

8515 FANNIN

8515 Fannin Street | Houston, TX 77054



Building Features

- Superb location on light rail (near NRG rail stop) across from NRG Stadium and immediately south of central TMC
- 100% Turn Key or Aggressive Tenant Improvement Allowance
- Secured fence with remote access
- Well designed configuration of dry/wet labs
- Walk-in refrigerators, and natural gas lines throughout
- Availabilities from 1,139 - 5,476 SF
- Abundant surface parking spaces



Premier Location

Healthcare

58%

Private
Insurance

\$8k

Healthcare
Spending

78%

Doctor Visits
in 2024

Economics

35

Median
Age

\$128k

Per Household
Income

Employment

12%

Service
Employment

12%

Blue Collar
Employment

76%

White Collar
Employment

Population

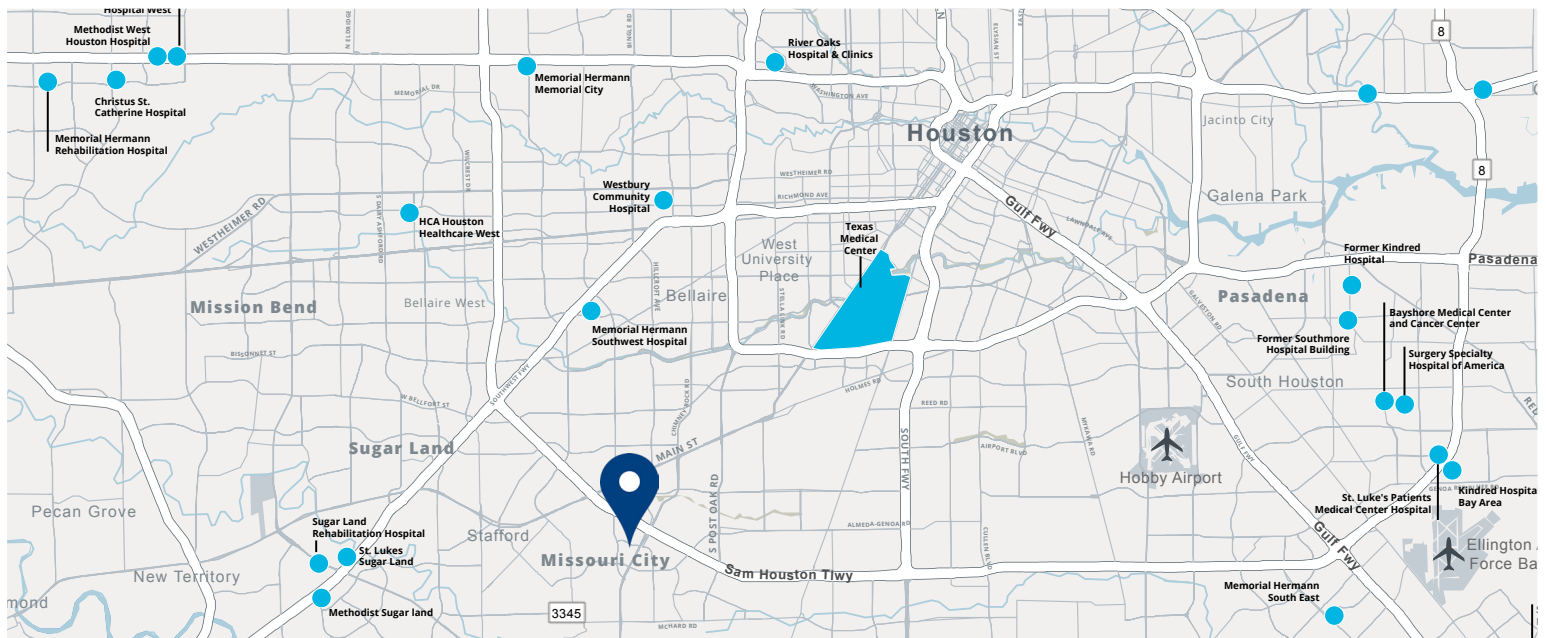
402k

Total
Population

634k

Total Daytime
Population

*Demographics is within 5 miles of the property



Leasing Information:

