



6 4 0 0

FANNIN

6400fannin.com



6400 Fannin is an iconic, fortress, Class AA 30-story medical office tower designed by Kirksey Architecture and nestled at the gateway to the Texas Medical Center (TMC), the largest concentration of medical, research, treatment, and educational institutions in the world. The advantages extend far beyond TMC, neighboring Houston's primary business centers, dynamic entertainment districts, prestigious universities, exciting retail destinations, affluent neighborhoods, and green spaces.

Conveniently connected via skybridge to Memorial Hermann System's flagship hospital, 6400 Fannin offers state-of-the-art infrastructure and high-acuity services such as an ambulatory care center, surgery center, imaging, endoscopy, breast care, radiation therapy, infusion therapy, cardiovascular, rehabilitation, and OB/GYN. Patients, physicians, and visitors have easy access to TMC, Children's Memorial Hermann Hospital, the University of Texas Professional Building, the University of Texas Medical School, and more.

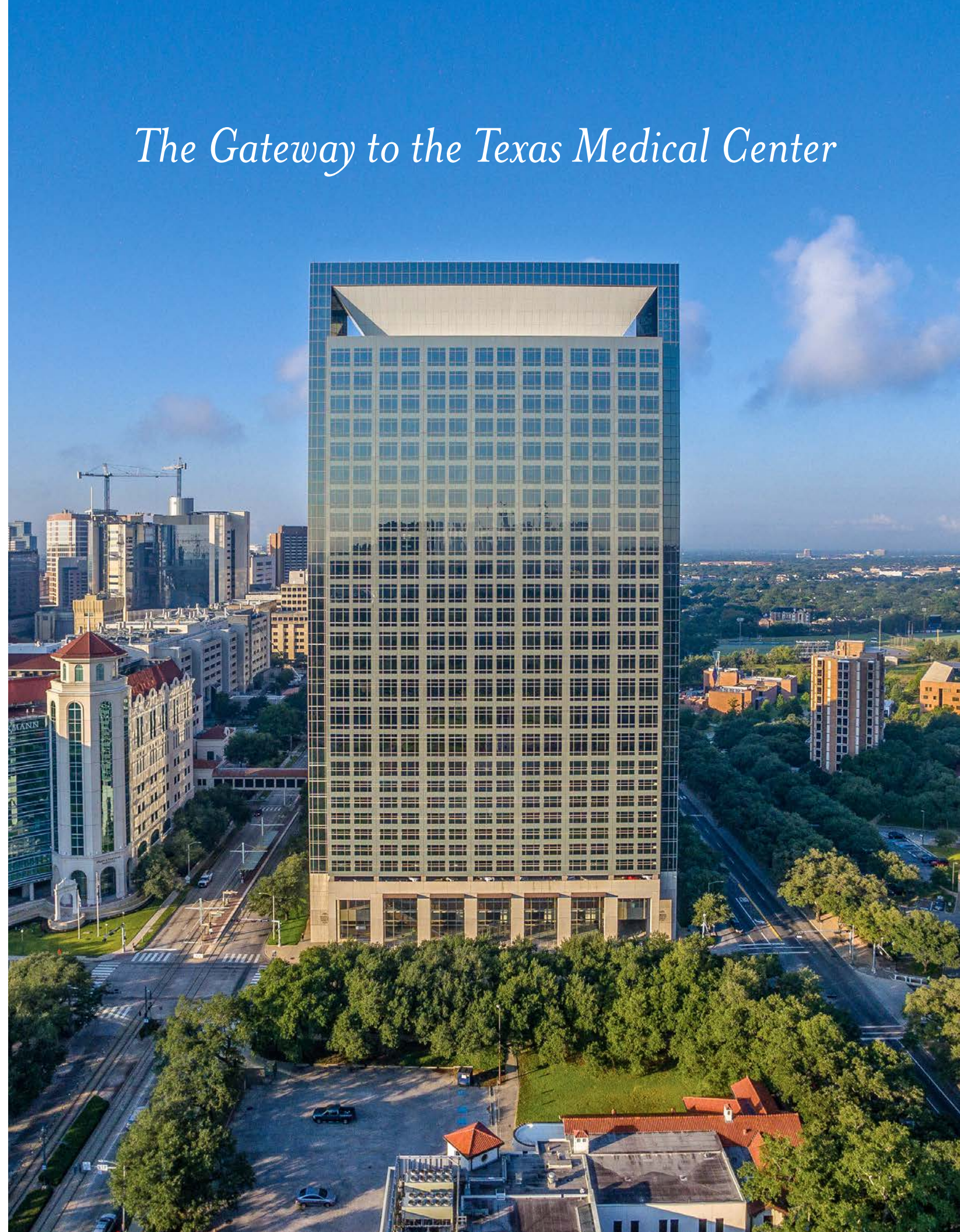
Building Features

- Outpatient surgery center
- Patient concierge
- Linear accelerator
- Starbucks
- Food Service
- Walgreens Pharmacy
- On-site valet / VIP parking

Building Information

Owner	LaSalle Investment Management
Building NRA	510,355 SF
Floors	30
Average Floor Size	24,000 SF - 52,000 SF
Parking	4.3/1000
Available Space	810 SF - 12,158 SF
Building Hours	Monday - Friday: 7:00 AM - 6:00 PM Saturday 8:00 AM - 1:00 PM
Anchor Tenants	<ul style="list-style-type: none"> • Memorial Hermann Health System • UT Physicians
Base Rental Rate	Negotiable

