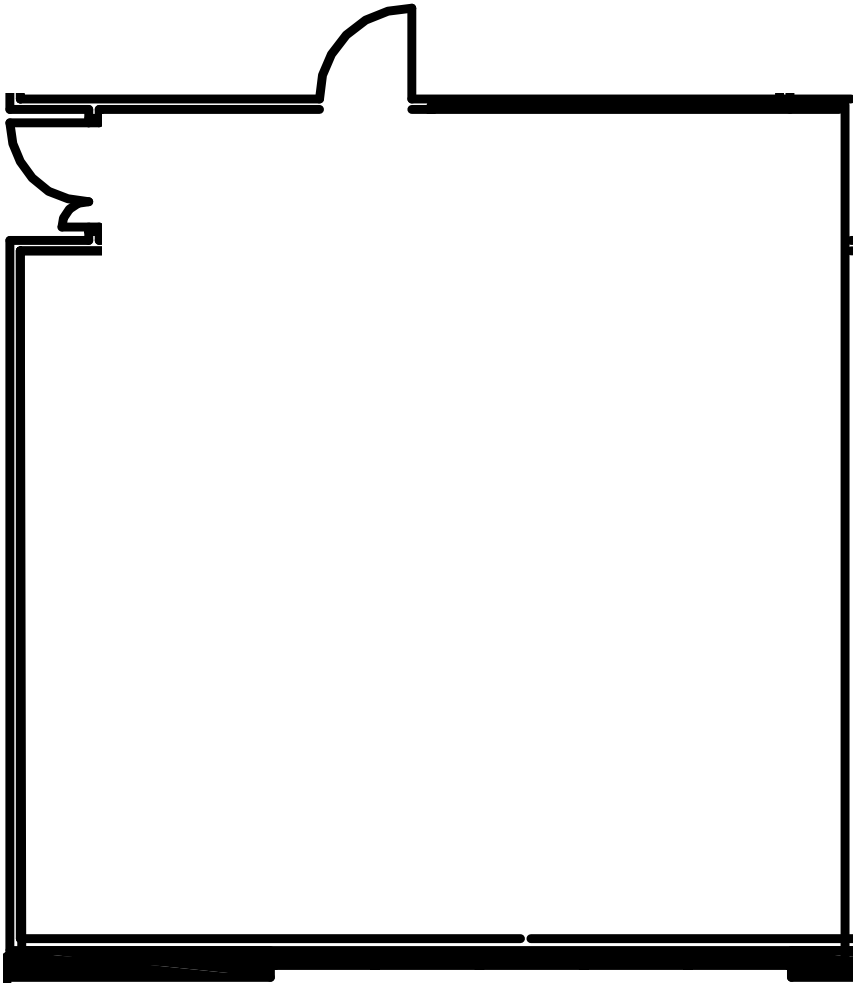


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## Suite 5

1,139 SF - Shell Space



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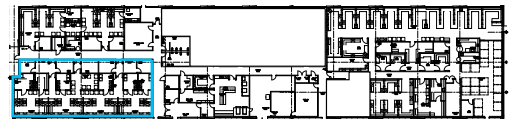
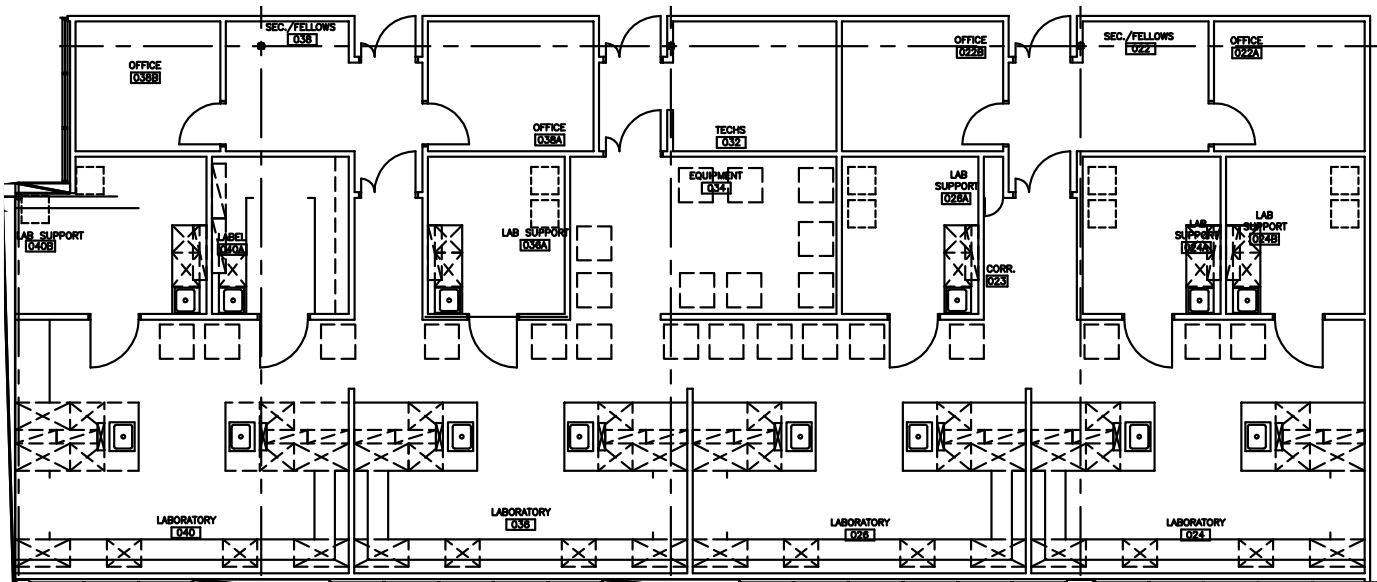
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## Suite 7

4,921 SF

2nd Gen Lab Space



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