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FANNIN



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

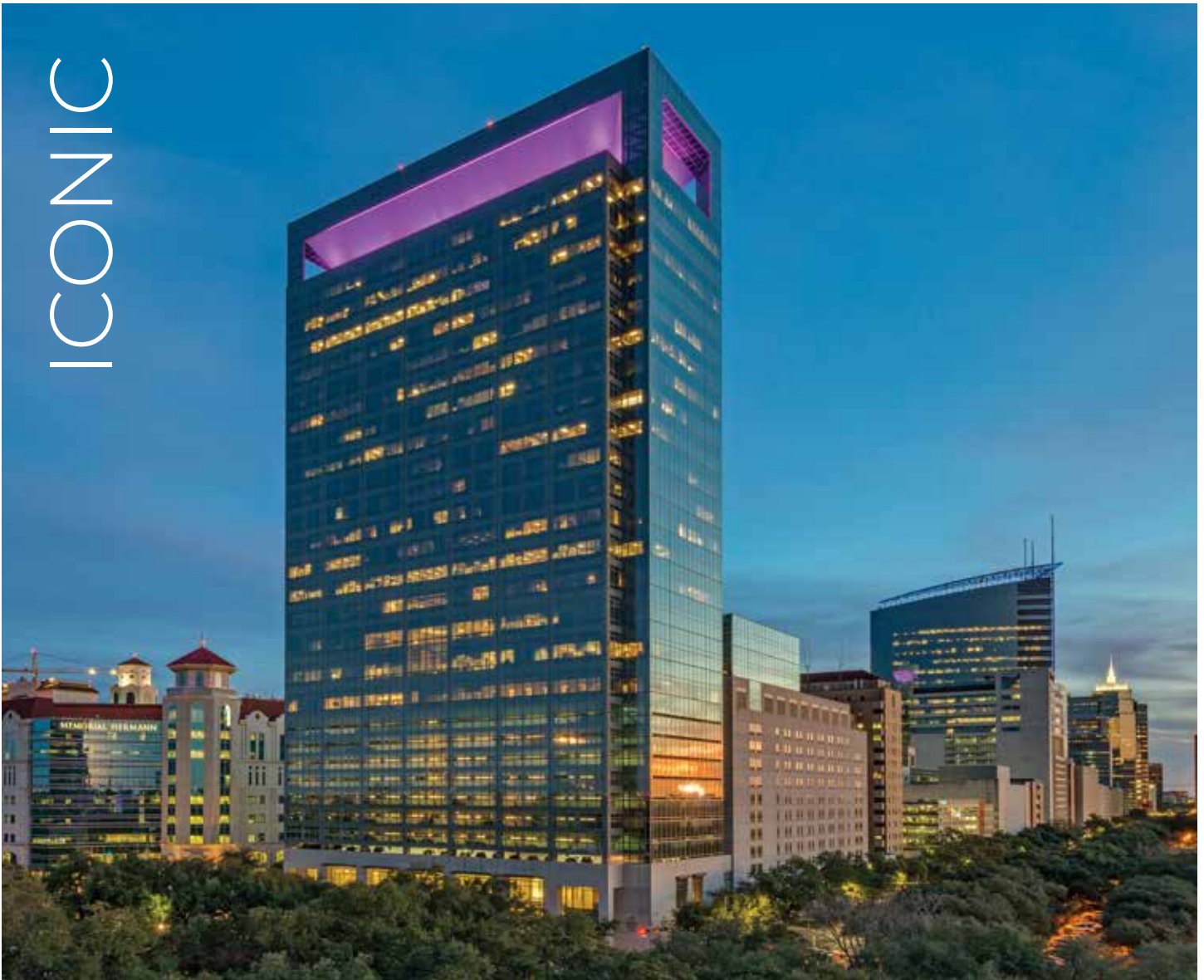
Building Information

Owner	LaSalle Investment Management
Building NRA	510,355 s.f.
Floors	30
Average Floor Size	24,000 s.f. - 52,000 s.f.
Parking	4.3/1000
Available Space	800 s.f. - 14,663 s.f.
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

