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FANNIN

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.

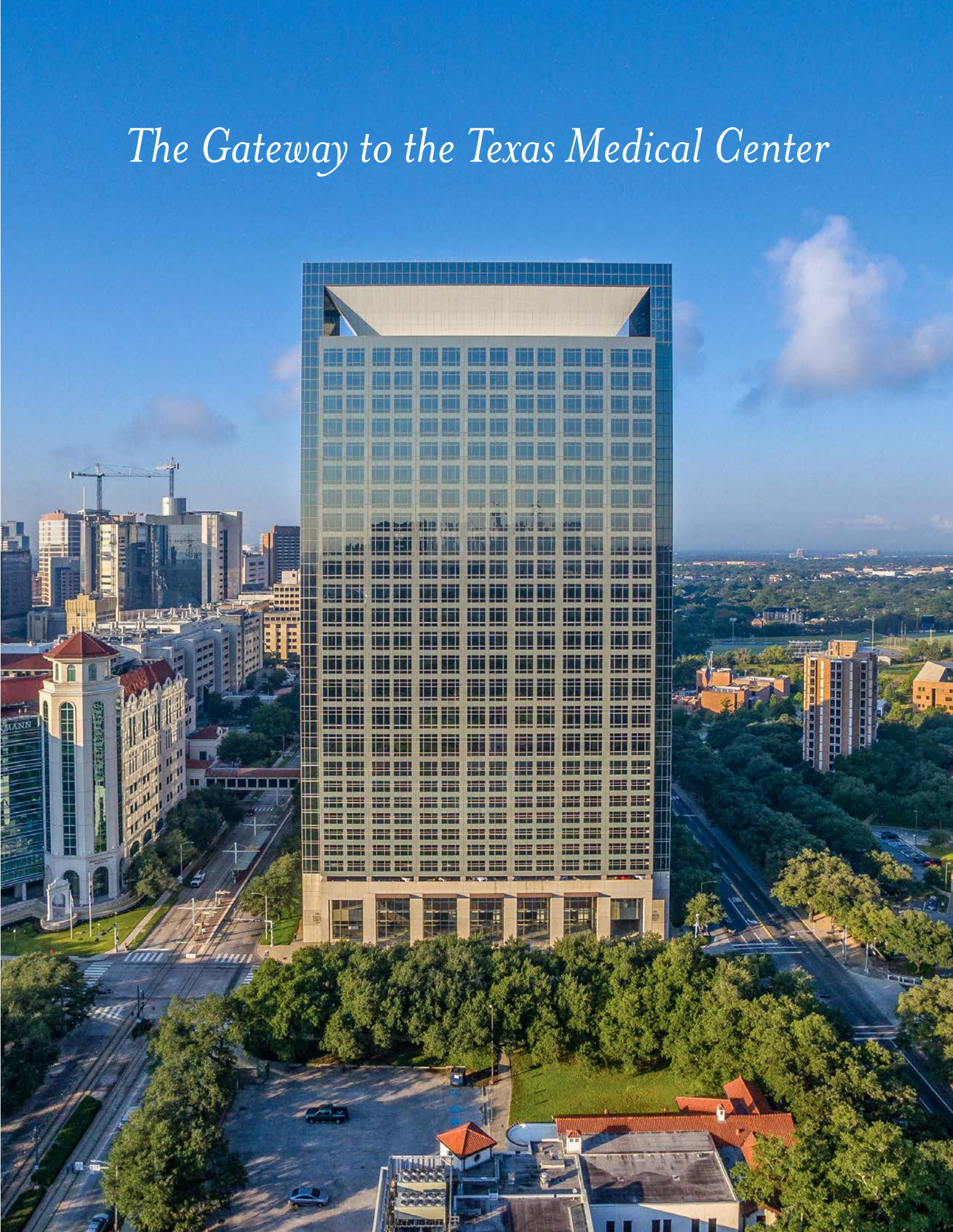
Conveniently connected via skybridge to Memorial Hermann System’s flagship hospital, 6400 Fannin offers state-of-the-art infrastructure and high-acuity services such as an ambulatory care center, surgery center, imaging, endoscopy, breast care, radiation therapy, infusion therapy, cardiovascular, rehabilitation, 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	- Memorial Hermann Health System - UT Physicians
Base Rental Rate	Negotiable