The Gateway to the Texas Medical Center

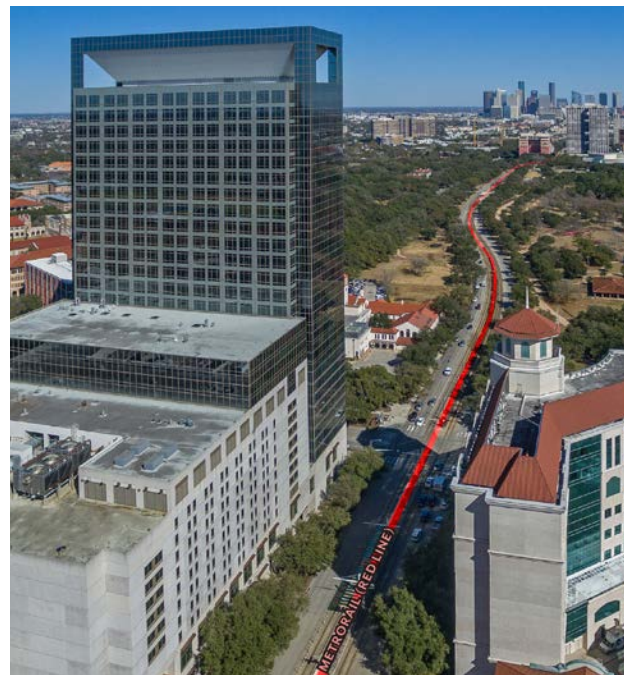


ICONIC

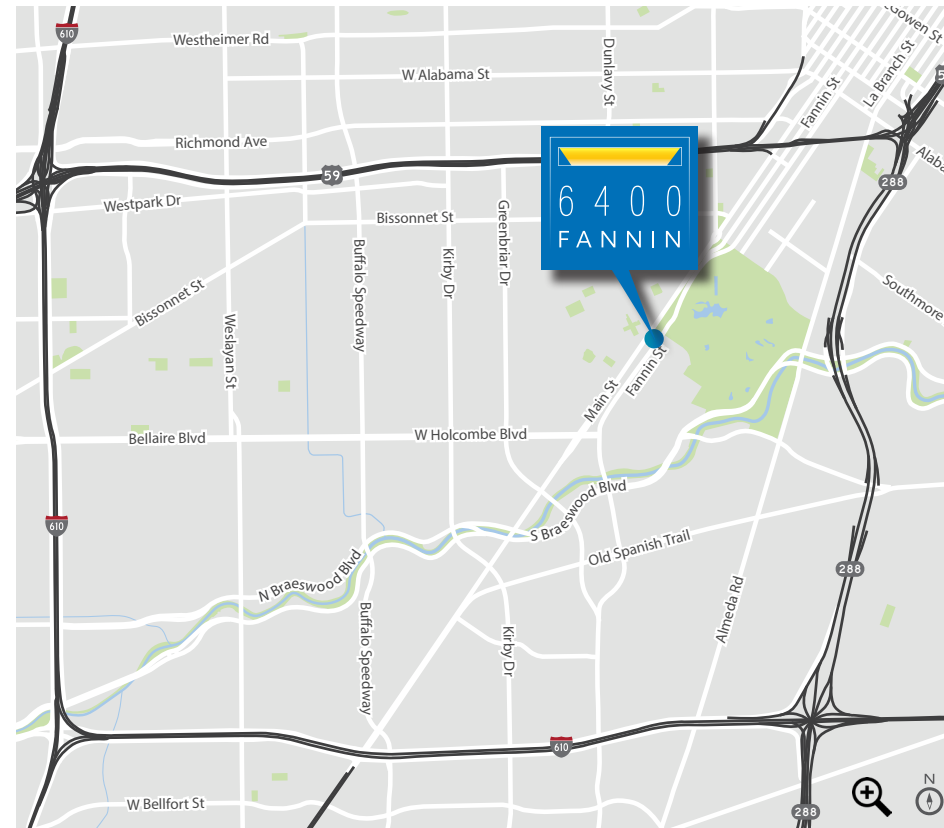


6400 Fannin offers unparalleled accessibility and visibility. It features an integrated parking lot, over 16,000 square feet of retail space, walkable amenities and green spaces all in the heart of one of the most distinguished medical centers in the world. Houston's METRORail Red Line easily connects the Medical Center to downtown, NRG Park, Hermann Park, and is a short distance from Midtown and the Museum District.

Flanked by three primary thoroughfares, 6400 Fannin provides physicians, patients, and visitors seamless access with multiple entrances. Furthermore, 6400 Fannin is strategically surrounded by Texas State Highway 288, Interstate 69, and Loop 610.



LOCATION



Over 50 million square feet of excellent patient care, education, research, and medical office space comprise the Texas Medical Center (TMC). The largest medical center in the world, TMC attracts some of the greatest minds to its esteemed institutions and has both the largest children's and cancer hospital.

