



# 1301 FANNIN

±1,500-2,500 SF CLASS A RETAIL

HOUSTON | TEXAS





360°  
VIRTUAL  
TOUR





# 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 with 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   |
|---------------------------------|-----------|-----------|-----------|
| <b>Population</b>               | 28,634    | 105,435   | 217,878   |
| <b>Households</b>               | 14,894    | 46,728    | 95,512    |
| <b>Average Household Income</b> | \$118,177 | \$107,993 | \$110,035 |





## **STREET LEVEL**

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RETAIL SPACE

## **CONVENIENCE**

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OVERSIZED PARKING GARAGE





|                          | 1 MILE  | 2 MILES | 3 MILES |
|--------------------------|---------|---------|---------|
| <b>Businesses</b>        | 6,064   | 10,011  | 17,121  |
| <b>Daytime Employees</b> | 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



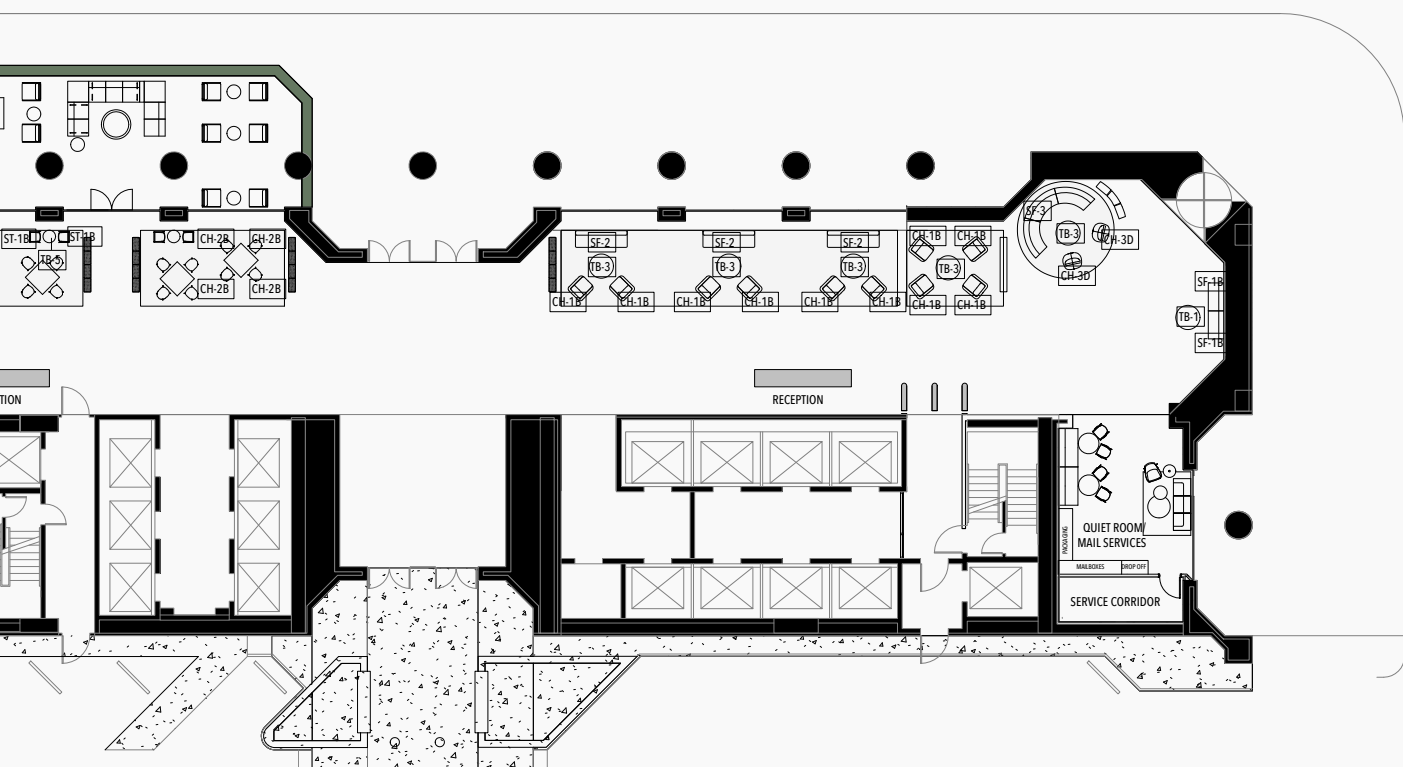
## CLASS A

RETAIL

±1,500-2,500 SF

RETAIL SPACE





# DOWNTOWN HOUSTON

**10,165**

RESIDENTS

**4,300+**

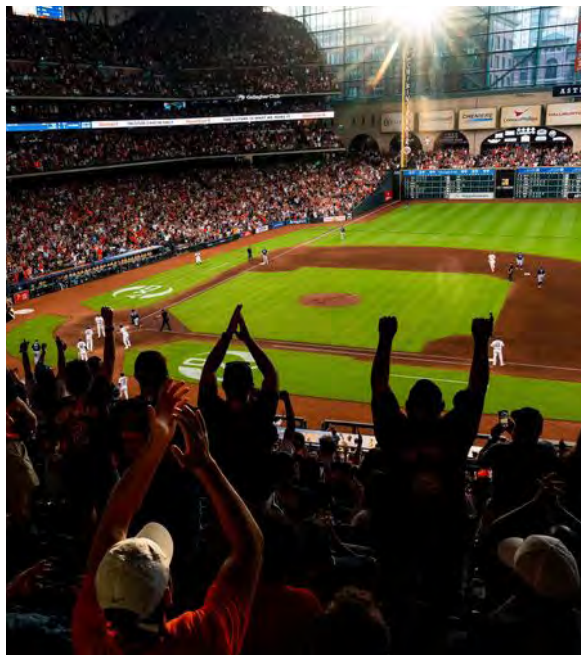
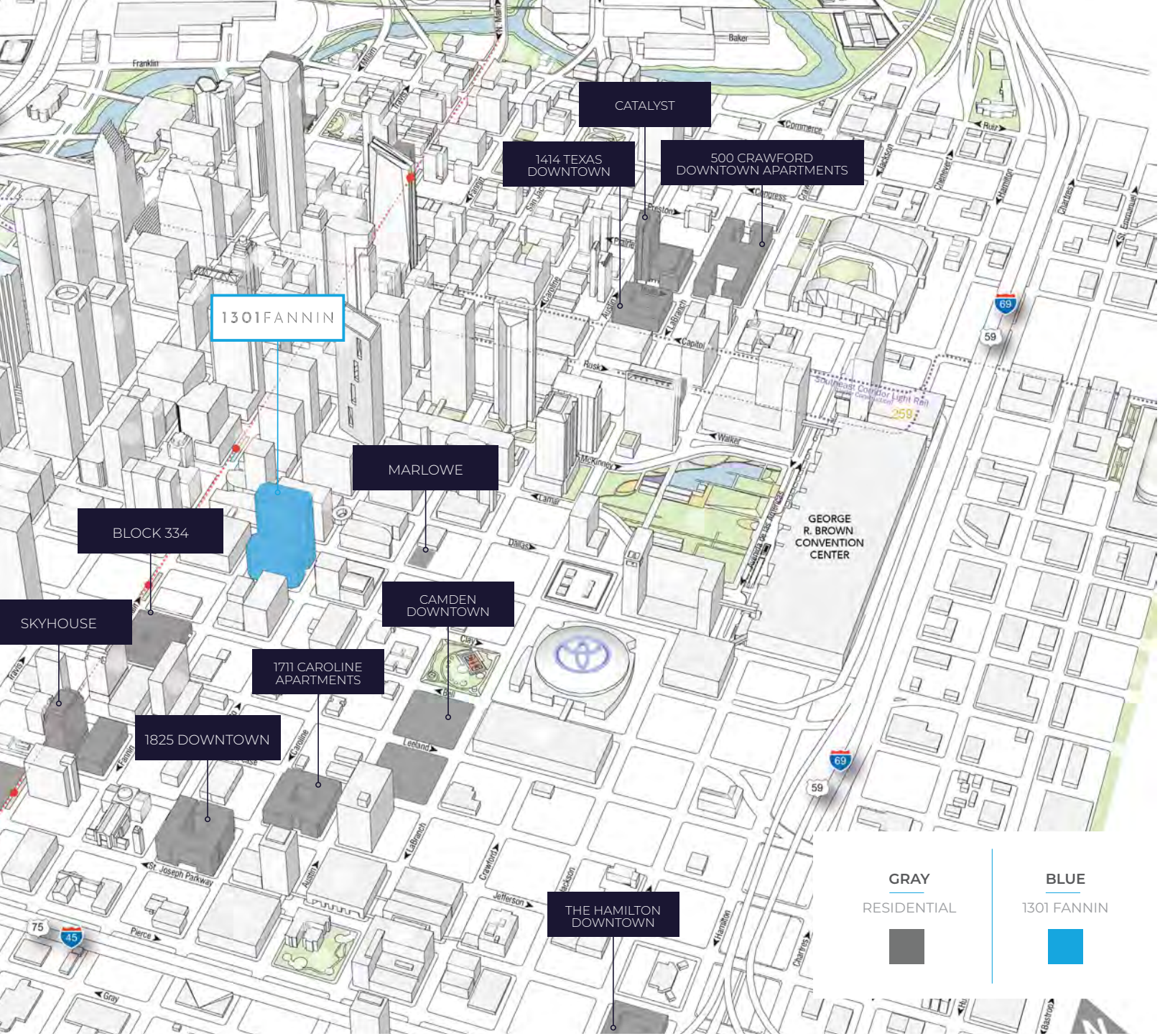
BUSINESSES

