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FANNIN

[6400fannin.com](http://6400fannin.com)

Jones Lang LaSalle Brokerage, Inc.





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.

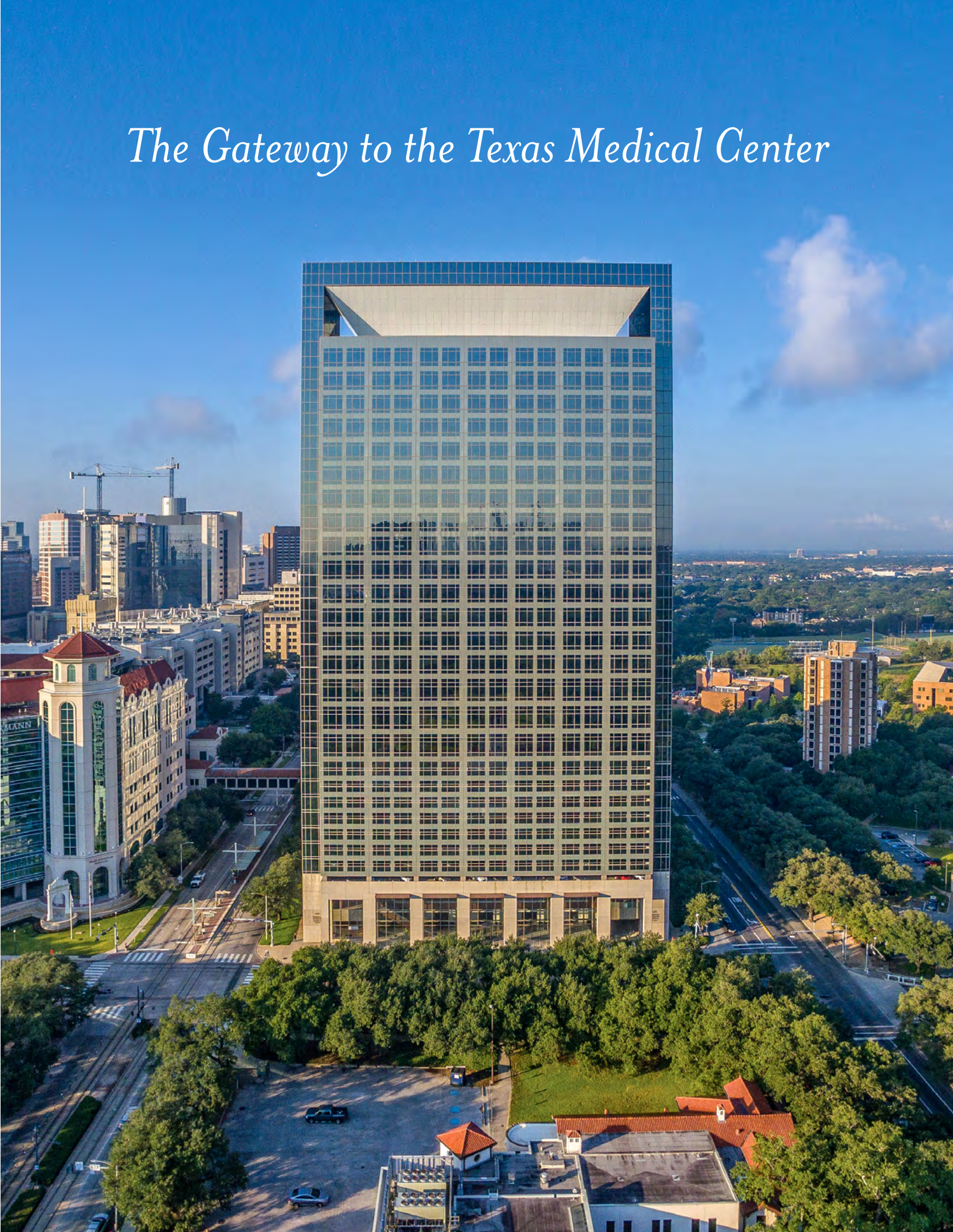
Conveniently connected via skybridge to Memorial Hermann System’s flagship hospital, 6400 Fannin offers state-of-the-art infrastructure and high-acuity services such as an ambulatory care center, surgery center, imaging, endoscopy, breast care, radiation therapy, infusion therapy, cardiovascular, rehabilitation, 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 SF
Floors	30
Average Floor Size	24,000 SF - 52,000 SF
Parking	4.3/1000
Available Space	810 SF - 7,221 SF
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"><li>Memorial Hermann Health System</li><li>UT Physicians</li></ul>
Base Rental Rate	Negotiable

