

1301 FANNIN

HOUSTON, TX 77002



1301 FANNIN
RESIDENTIAL

COMING SOON: DOUBLE-HEIGHT COLLABORATIVE SPACE WITH OUTDOOR TERRACE AND INTERNAL STAIRWELL!

PROPERTY HIGHLIGHTS

TOTAL NRA: ±784,143 SF

AVAILABLE SF: ± 5,000 - ± 60,000 SF

TYPICAL FLOOR: ± 26,000 SF

LEASE RATE: \$23.00-\$25.00 SF/YR. (NNN)

OPEX: \$15.94 SF/YR.

YEAR BUILT: 1984 RENOV. 2009 & 2015

PERCENT LEASED: 75.8%

PARKING RATIO: 1/1,400

RESERVED PARKING: \$235.00/MO.

UNRESERVED PARKING: \$175.00/MO.

HVAC AFTER HOURS: \$50.00

SECURITY: CARD KEY ACCESS, 24/7 MANNED PERSONNEL, DIGITAL CAMERAS





LEVEL 13: PROPOSED SINGLE-TENANT FLOOR PLAN



LEVEL 14: PROPOSED SINGLE-TENANT FLOOR PLAN

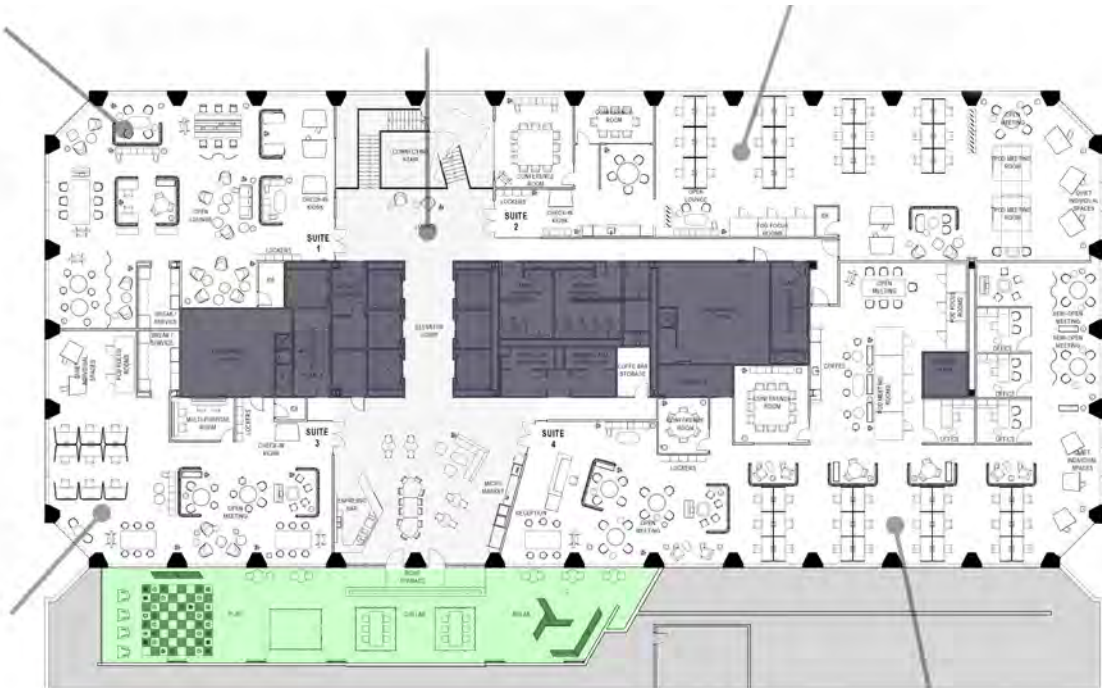
LEVEL 14: PROPOSED MULTI-TENANT FLOOR PLAN