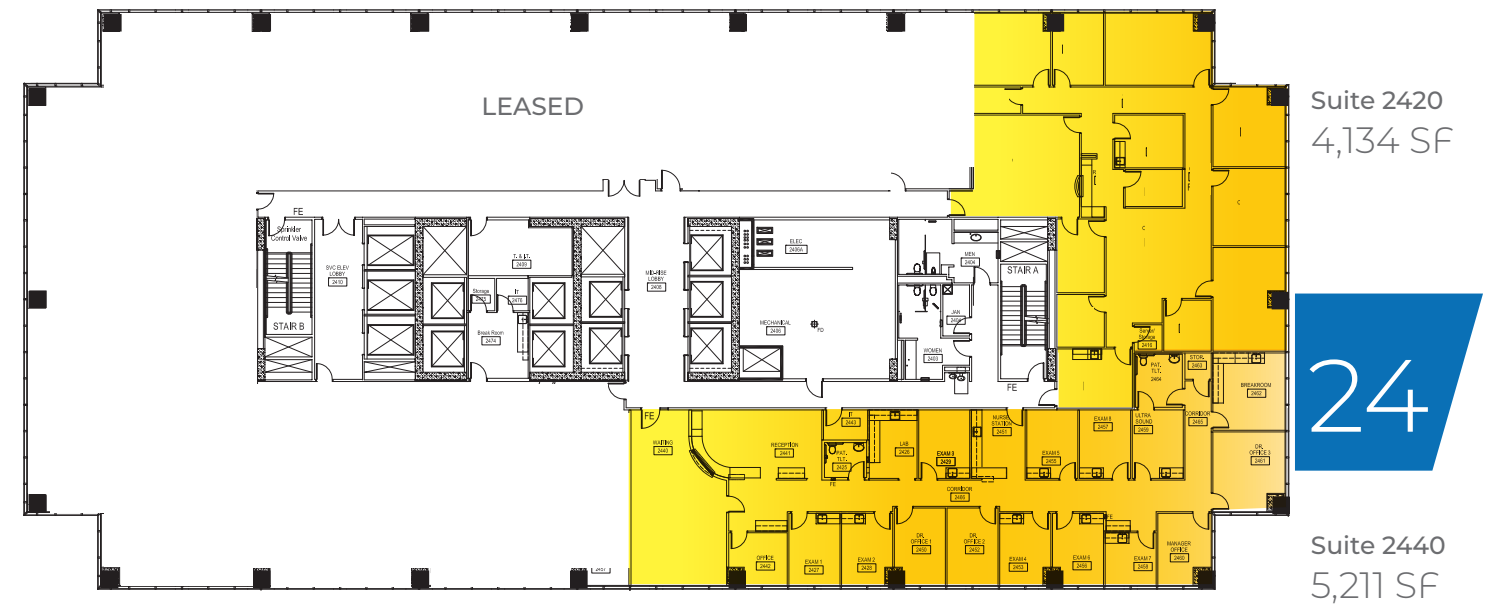
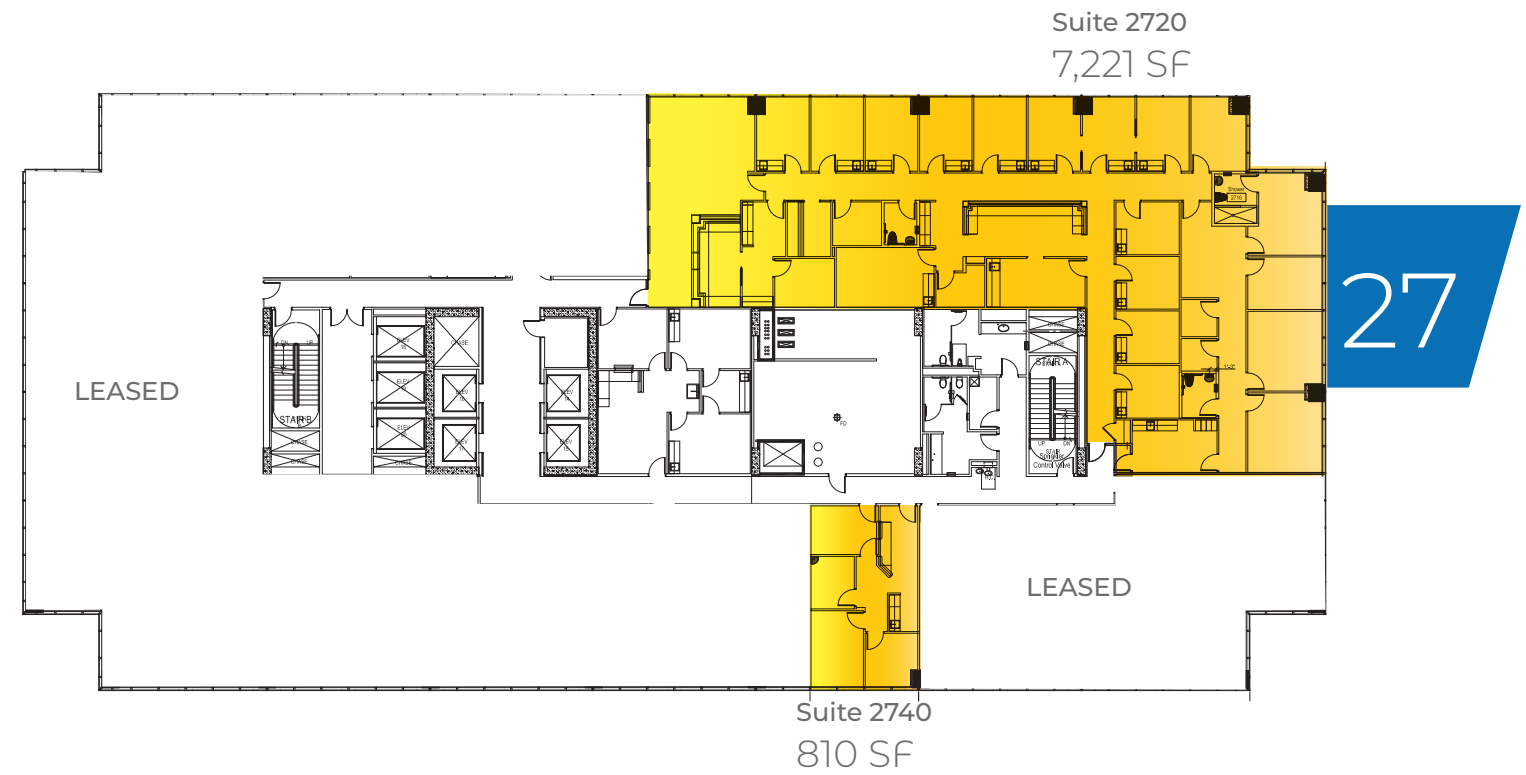
