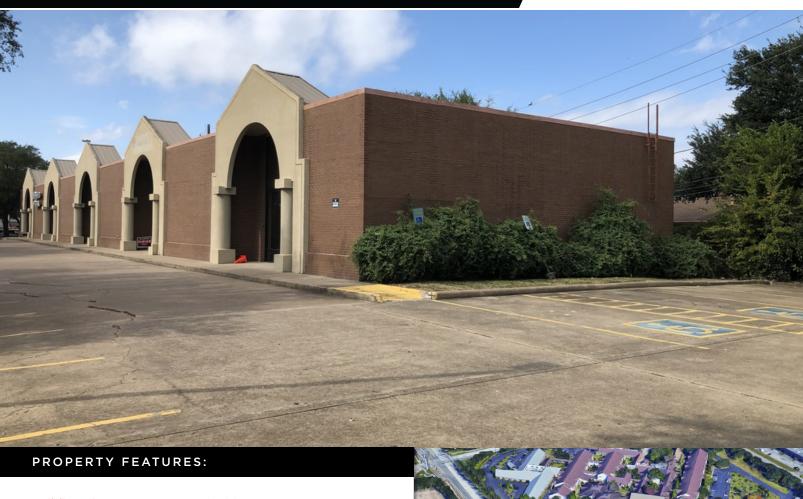
FOR SALE/LEASE

8455 FANNIN STREET HOUSTON, TX 77054





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

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Rec Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, of withdrawal without notice. Copyright © 2020 Friedman Real Estate. All rights reserved.



FOR MORE INFORMATION PLEASE CONTACT:

MARK ZEIDMAN

mark.zeidman@freg.com

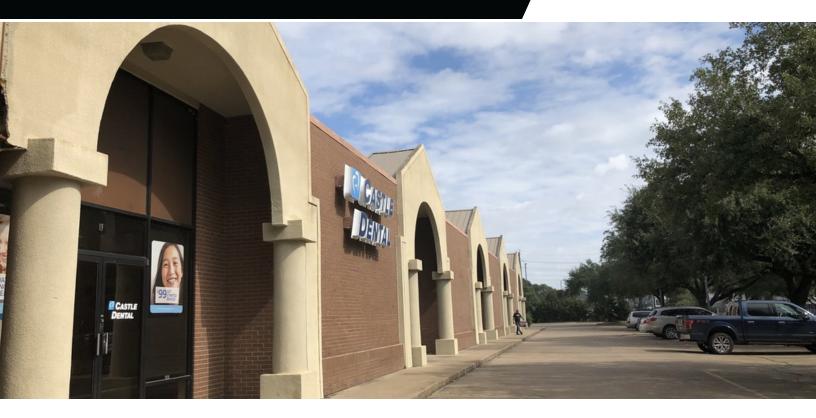
281.599.9000

eCODE 90

FOR SALE/LEASE

8455 FANNIN STREET HOUSTON, TX 77054





| 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 |

FOR MORE INFORMATION PLEASE CONTACT:

MARK ZEIDMAN mark.zeidman@freg.com

281.599.9000 eCODE 90

FOR SALE/LEASE

8455 FANNIN STREET HOUSTON, TX 77054





FOR MORE INFORMATION PLEASE CONTACT:

MARK ZEIDMAN mark.zeidman@freg.com

281.599.9000 eCODE 90