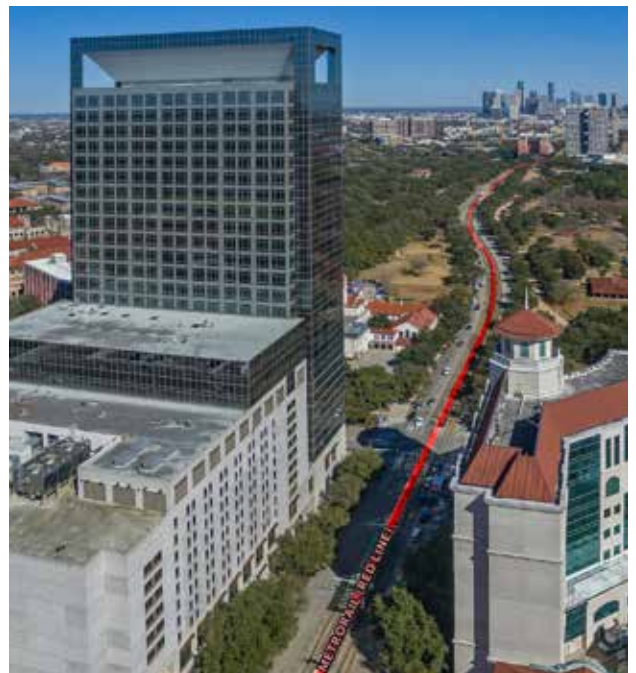


ICONIC

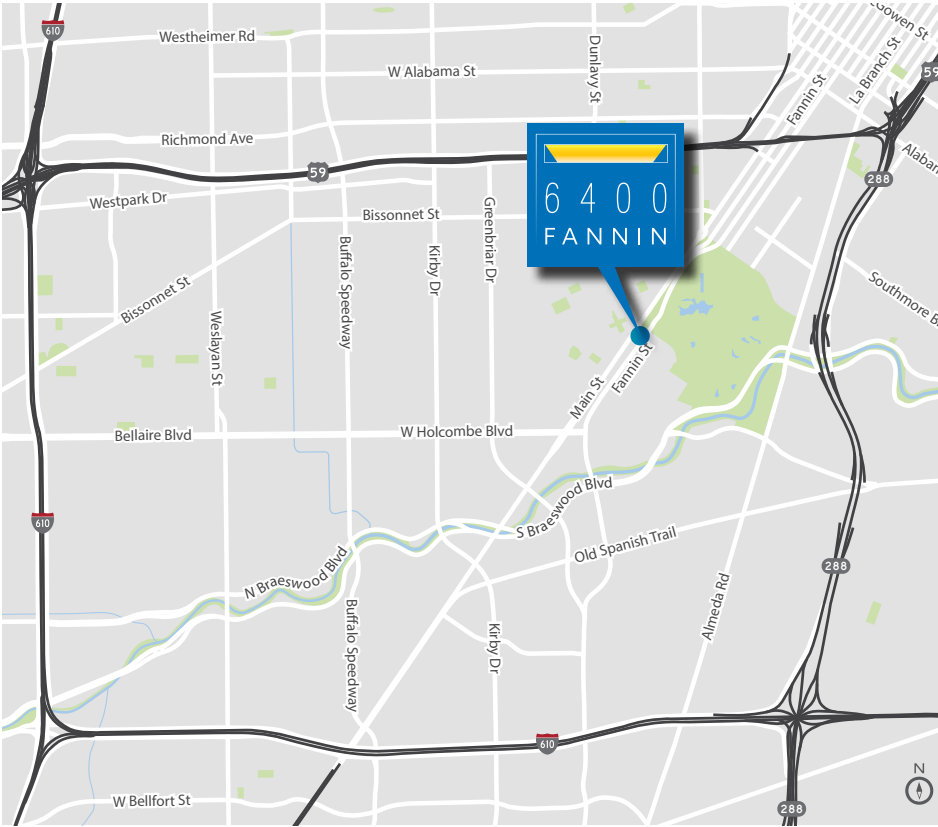


6400 Fannin offers unparalleled accessibility and visibility. It features an integrated parking lot, over 16,000 square feet of retail space, walkable amenities and green spaces all in the heart of one of the most distinguished medical centers in the world. Houston's METRORail Red Line easily connects 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.