**440+**

RESTAURANTS + BARS









# PROXIMITY

**8 MINS**

The Heights

**10 MINS**

River Oaks

**12 MINS**

West University Place

**20 MINS**

Memorial

**15 MINS**

Galleria Uptown

**17 MINS**

Tanglewood

**18 MINS**

Texas Medical Center

**25 MINS**

Sugar Land

**28 MINS**

Katy

**26 MINS**

Humble/Kingwood

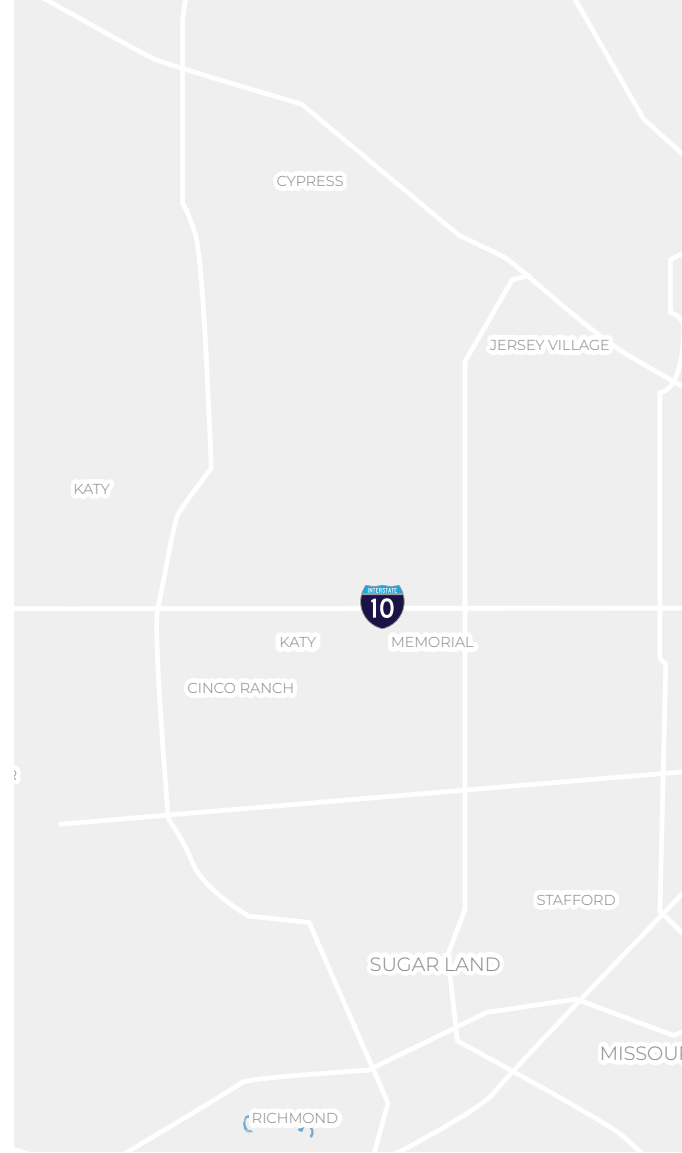
**30 MINS**

Cypress