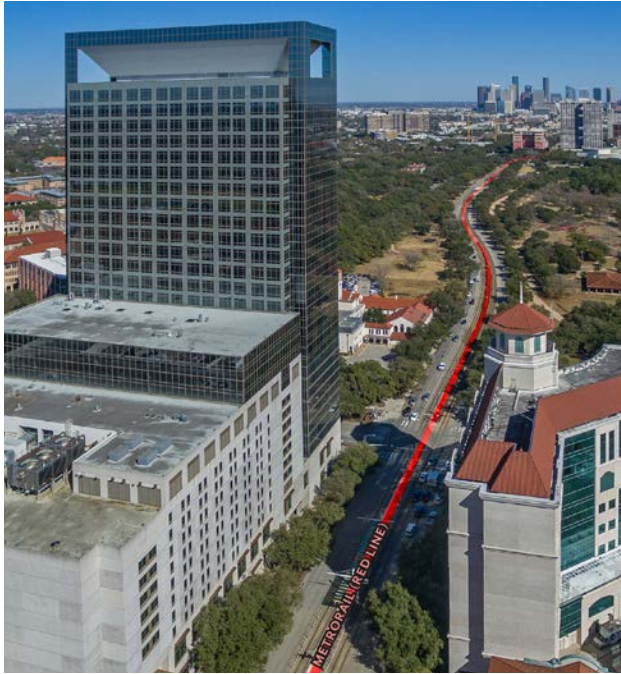
The Gateway to the Texas Medical Center



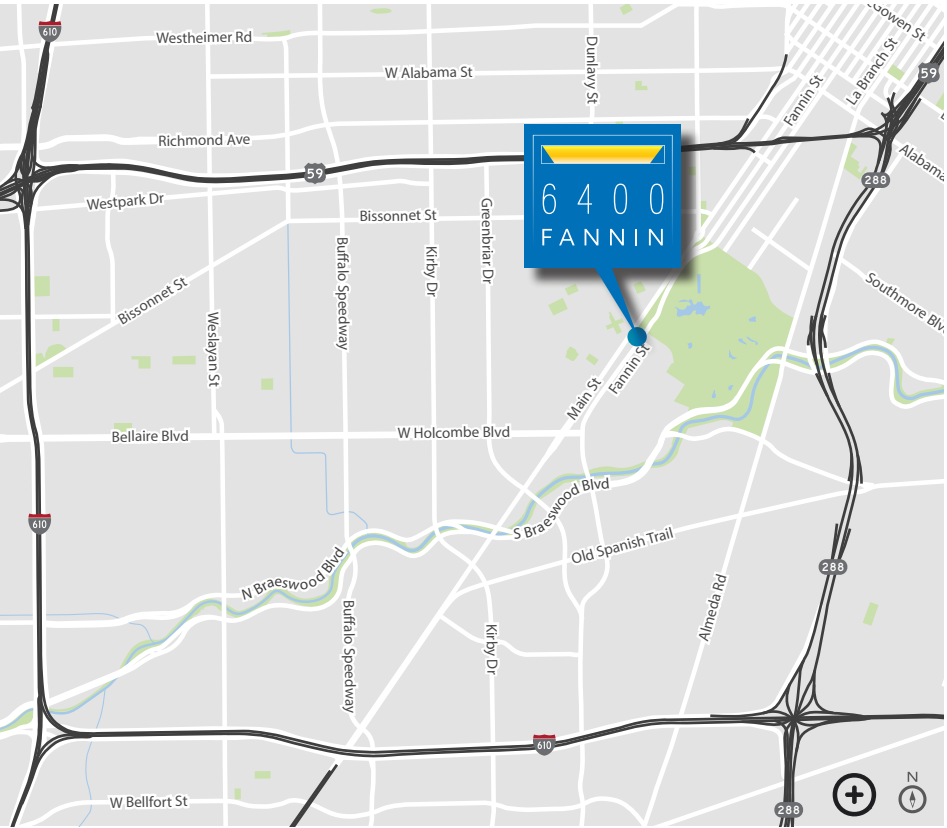
ICONIC

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.