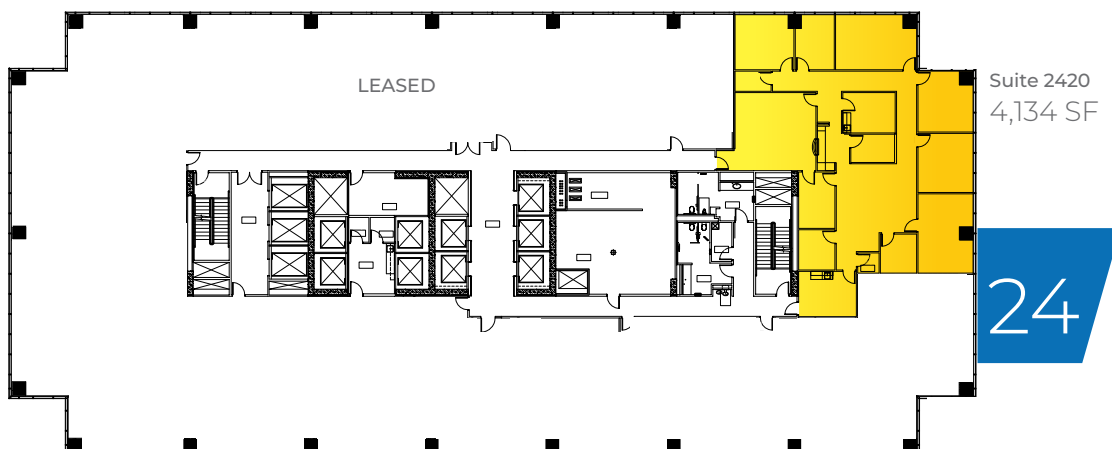
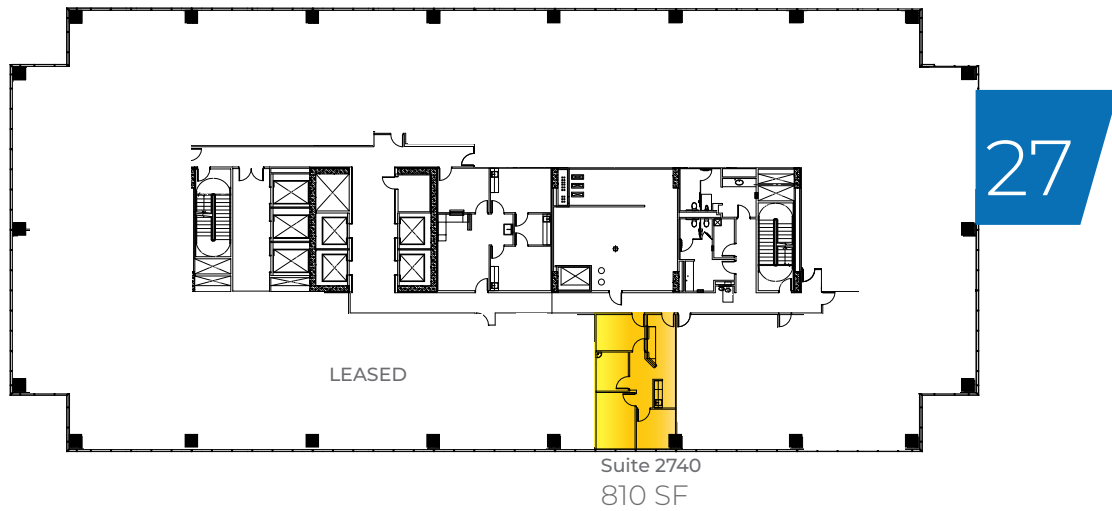
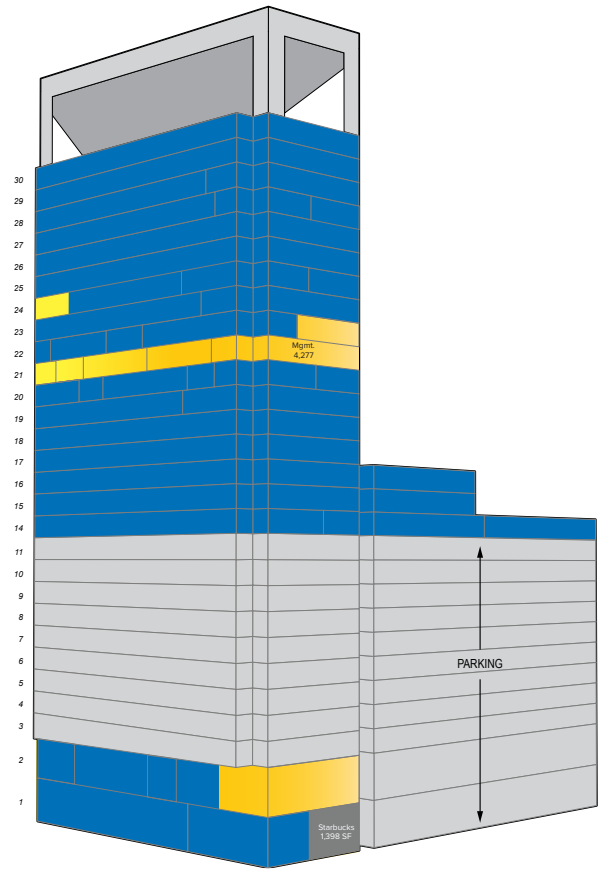
MAJOR HOSPITAL CAMPUSES