**30 MINS**

The Woodlands

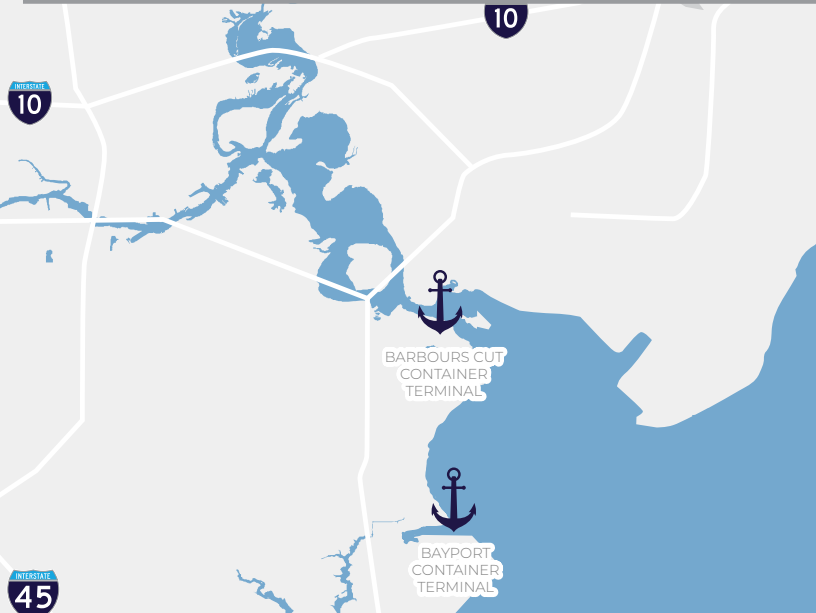
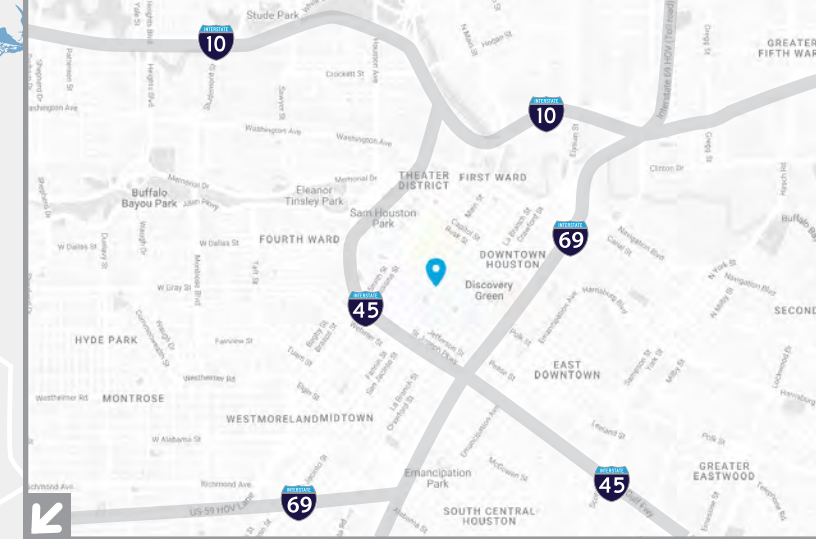
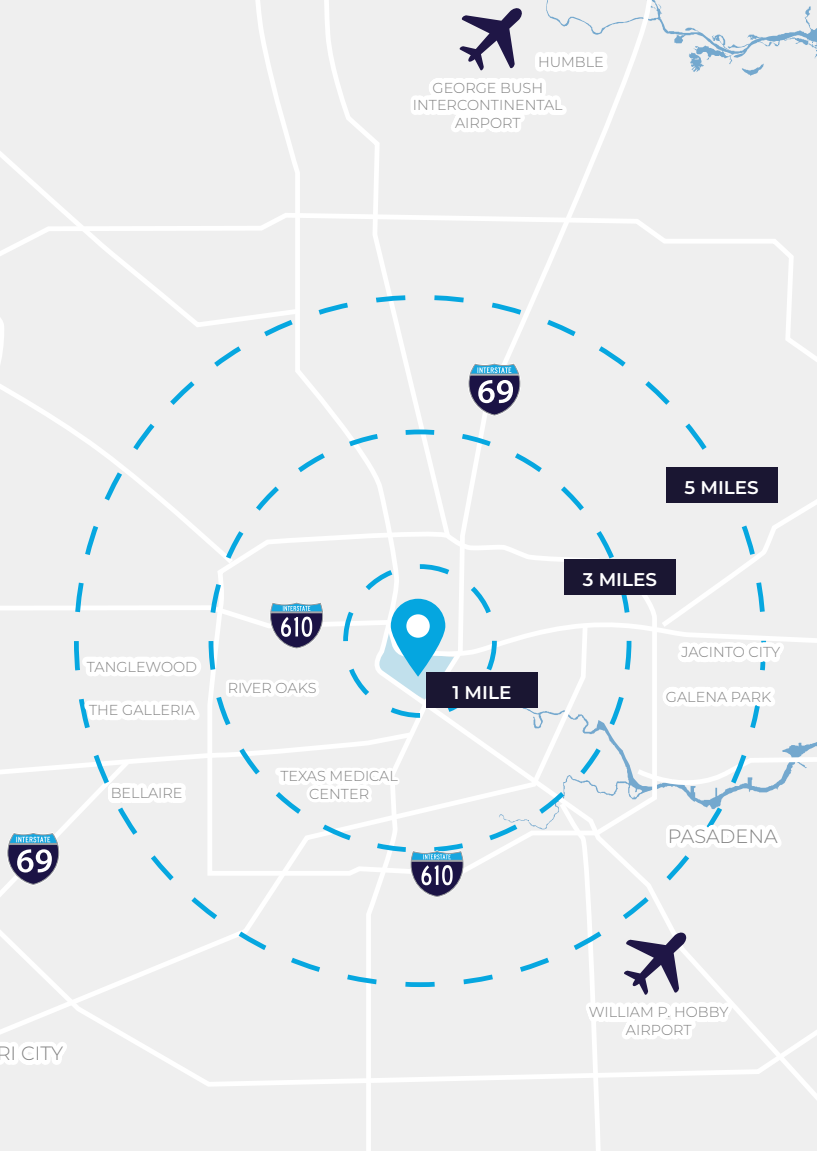
- GreenStreet, Lifetime Fitness, Toyota Center, Discovery Green and Trebly Park provide an unbeatable experience offering a harmonious blend of entertainment, fitness, nature, and convenience right at your doorstep





