



\$25.00/RSF Gross Rent



## Texas Medical Center Sublease

### Contact us:

#### Greg Cizik

Principal & Director  
+1 713 830 2123  
greg.cizik@colliers.com

#### Edward Edson, MCR, MBA

Principal  
+1 713 830 2122  
edward.edson@colliers.com

#### Colliers

1233 West Loop South  
Suite 900  
Houston, TX 77027  
P: +1 713 222 2111  
www.colliers.com

# ± 10,000 RSF Available

Suite is divisible

6400 Fannin St, Houston, TX 77030

- Floor 19: ± 10,000 RSF; as - is
- Commencement: immediately upon Landlord's consent
- Expiration date: 12/31/27
- Gross Rent: **\$25.00/RSF**
- Base Year: 2023
- Parking: Unreserved Parking is available at up to 4.0/1000 at the Building's rate, which is currently \$182 + taxes, per space per month
- Furniture included

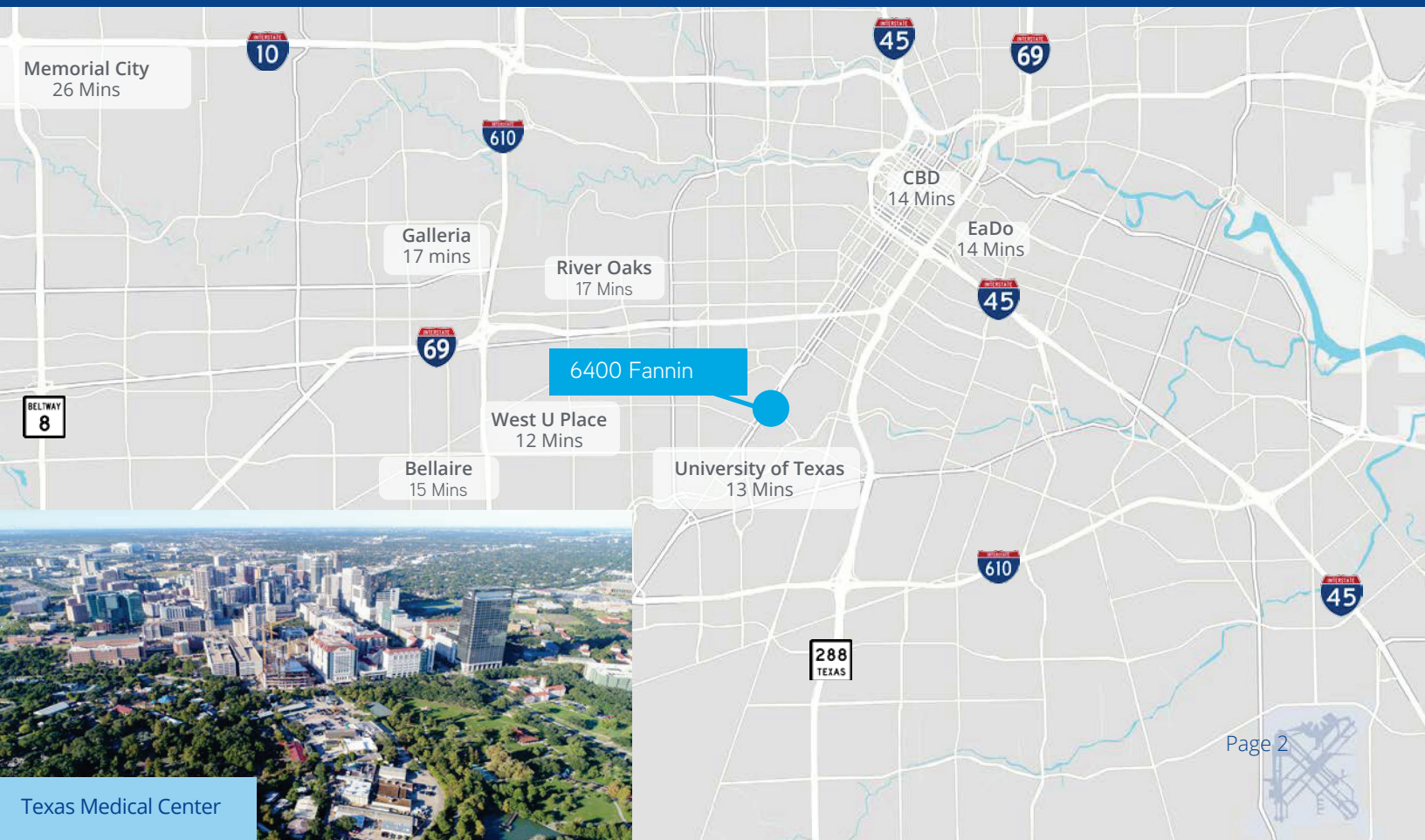
# Property Details

## Area Highlights

- 6400 Fannin is located in the Texas Medical Center, with convenient access to downtown, Houston's top residential communities, and numerous dining and retail amenities. 6400 Fannin is the tallest building in the Texas Medical Center and is a focal point for the TMC skyline.