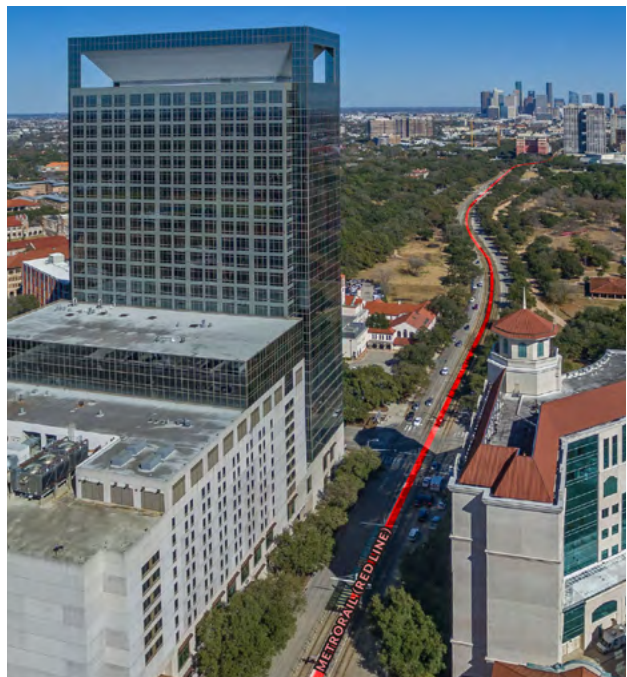


*The Gateway to the Texas Medical Center*



## A large, modern glass skyscraper at night, illuminated from within, with a prominent purple light band near the top. The building is surrounded by other city structures and greenery at the base.

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.



MAJOR HOSPITAL CAMPUSES

6400 FANNIN

UNIVERSITY OF TEXAS MEDICAL SCHOOL

BAYLOR COLLEGE OF MEDICINE (MULTIPLE LOCATIONS)

BEN TAUB GENERAL HOSPITAL

DEBAKEY VA MEDICAL CENTER

UT MD ANDERSON CANCER CENTER (MULTIPLE LOCATIONS)

TEXAS CHILDREN'S HOSPITAL (MULTIPLE LOCATIONS)

