# 1301FANNIN

±1,500-2,500 SF CLASS A RETAIL

HOUSTON | TEXAS



# INNOVATION MEETS SOPHISTICATION

1301 Fannin is conveniently located in the Downtown Entertainment District, just minutes from the area's finest hotels, restaurants, parks, theaters, and entertainment. The vertically integrated campus features a full-service conference facility, fitness center, expansive tenant lounge and on-site dining. The building is ideal for high-tech users and can withstand all elements.

# PROPERTY HIGHLIGHTS

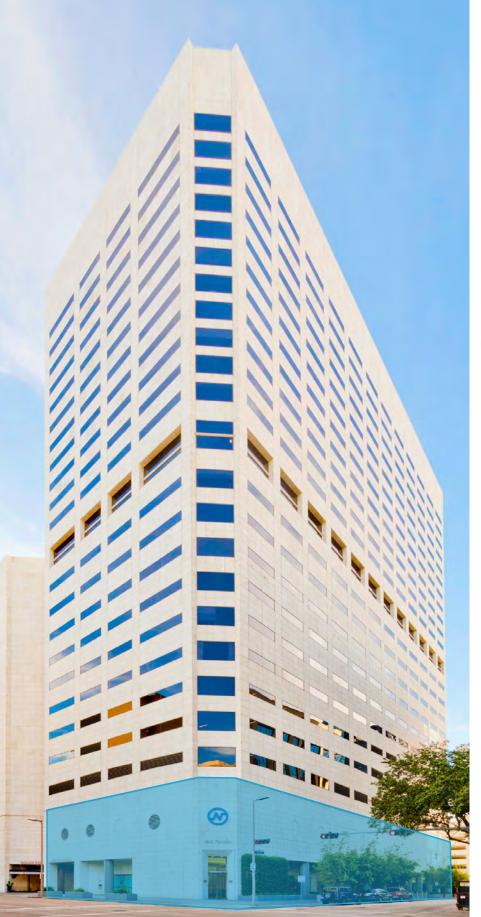
- Convenient full-service conference facilities
- Expansive tenant lounge and game room
- Fitness center will full-service locker rooms
- On-site management and 24/7 engineering
- 24/7 security, secure keycard access
- Secure tenant-only parking garage with oversize vehicle parking and electric vehicle charging stations
- Adjacent to well-established childcare center, Crème de la Crème
- Serviced by the METRO public transit system and METRORail, Houston's light-rail network
- Located on central city power grid







	1 MILE	2 MILES	3 MILES
Population	28,634	105,435	217,878
Households	14,894	46,728	95,512
Average Household Income	\$118,177	\$107,993	\$110,035





### STREET LEVEL

RETAIL SPACE

### CONVENIENCE

OVERSIZED PARKING GARAGE



	1 MILE	2 MILES	3 MILES
Businesses	6,064	10,011	17,121
Daytime Employees	106,182	147,288	223,475

# THE FUTURE

Proposed lobby renovations feature a fast-casual eatery offering tenants and visitors pastries, coffees, fresh-pressed juices and quick bites. In addition to extended outdoor seating and dining, the lobby hosts a variety of lounge and dining seating.