- Accessible by Hwy 288, Interstate 69 and Loop 610
- The Texas Medical Center has over 10M patient encounters per year and is the 8th largest business district in the US, employing over 106,000 people.

## Building Amenity

- Class AA medical/office tower
- 500,000 SF of retail, ambulatory surgery and professional office space.
- Access to Memorial Hermann Hospital via skybridge
- Atrium
- Patient concierge
- Food service including Starbucks
- Walgreens Pharmacy
- On-site valet / VIP parking
- Situated on METRORail Red line, a north-south light rail that connects the TMC to Downtown Houston and NRG Park
- LEED Certified - Gold





# Photo Gallery

Foyer



6400 Fannin offers uninterrupted views of the Texas Medical Center skyline

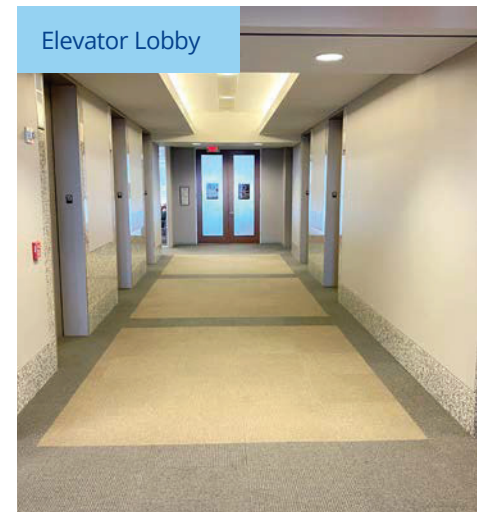
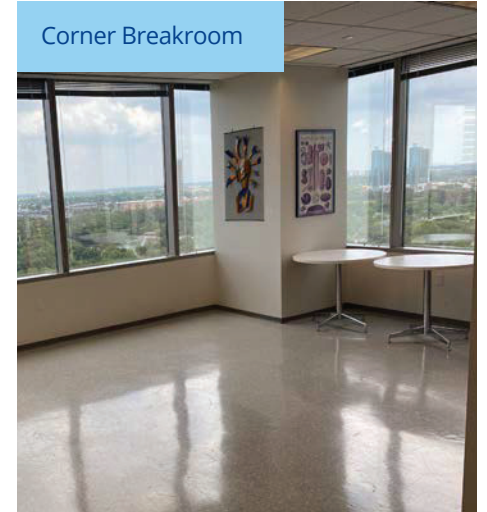
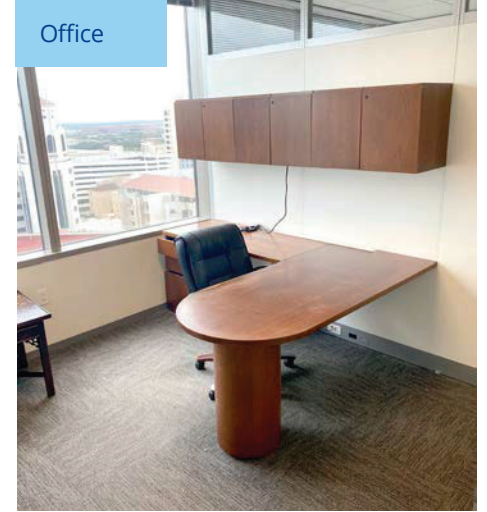
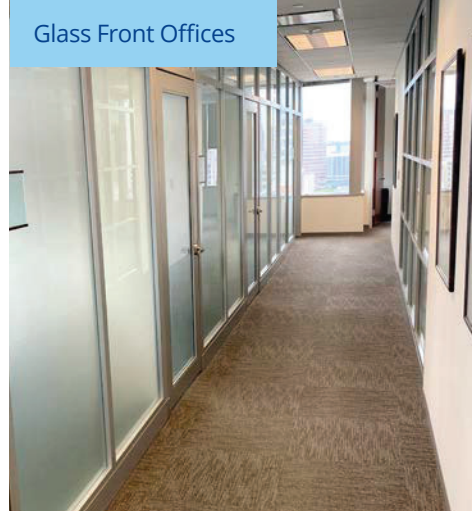
Conference Room