HOUSTON METHODIST HOSPITAL

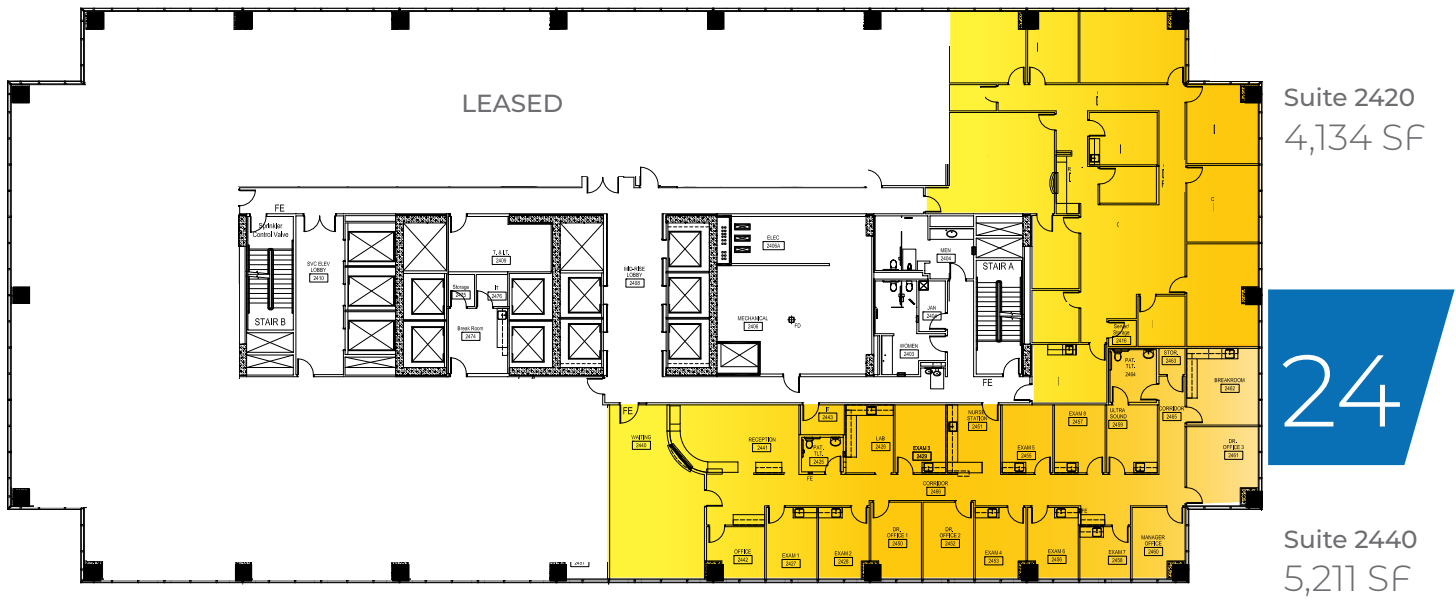
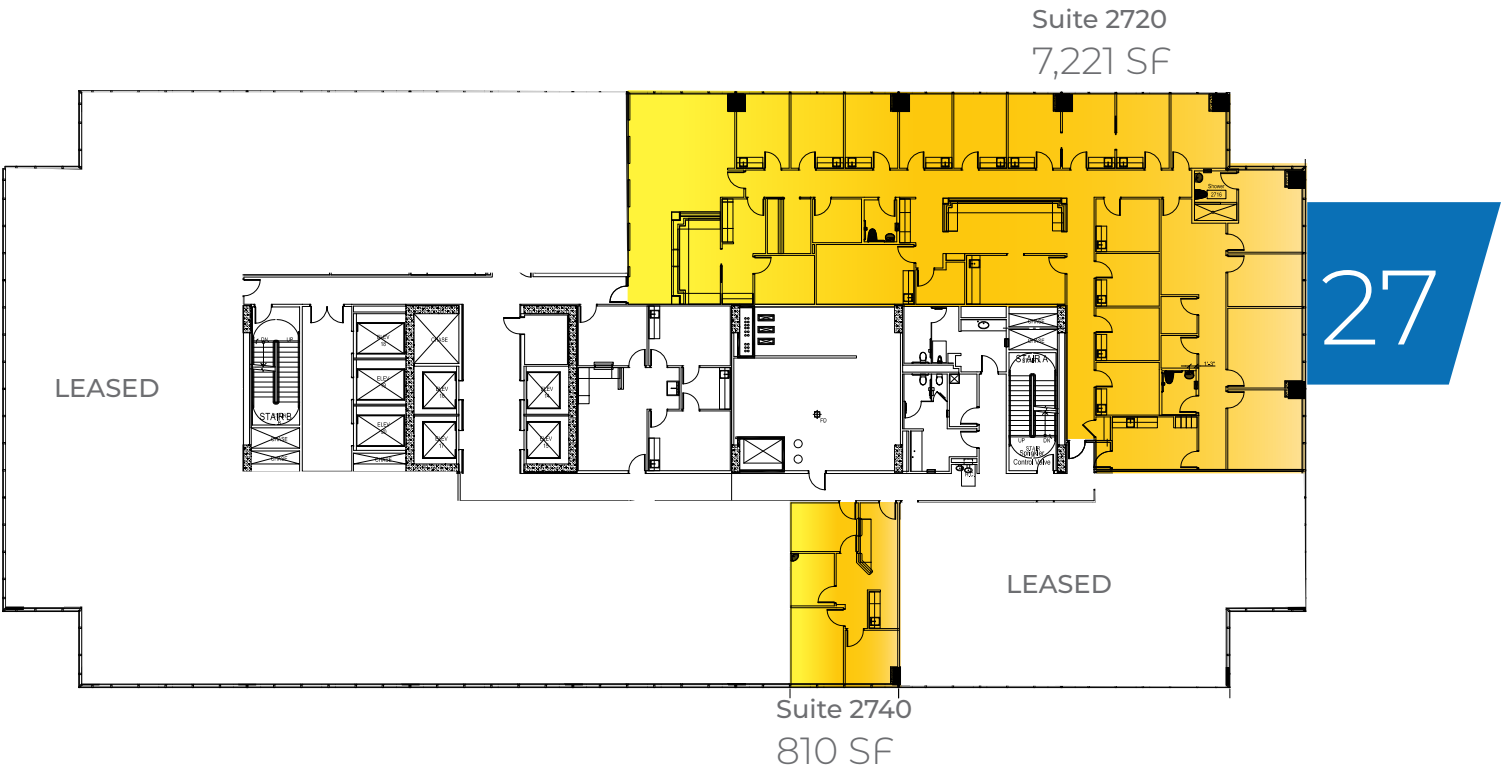