### **PROPOSED LAYOUT**



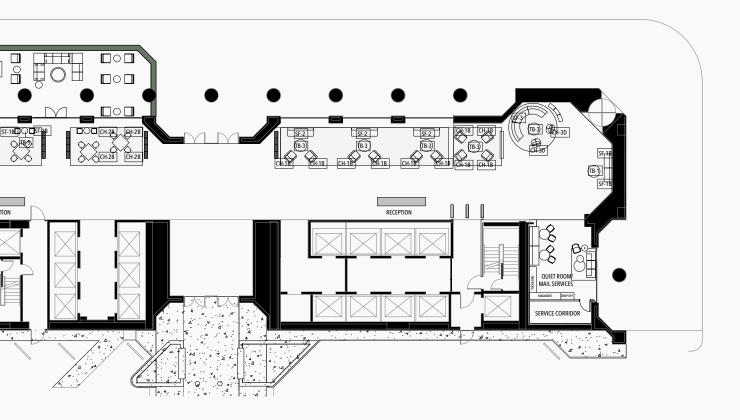
### **CLASS A**

RETAIL

### ±1,500-2,500 SF

RETAIL SPACE





## DOWNTOWN HOUSTON

### 10,165

RESIDENTS

4,300+

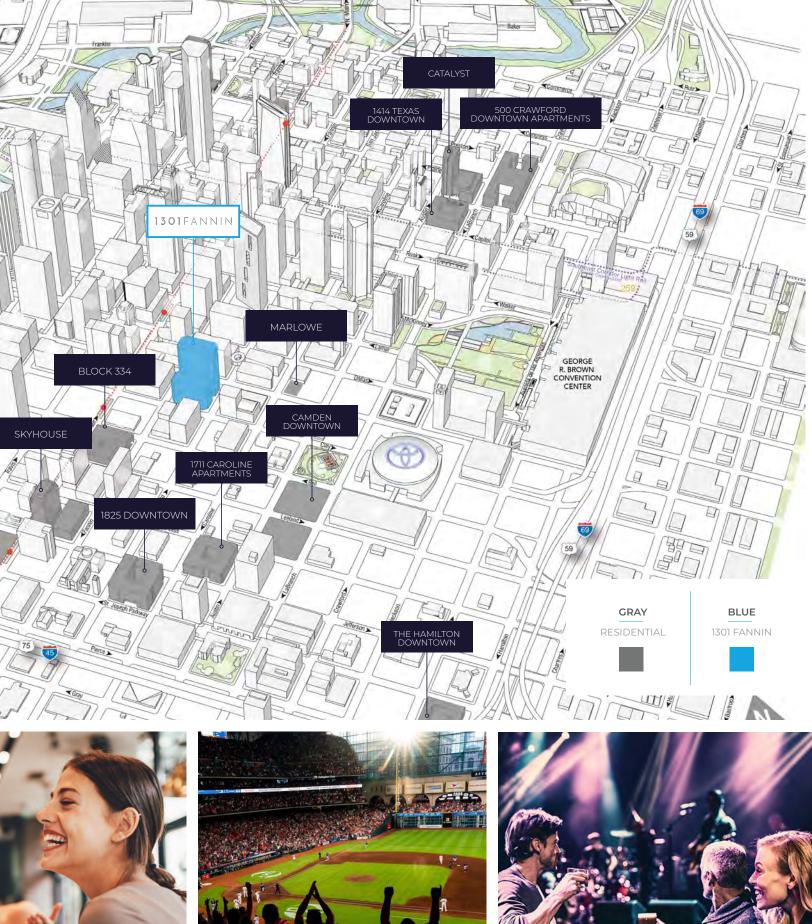
BUSINESSES

440+

RESTAURANTS + BARS











## PROXIMITY

8 MINS The Heights **10 MINS** River Oaks

**20 MINS** 

Memorial

**12 MINS** West University Place

**15 MINS** Galleria Uptown **17 MINS** Tanglewood

**18 MINS** Texas Medical Center

28 MINS Katy

**30 MINS** Cypress 25 MINS

Sugar Land

26 MINS Humble/Kingwood

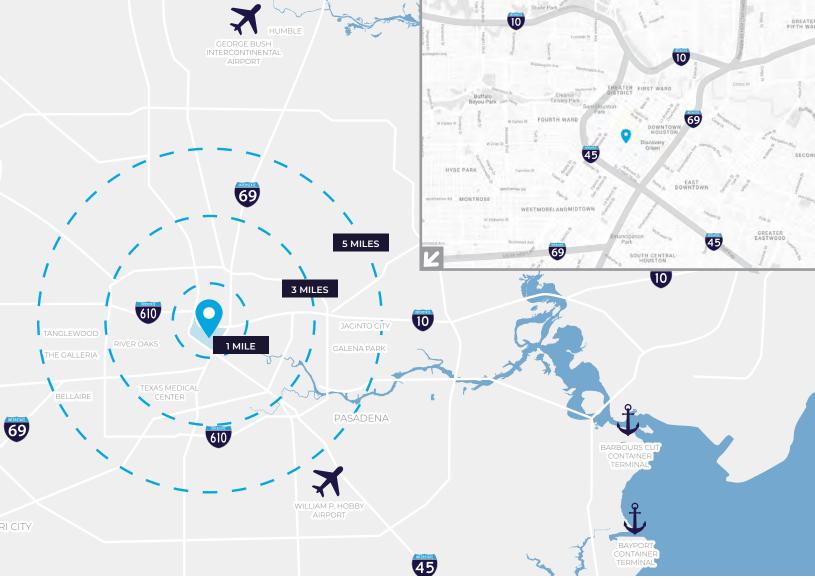
**30 MINS** The Woodlands

 GreenStreet, Lifetime Fitness, Toyota Center, Discovery Green and Trebly Park provide an unbeatable experience offering a harmonious blend of entertainment, fitness, nature, and convenience right at your doorstep

1	1 MILE	3 MILES	5 MILES
Population	28,634	217,878	490,406
Households	14,894	95,612	204,991
Average Household Income	\$118,177	\$110,035	\$107,632