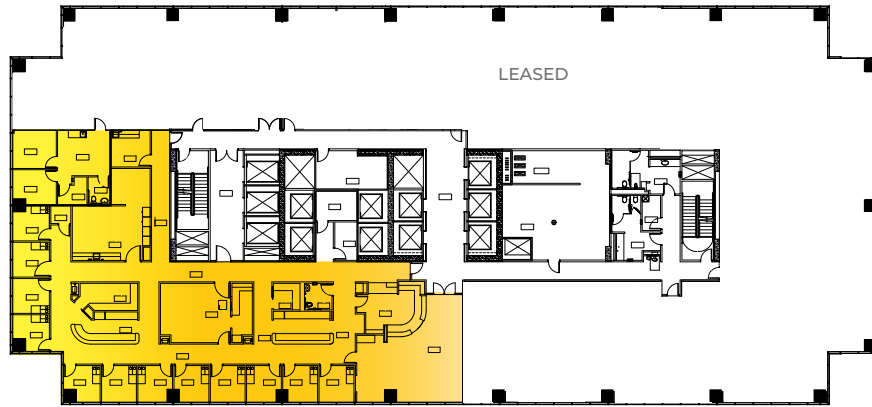
AVAILABILITY

Available space from
800 SF - 14,663 SF

Suite 2740	810 SF
Suite 2420	4,134 SF
Suite 2250	12,158 SF
Suite 2190	4,277 SF
Suite 2110	4,718 SF
Suite 2105	1,619 SF
Suite 2100	4,049 SF
Suite 2030	2,090 SF
Suite 210	2,169 SF