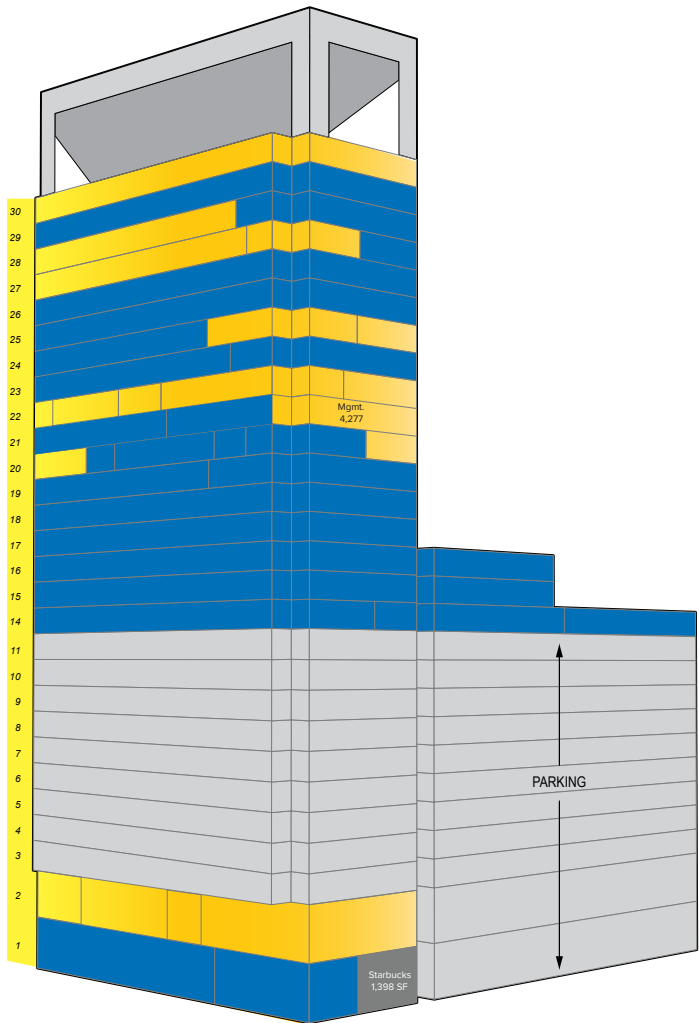
MEMORIAL HERMANN - TEXAS MEDICAL CENTER