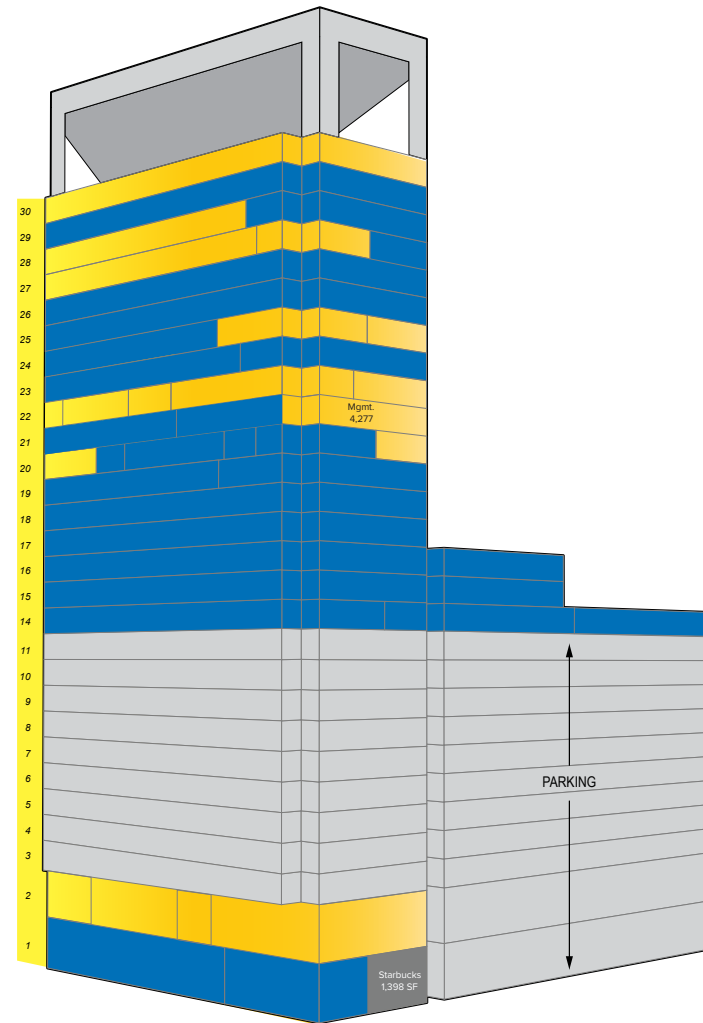
MAJOR HOSPITAL CAMPUSES

