



2ND GENERATION, MOVE-IN READY LAB SPACE

8515 FANNIN

8515 FANNIN ST | HOUSTON, TEXAS 77054



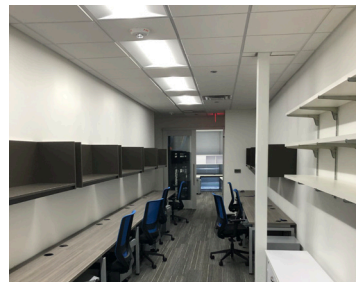
CONTACT

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PROPERTY DESCRIPTION

27,760 SF, 1 story laboratory building, built in 1994

1.860 acres (81,041 sf tract of land)

LOCATION

South side of the Texas Medical Center across from NRG Stadium, adjacent to NRG light rail stop

LEASE RATE

\$30.00/SF NNN

PARKING

78 surface parking spaces (2.88/1000 SF Ratio)

COMMENTS

- Largest contiguous block of ready-to-go lab space in the Texas Medical Center (can be subdivided)
- Superb location on light rail (near NRG rail stop), across from NRG Stadium and immediately south of central TMC
- BSL 1 rated lab space
- Previously built-out and utilized by major institution, requiring highest standard of maintenance on all building systems
- Well-designed configuration of dry/wet labs, walk-in refrigerators, and natural gas lines throughout
- Secured fence with remote access
- Fully sprinklered
- Zone X - area determine to be outside of the 0.2% annual chance floodplain
- Lab millwork in good condition



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MULTI-TENANT OPTION