Suite 2250
12,158 SF



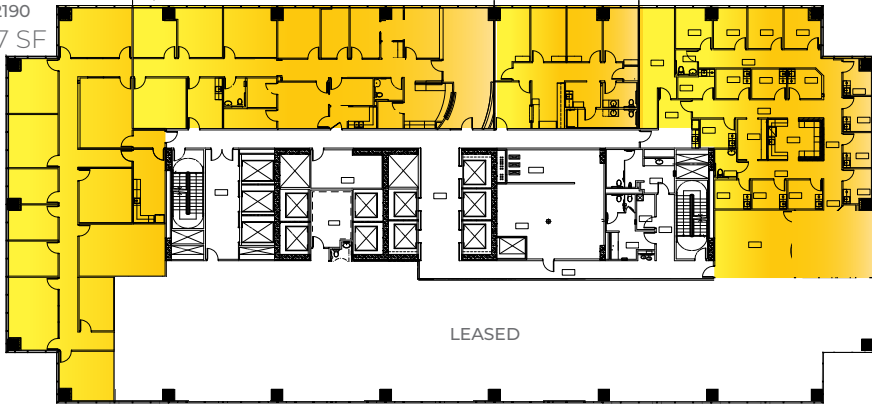
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Suite 2190
4,277 SF

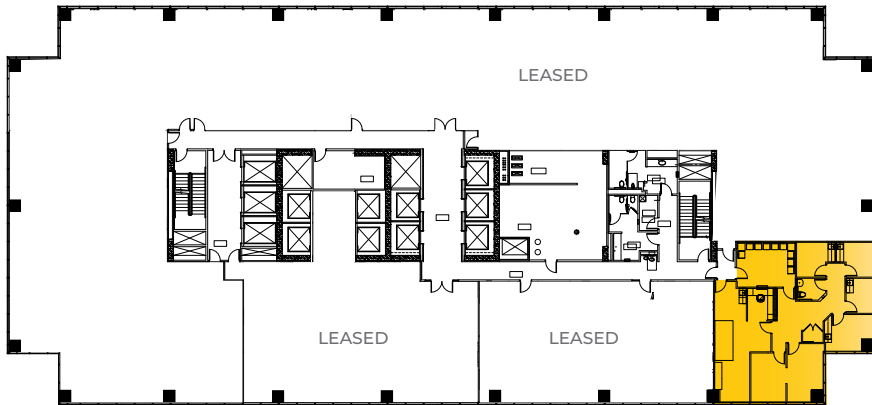
Suite 2100
4,049 SF

Suite 2105
1,619 SF

Suite 2110
4,718 SF

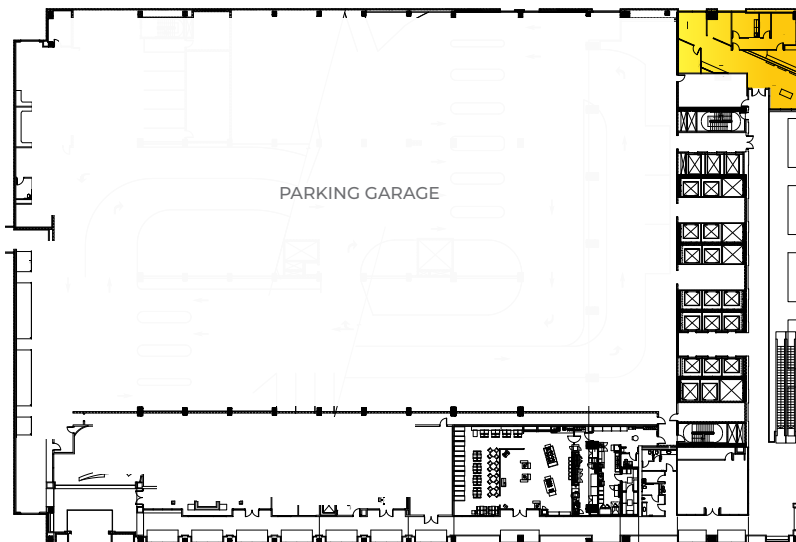


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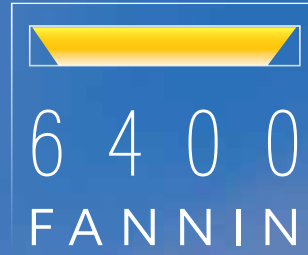
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Suite 2030
2,090 SF



Suite 210
2,169 SF

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*The Gateway to the
Texas Medical Center*

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FOR LEASING INFORMATION:



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