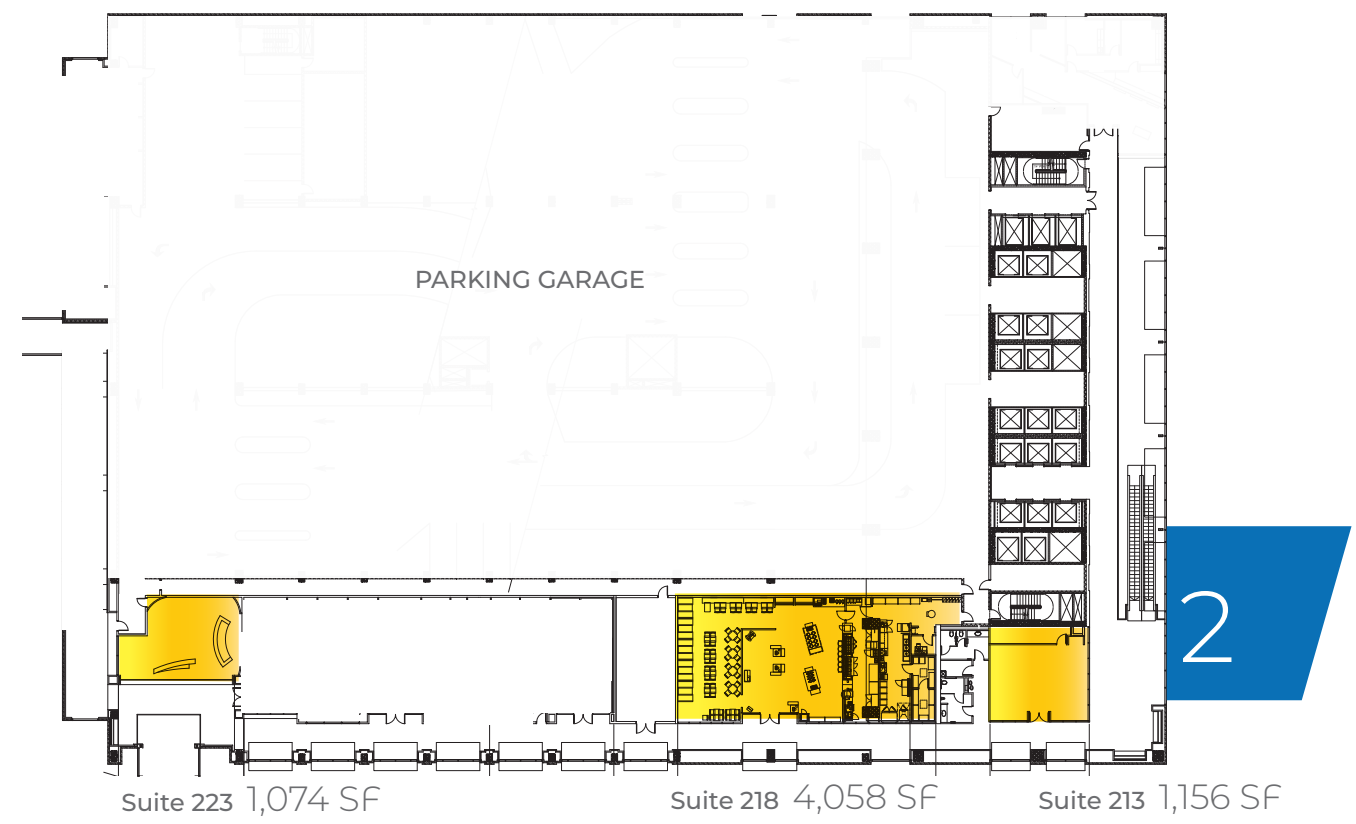
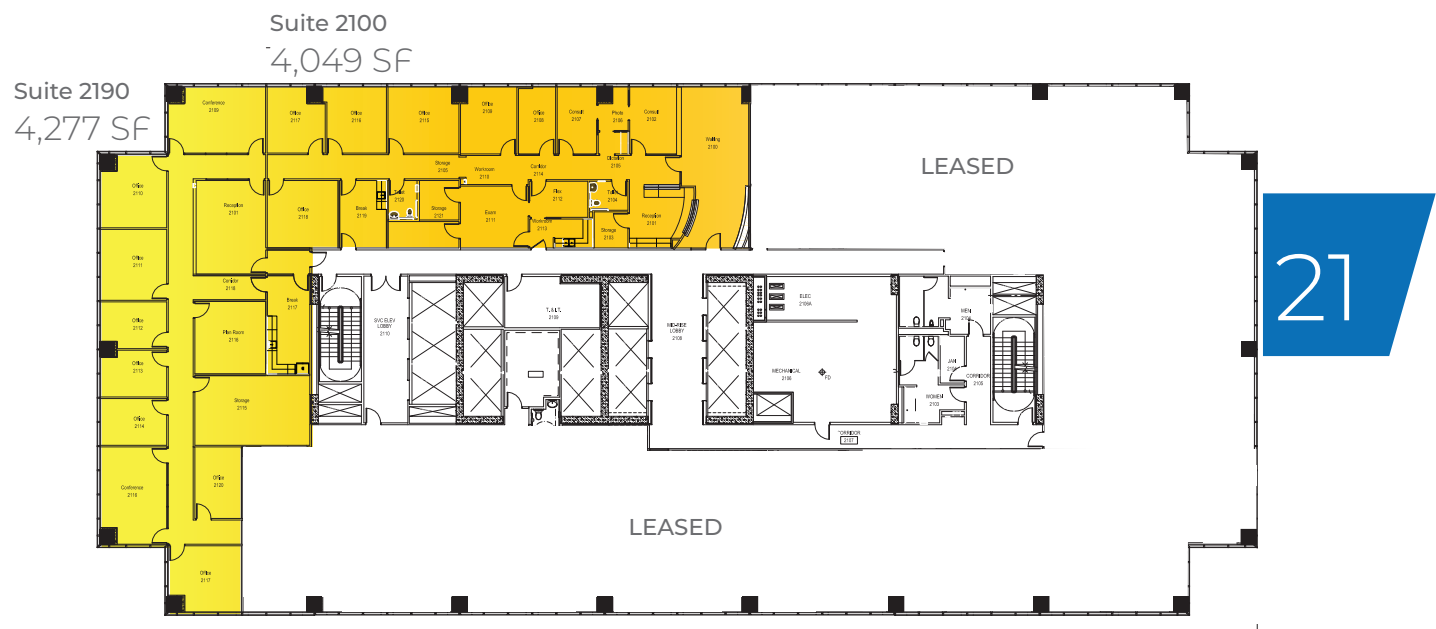
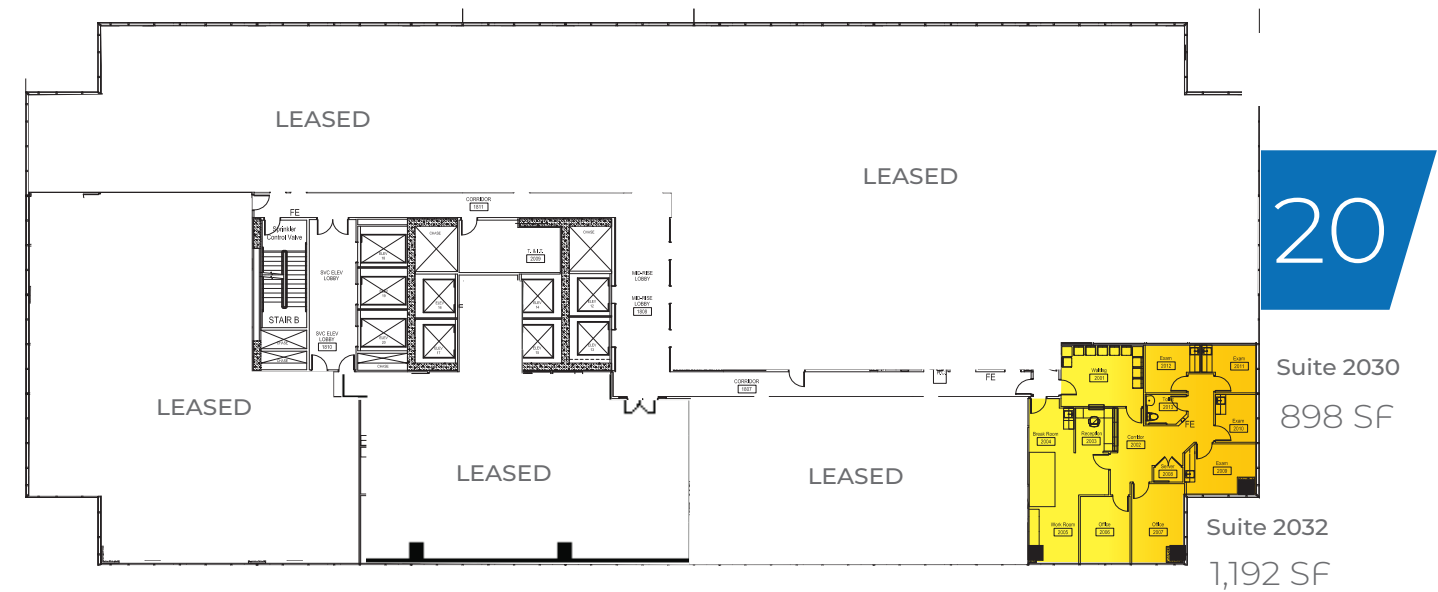
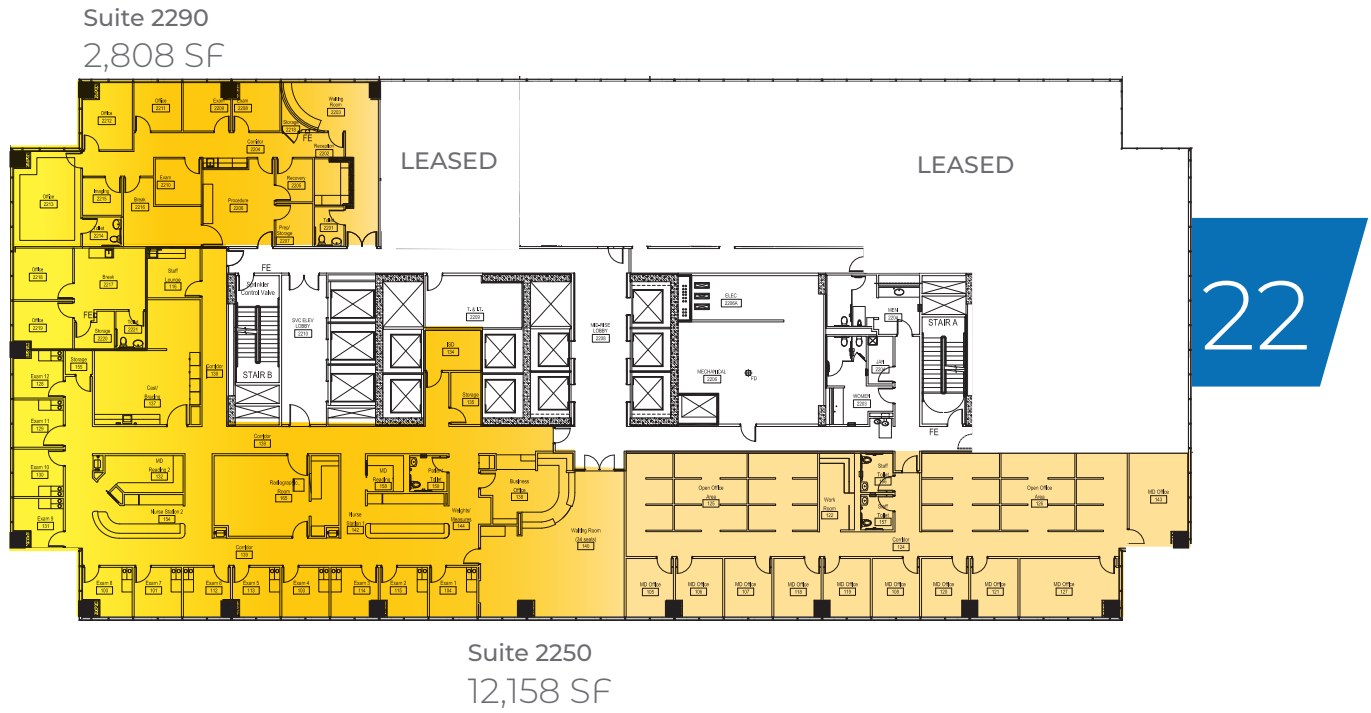


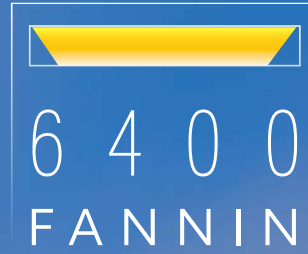
AVAILABILITY

Available space from
810 SF - 12,158 SF

Suite 2740	810 SF	[o]
Suite 2720	7,221 SF	
Suite 2440	5,211 SF	
Suite 2420	4,134 SF	[o]
Suite 2290	2,808 SF	
Suite 2250	12,158 SF	[o]
Suite 2190	4,277 SF	[o]
Suite 2100	4,049 SF	[o]
Suite 2030	898 SF	
Suite 2032	1,192 SF	
Suite 223	1,074 SF	[o]
Suite 218	4,058 SF	
Suite 213	1,156 SF	







6 4 0 0
FANNIN

*The Gateway to the
Texas Medical Center*

6400 FANNIN ST, HOUSTON, TX 77030

FOR LEASING INFORMATION:



Tim Gregory
+1 713 888 4061
tim.gregory@jll.com



Kendall Kerr
+1 713 243 3306
kendall.kerr@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.