

**MEDICAL
OFFICE
LEASE**

27,760 SF

TMC



TRANSWESTERN

REAL ESTATE
SERVICES

8515 FANNIN

8515 Fannin Street | Houston, TX 77054



Information:

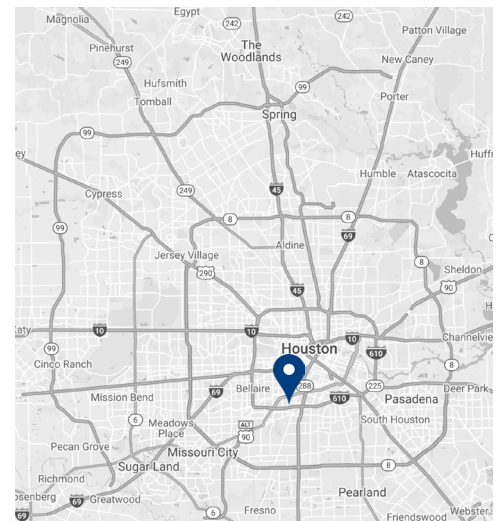
- Superb location on light rail (near NRG rail stop), across from NRG Stadium and immediately south of central TMC
- Previously built-out and utilized by major institution, requiring highest standard of maintenance on all building systems
- Well-designed configuration of dry/wet labs, walk-in refrigerators, 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
- 78 surface parking spaces (2.88/1,000 Ratio)

Rate:

- \$30.00/NNN
- \$12.00 Est. OPEX

Availability:

- Suite 3 - 5,476 SF Shell
- Suite 5 - 1,139 SF Shell



Leasing Information:

**Christian
Connell**

713.231.1588

Christian.Connell@transwestern.com

**Justin
Brasell**

713.231.1595

Justin.Brasell@transwestern.com

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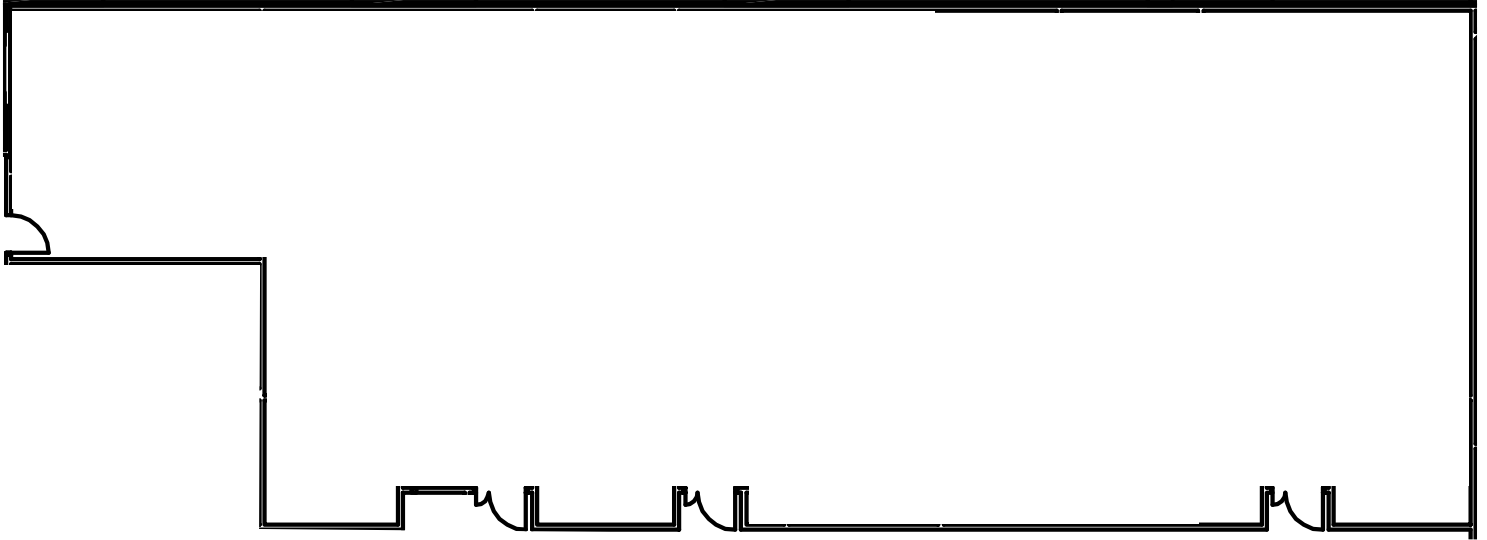
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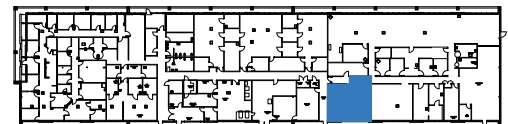
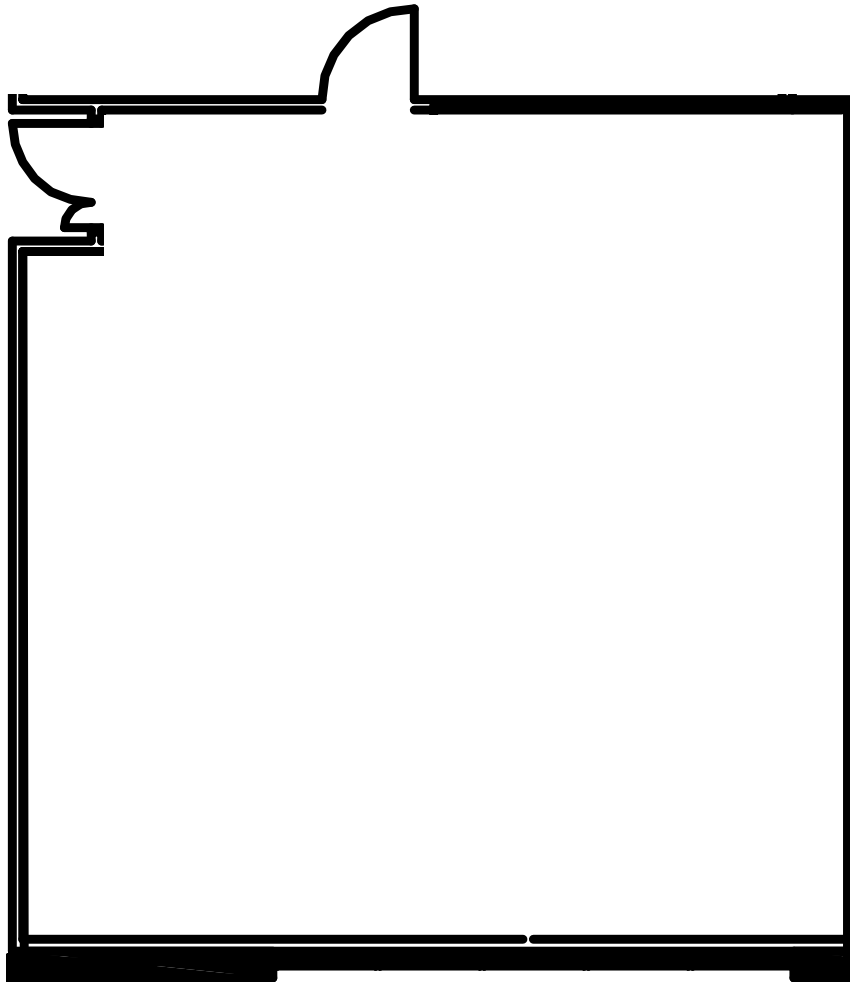
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Suite 5
1,139 SF
Shell Space



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