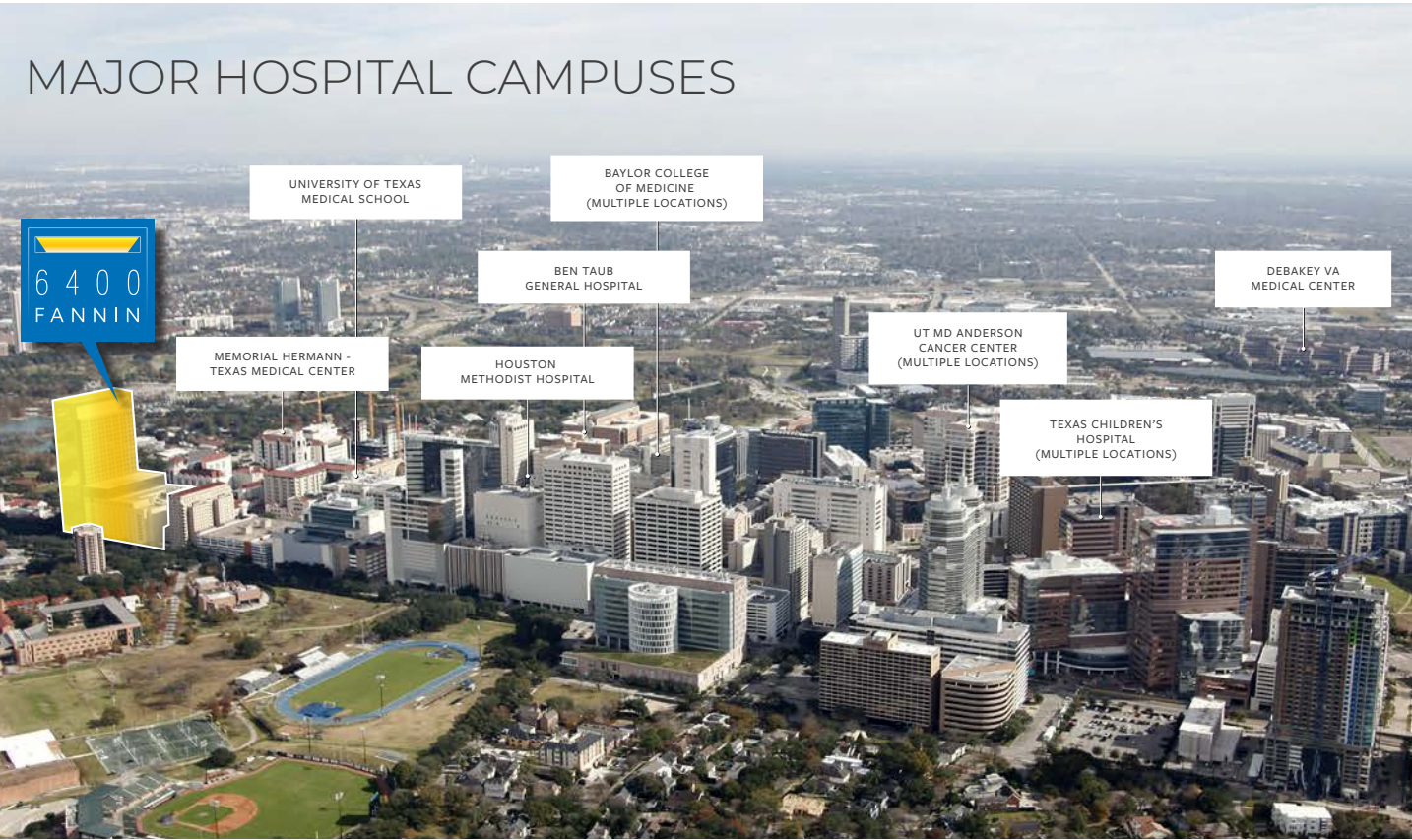
Flanked by three primary thoroughfares, 6400 Fannin provides physicians, patients, and visitors seamless access with multiple entrances. Furthermore, 6400 Fannin is strategically surrounded by Texas State Highway 288, Interstate 69, and Loop 610.