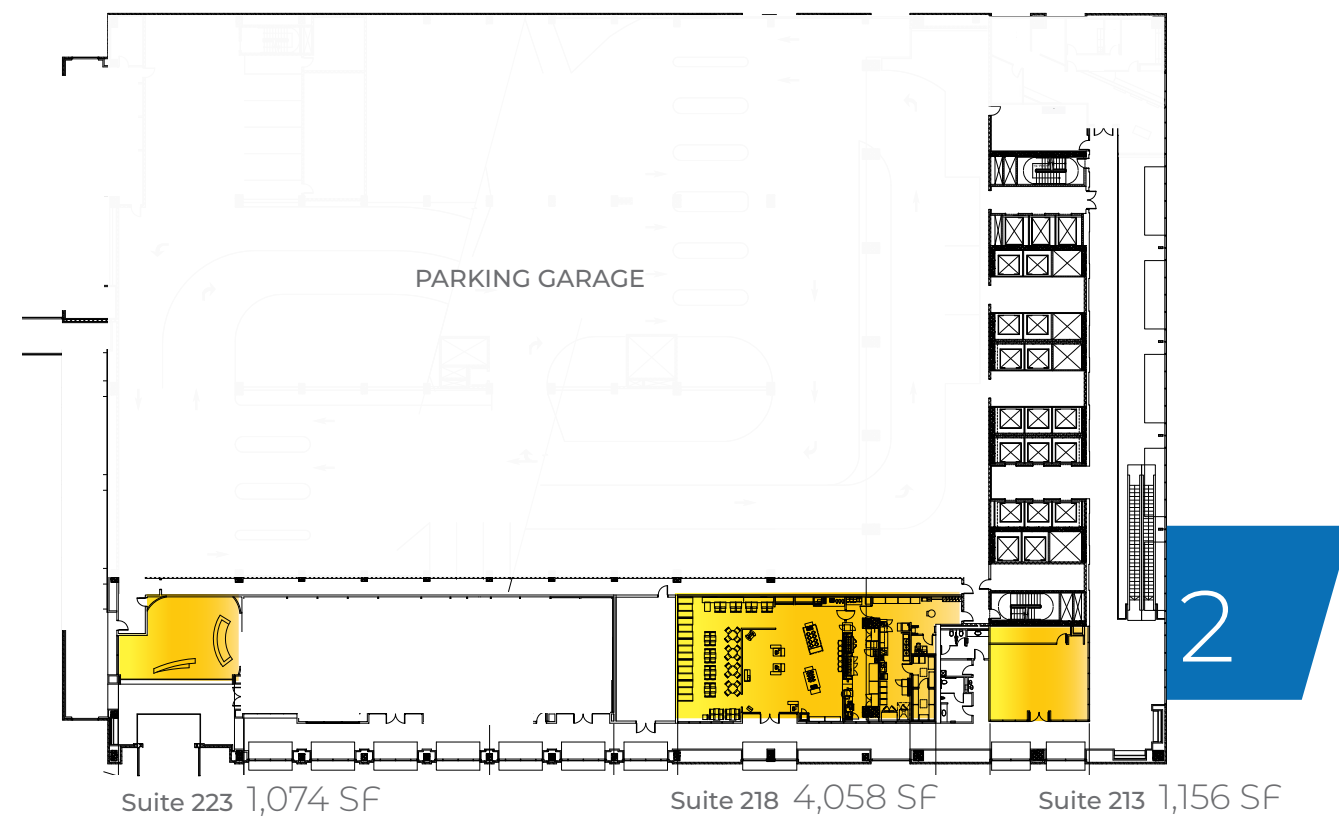
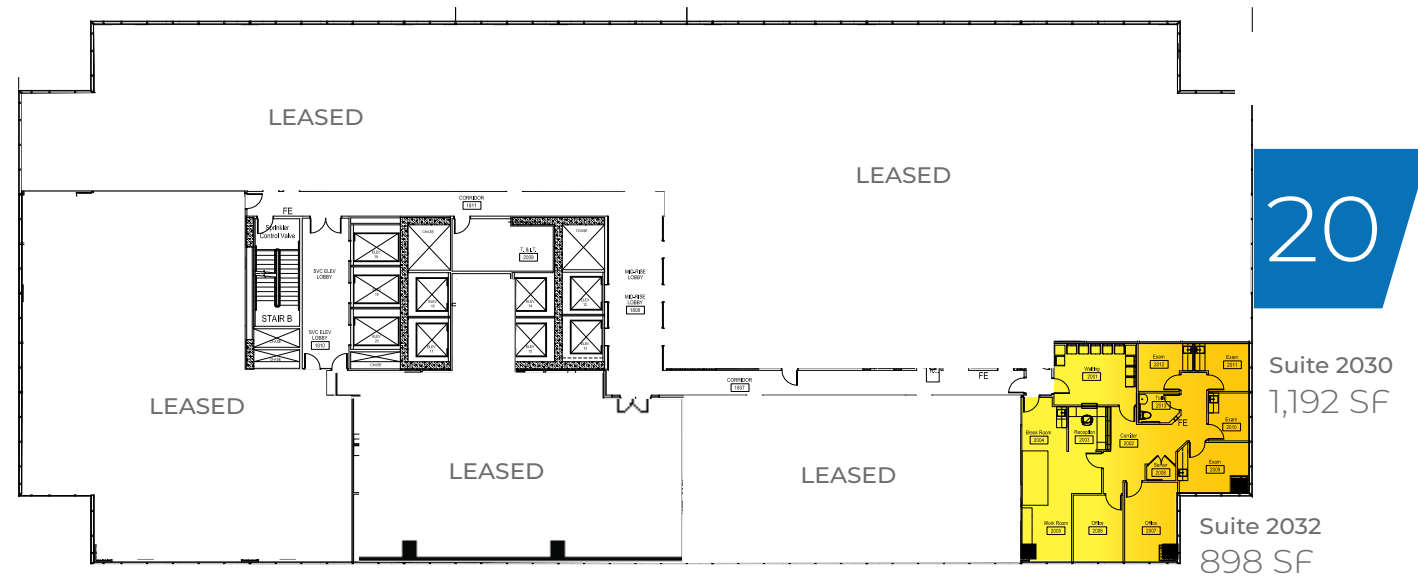
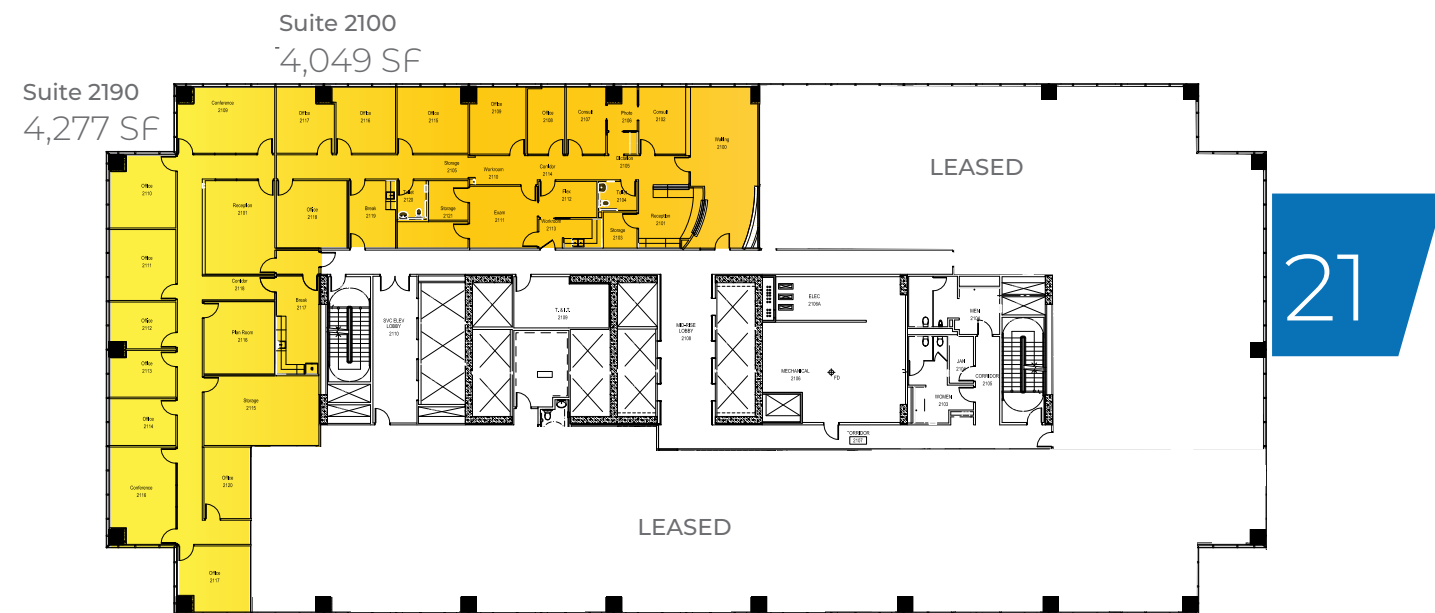


# AVAILABILITY

Available space from  
810 SF - 7,221 SF

Suite 2740	810 SF	[o]
Suite 2720	7,221 SF	
Suite 2440	5,211 SF	
Suite 2420	4,134 SF	[o]
Suite 2190	4,277 SF	[o]
Suite 2100	4,049 SF	[o]
Suite 2032	898 SF	
Suite 2030	1,192 SF	[o]
Suite 223	1,074 SF	[o]
Suite 218	4,058 SF	
Suite 213	1,156 SF	







## *The Gateway to the Texas Medical Center*

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FOR LEASING INFORMATION:



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date