	CYPRESS			
KATY	KATY CINCO RANCH	JER 10 MEMORIAL	SEY VILLAGE	
			STAFFORD	
	RICHMOND	SUGAR LAND	MISS	oui









**22 MINS** William P. Hobby Airport (HOU)

**25 MINS** George Bush Intercontinental Airport (IAH)

**18 MINS** Port Houston

# LIFESTYLE & ATTRACTIONS

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#### **Toyota Center**

#### **Discovery Green**

- Hearsay on the Green
- Xochi

### George R. Brown Convention Center

- Saltgrass Steakhouse
- Pappadeaux Seafood Kitchen

#### Greenstreet

- 810 Billards & Bowling
- III Forks

The Palm

McCormick &

Schmick's

Pete's Piano Bar

- Tom's Watch Bar
- Guadalajara del Centro
- House of Blues
- Hull & Oak

### The Highlight at Houston Center

- Potbelly Sandwich Shop
- StarbucksTejas Grill &

Sports Bar • Wok & Roll

Bullrito's

- Chick-Fil-A
- Pappas Bros
  Steakhouse
- Salata

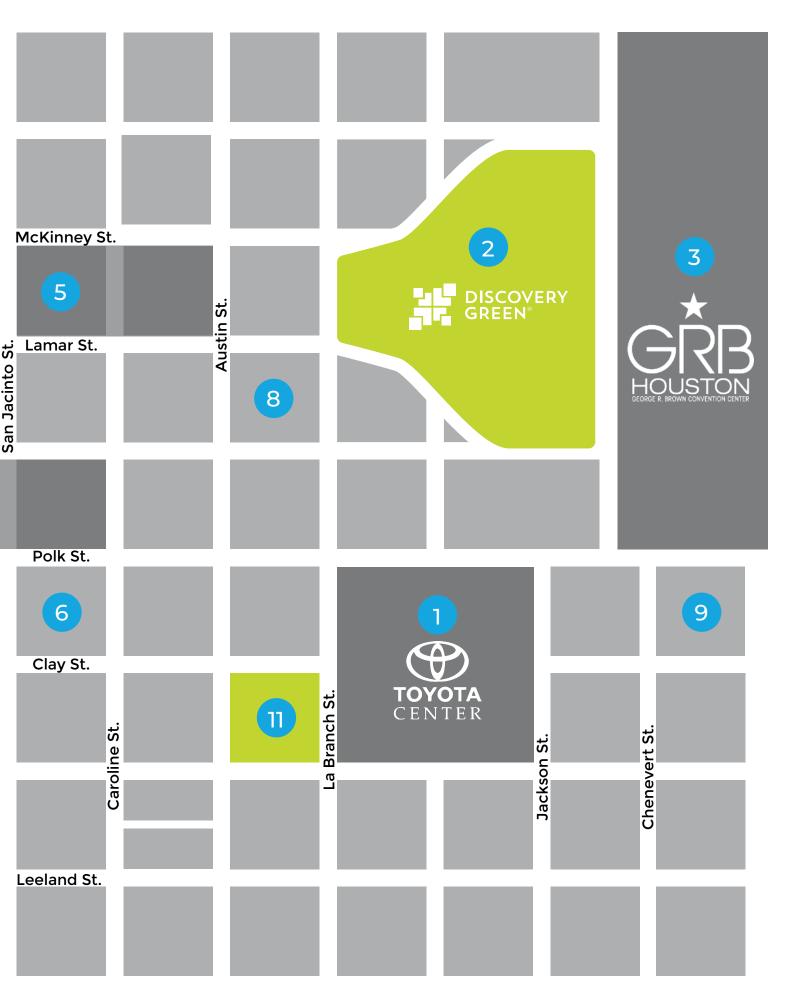
### South Texas College of Law

### 7 Crème de la Crème Learning Center

### Four Seasons Hotel Houston

- Toro Toro
- Bandista
- Bayou & Bottle
- 9 The Rustic
  - **Trebly Park** 
    - **Root Square**

Walker St. Dallas St. st. Travis 4 St. Main Fannin St. 7 10





Netrality Data Centers owns and operates strategic interconnection data centers and Meet Me Rooms, providing a mix of colocation, powered shell, and wholesale data center solutions driven by fiber-dense, network-rich interconnection environments. Today, Netrality's eighteen properties span 3.3 million square feet and over 100 megawatts of capacity across North America.

Well-capitalized with a long-term investment from Macquarie Asset Management, Netrality is the largest privately held owner-operator of core interconnection facilities in the United States. Netrality acquires strategically located, core network interconnection data centers that power latency-sensitive businesses, increase network resiliency, and ensure always-on access to mission-critical applications.



FOR LEASING INFORMATION 713.744.7400 | www.lee-associates.com



### **Information About Brokerage Services**

Texas law requires all real estate licensees 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/	/Seller/Landlord Ir	nitials Date	
Regulated by the Texas Real Estate Commission TXR-2501		Information available at v	www.trec.texas.gov IABS 1-0 Date
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