

FOR SALE/LEASE

8455 FANNIN STREET
HOUSTON, TX 77054



PROPERTY FEATURES:

Building Size:	9,500 SF
Construction Type:	Concrete Slab & Steel Frame
Lot Size:	0.93 Acres
Year Built:	1989
Parking Ratio:	4.19/1,000 SF

- Second generation medical office building in excellent condition
- Perfect location! Close to Texas Medical Center, NRG Stadium, and just inside Loop 610
- Ample parking spaces
- Close proximity to retail, restaurants, medical office and hospitals
- Motivated landlord
- Not in 100 year flood plain
- Fenced-in property



FOR MORE INFORMATION PLEASE CONTACT:

MARK ZEIDMAN
mark.zeidman@freg.com

281.599.9000

eCODE 90

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AVAILABLE SUITES

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit A - Med/Office	Medical	\$24.00 SF/yr	NNN	4,400 SF	Negotiable
Unit B - Office/Retail	Medical	\$24.00 SF/yr	NNN	1,100 SF	Negotiable
Unit C - Office/Retail	Medical	\$24.00 SF/yr	NNN	1,800 SF	Negotiable
Unit D - Office/Retail	Medical	\$24.00 SF/yr	NNN	2,140 SF	Negotiable

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