LOCATION



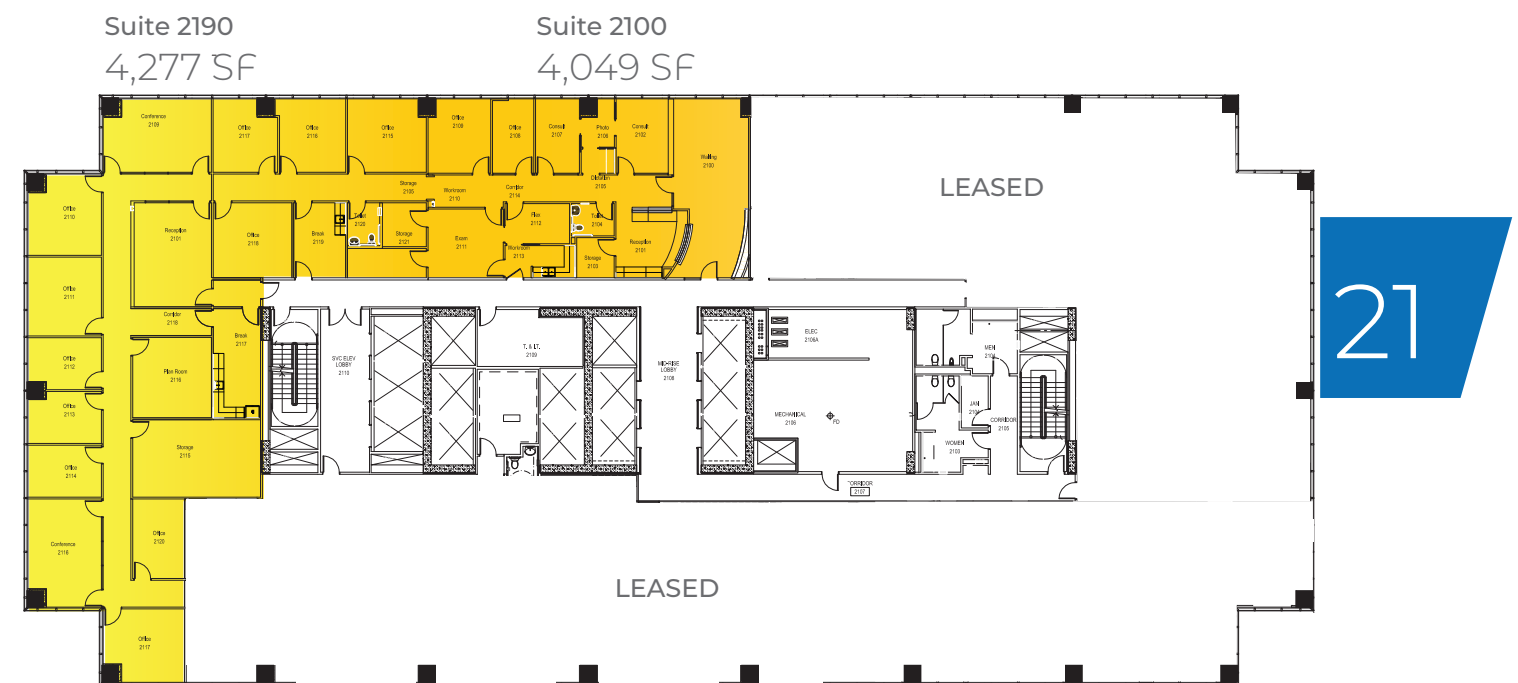
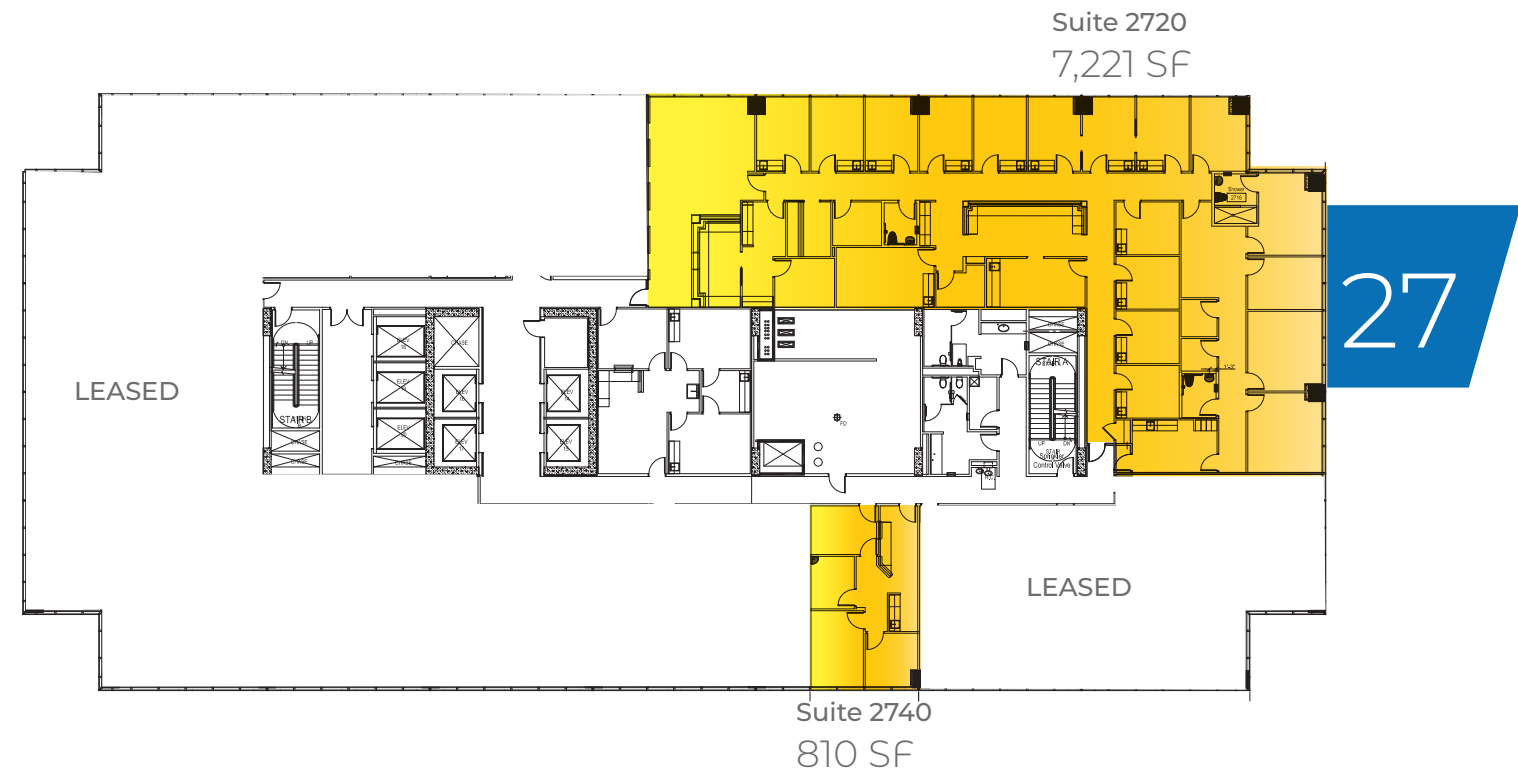
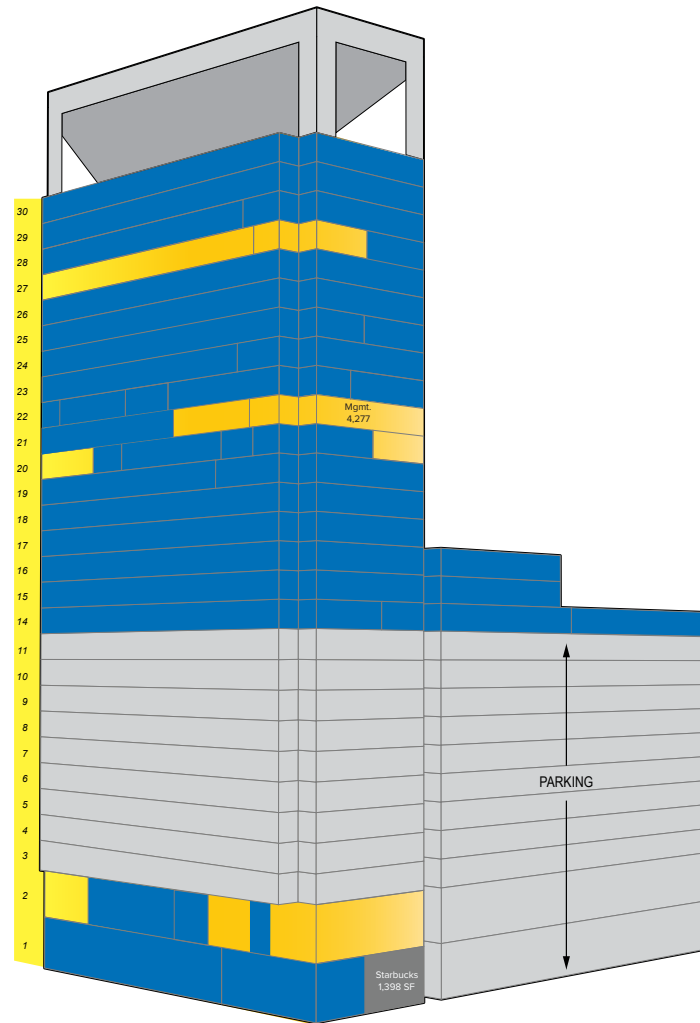
Over 50 million square feet of excellent patient care, education, research, and medical office space comprise the Texas Medical Center (TMC). The largest medical center in the world, TMC attracts some of the greatest minds to its esteemed institutions and has both the largest children's and cancer hospital.