Office



# Photo Gallery



# Building Photos

METRORail Red line



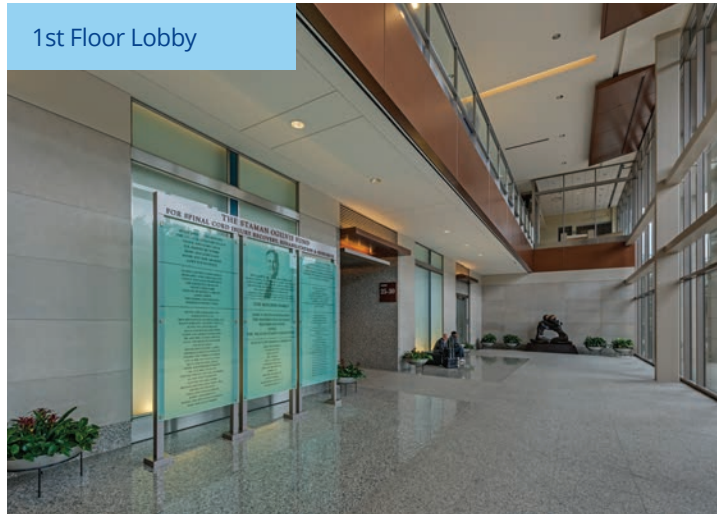
Skybridge and METRORail



Skybridge



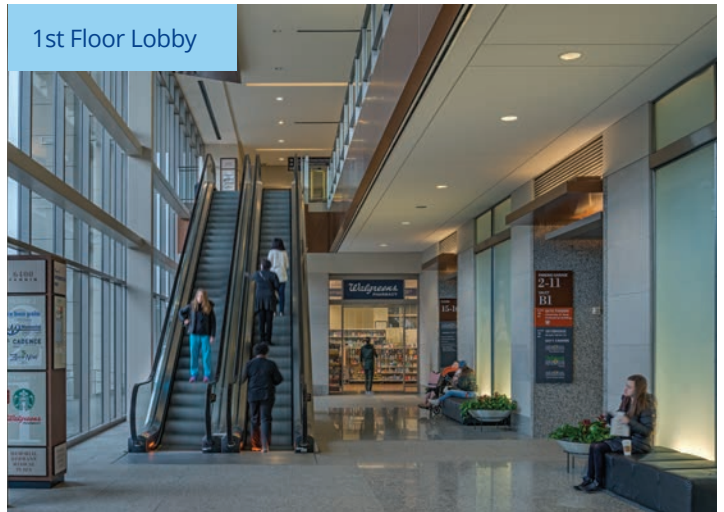
1st Floor Lobby



Retail



1st Floor Lobby





**Contact us:**



**Greg Cizik**

Principal & Director | Houston  
+1 713 830 2123  
greg.cizik@colliers.com

**Edward Edson**

Principal | Houston  
+1 713 830 2122  
edward.edson@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.



## 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 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Greg Cizik	457054	greg.cizik@colliers.com	+1 713 830 2123
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date