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








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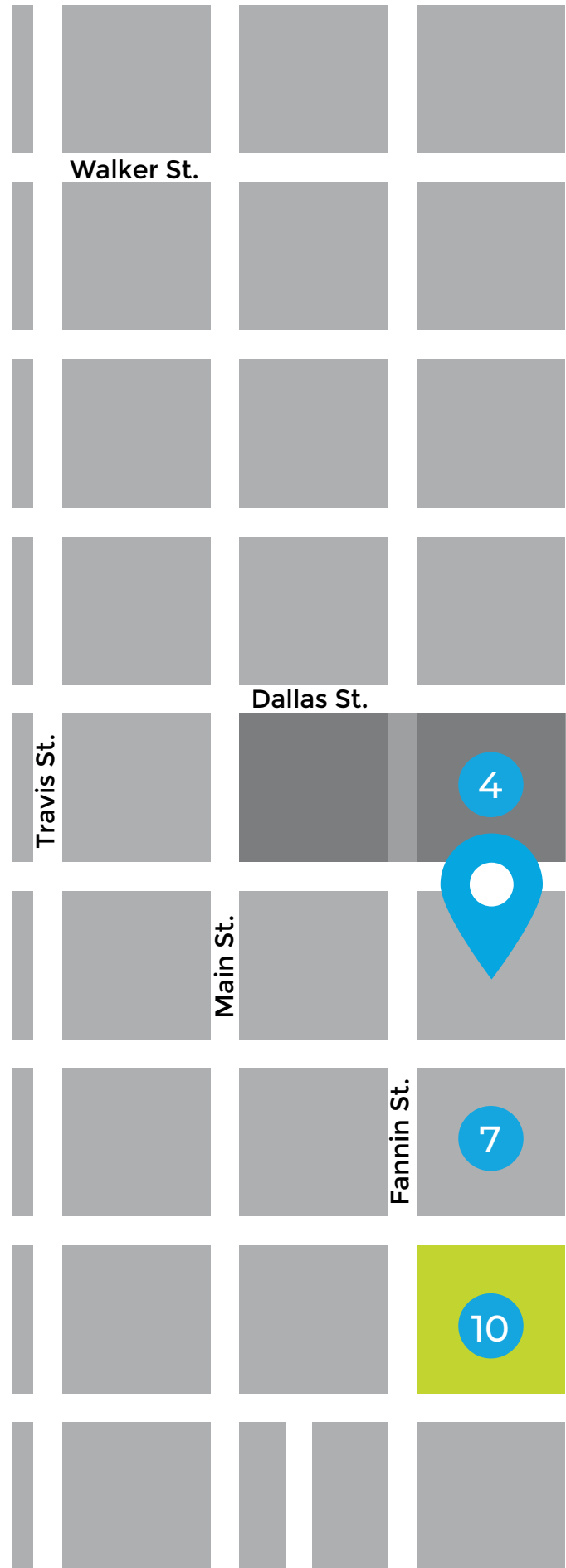
**22 MINS**  
William P. Hobby Airport (HOU)
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**25 MINS**  
George Bush Intercontinental Airport (IAH)
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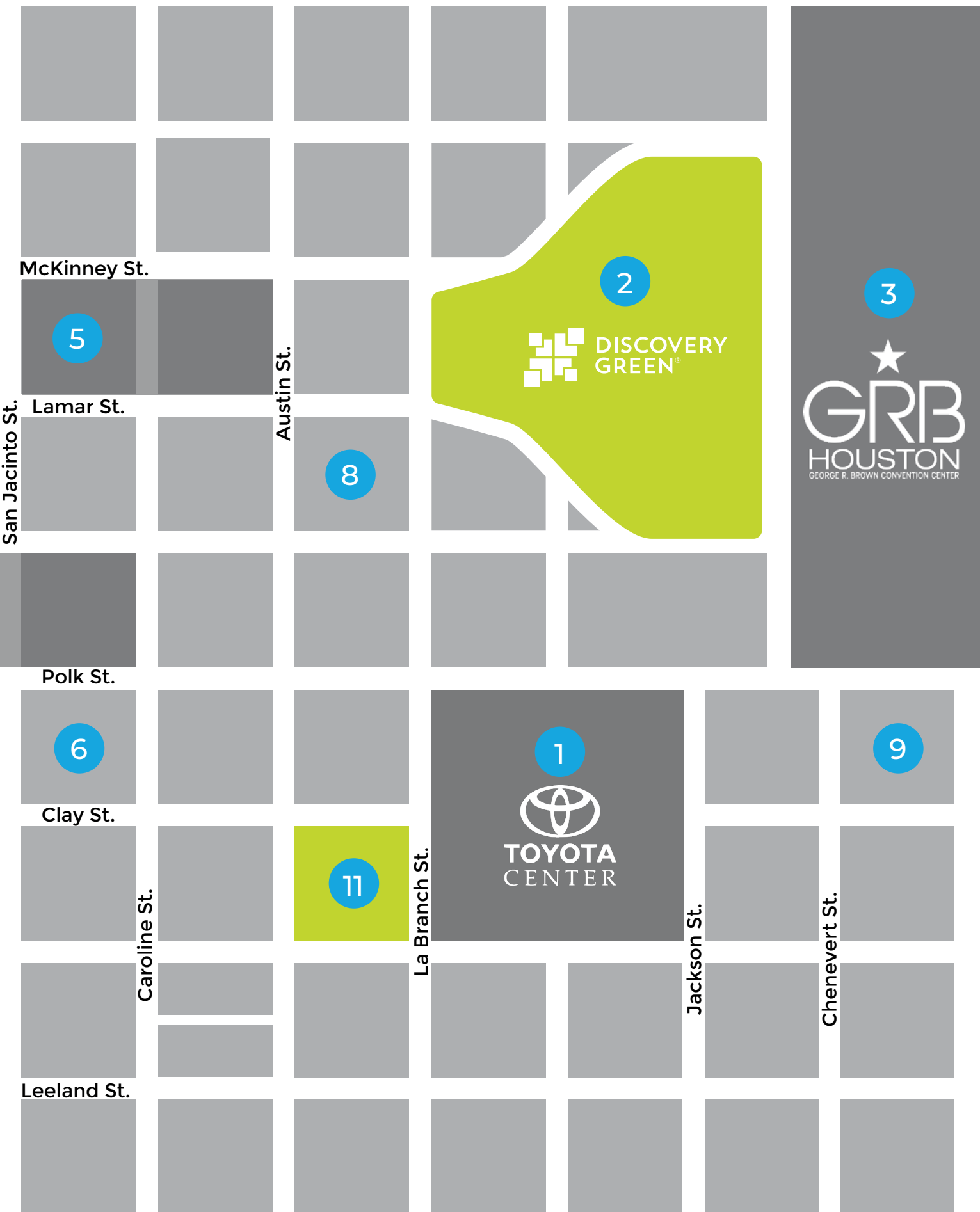
**18 MINS**  
Port Houston

# LIFESTYLE & ATTRACTIONS

- 1 **Toyota Center**
- 2 **Discovery Green**
  - Hearsay on the Green
  - Xochi
- 3 **George R. Brown Convention Center**
  - Saltgrass Steakhouse
  - Pappadeaux Seafood Kitchen
- 4 **Greenstreet**
  - 810 Billards & Bowling
  - Tom's Watch Bar
  - Guadalajara del Centro
  - House of Blues
  - Hull & Oak
  - III Forks
  - McCormick & Schmick's
  - Pete's Piano Bar
  - The Palm
- 5 **The Highlight at Houston Center**
  - Potbelly Sandwich Shop
  - Chick-Fil-A
  - Pappas Bros Steakhouse
  - Salata
  - Starbucks
  - Tejas Grill & Sports Bar
  - Wok & Roll
  - Bullrito's
- 6 **South Texas College of Law**
- 7 **Crème de la Crème Learning Center**
- 8 **Four Seasons Hotel Houston**
  - Toro Toro
  - Bandista
  - Bayou & Bottle
- 9 **The Rustic**
- 10 **Trebley Park**
- 11 **Root Square**









# Netrality

## Data Centers

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.



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