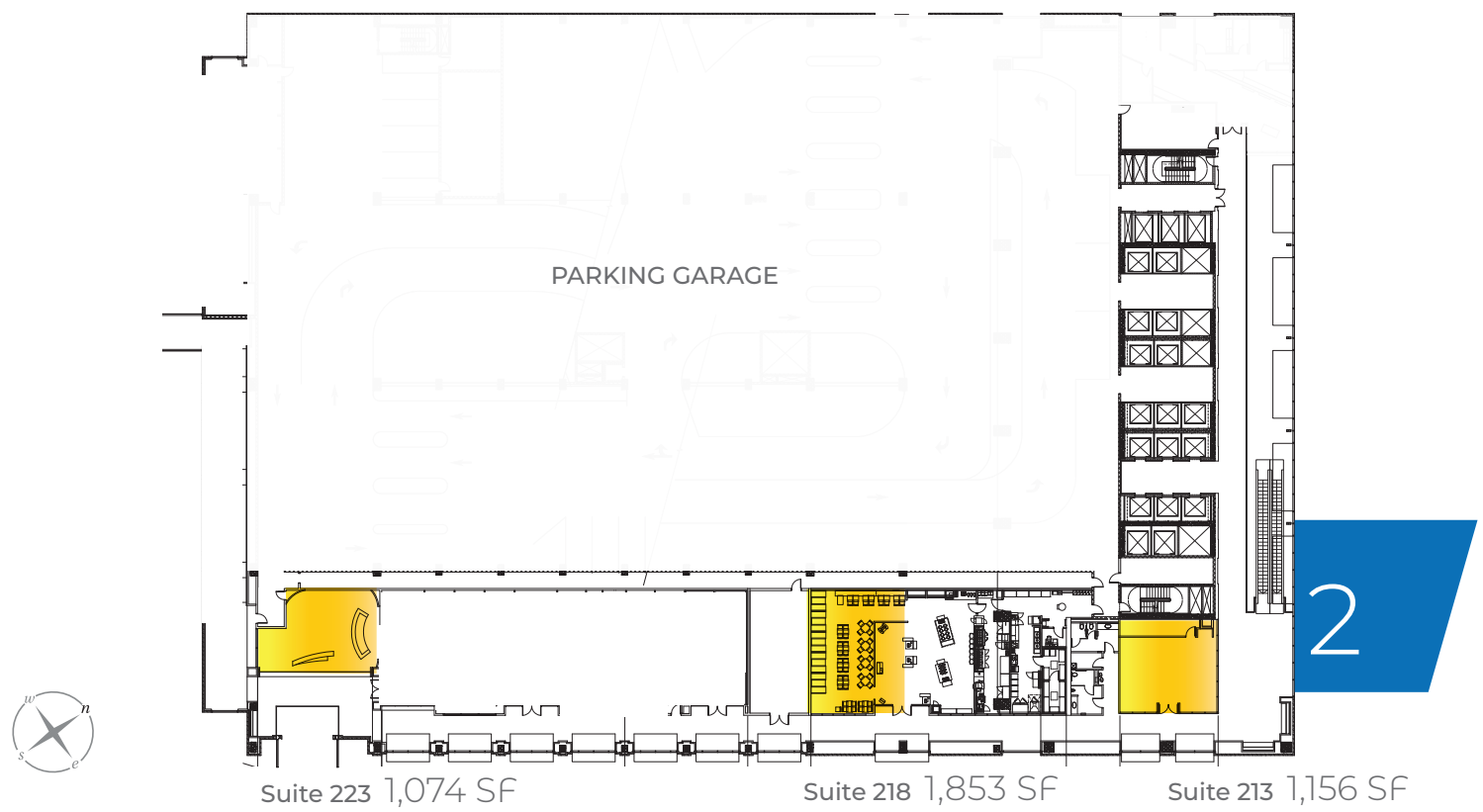
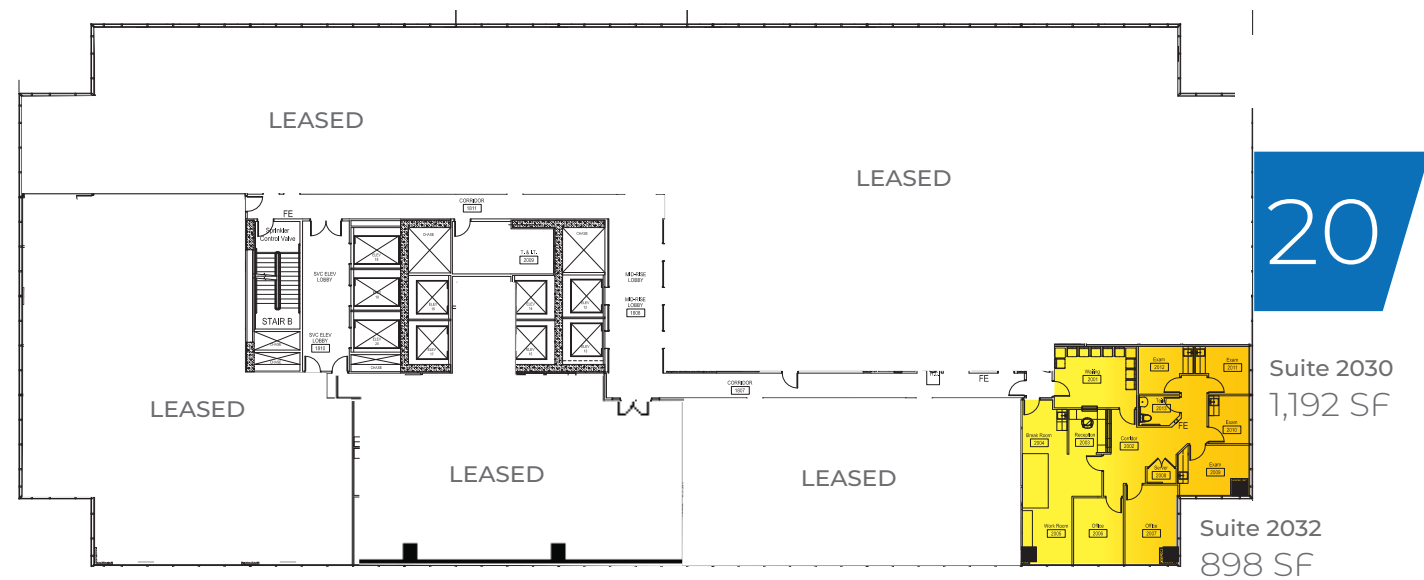


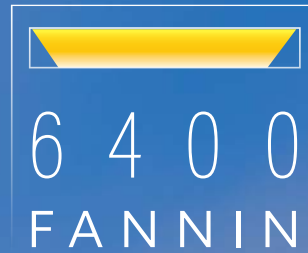
AVAILABILITY

Available space from
810 SF - 7,221 SF

Suite 2740	810 SF	[o]
Suite 2720	7,221 SF	
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	1,853 SF	
Suite 213	1,156 SF	







The Gateway to the Texas Medical Center

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FOR LEASING INFORMATION:



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