SUITE 1:
3,200 SF

THE COMMUNITY:
2,850 SF

SUITE 2:
4,550 SF

SUITE 3:
2,850 SF



SUITE 4:
7,150 SF

OUTDOOR SPACE

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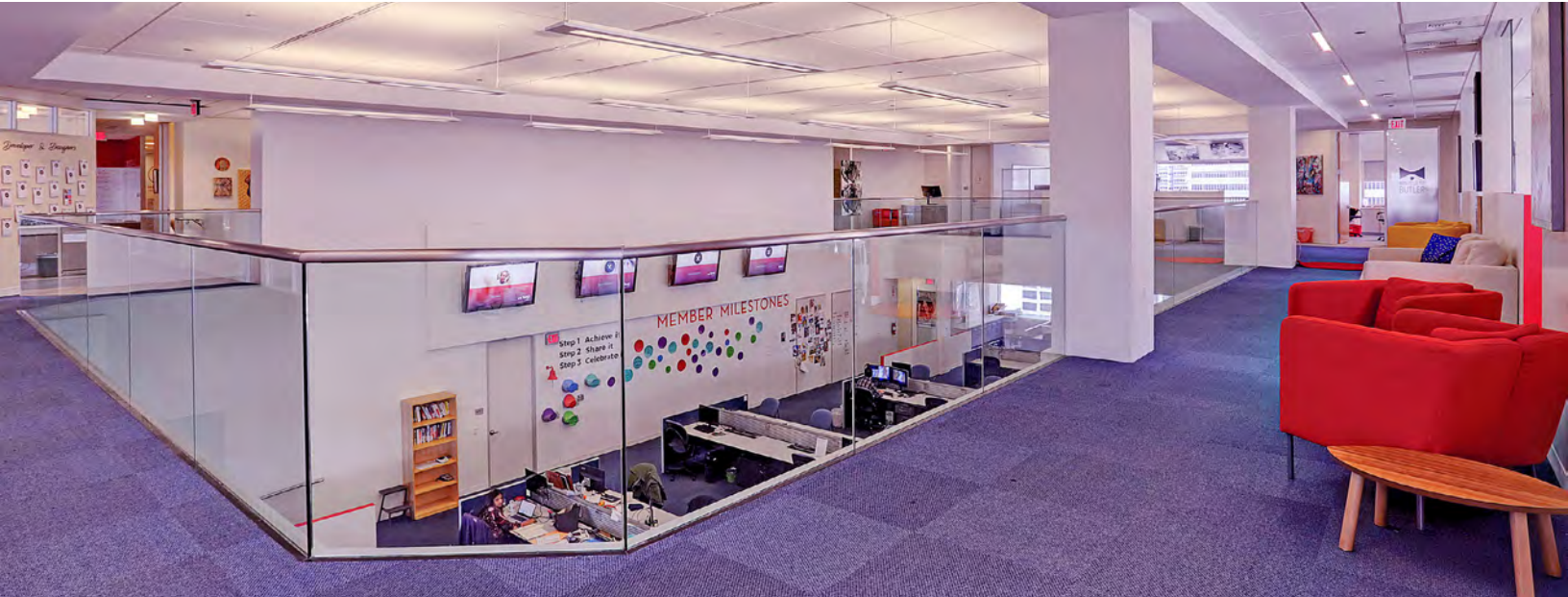
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FEATURES & AMENITIES

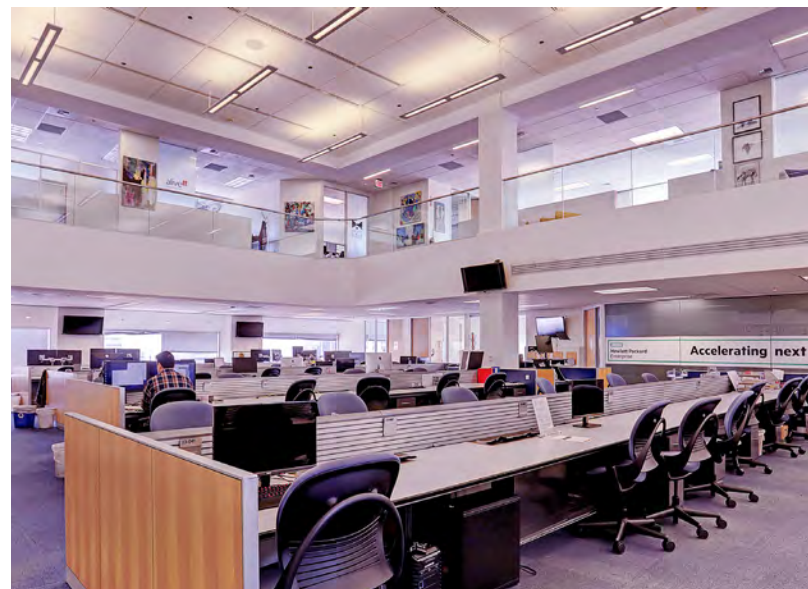
- On-Site Property Management & 24 hour engineering
- 24 Hour manned security and Camera Surveillance
- Tenant concierge on-site
- Houston's "Tech-Hub" with datacenter redundancies, heavy fiber, and colocation options
- Energy Star compliant
- Multiple tenant options offering elevator lobby exposure
- Multiple Conference Rooms with A/V equipment
- Tenant lounge, game room, and fitness facility
- Located within an Opportunity Zone
- Located in Central Downtown Houston
- Close proximity to Hobby & Intercontinental airport
- Adjacent to Discovery Green
- Houston's Entertainment District and Innovation Corridor
- Coworking and incubator options nearby include: Station Houston, Mass Challenge, and LifetimeWork
- Close to local venues including the House of Blues, GreenStreet and George R. Brown Convention Center
- A variety of dining options like The Grove, Benihana, Three Forks, Russo's New York Pizzeria, Pappasito's Cantina and more



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THE DESTINATION FOR TODAY'S TECH USER!



CHRIS LEWIS
CLEWIS@LEE-ASSOCIATES.COM
713.744.7441