Christian Connell

713.231.1588

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Sandra Wolters

832.671.7717

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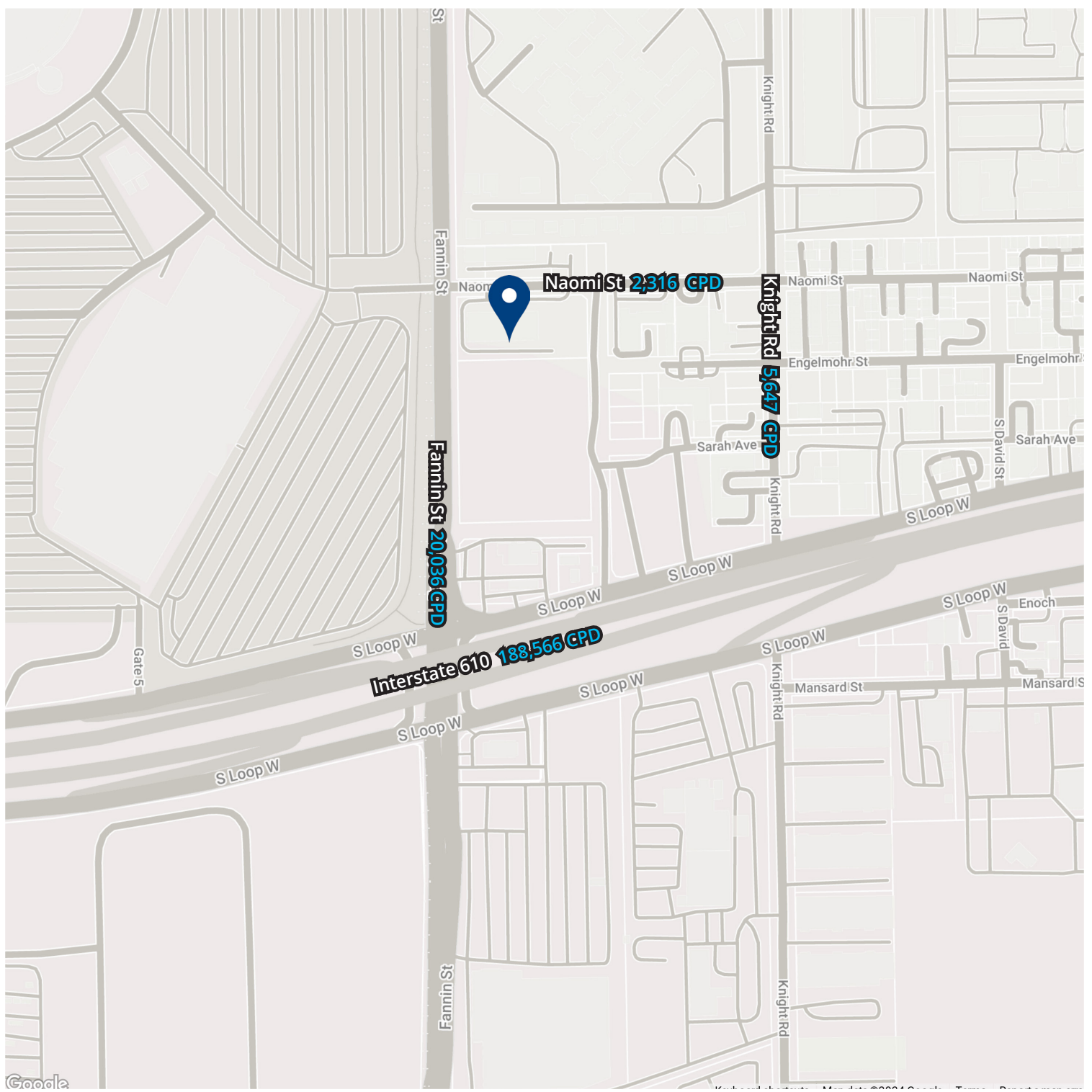
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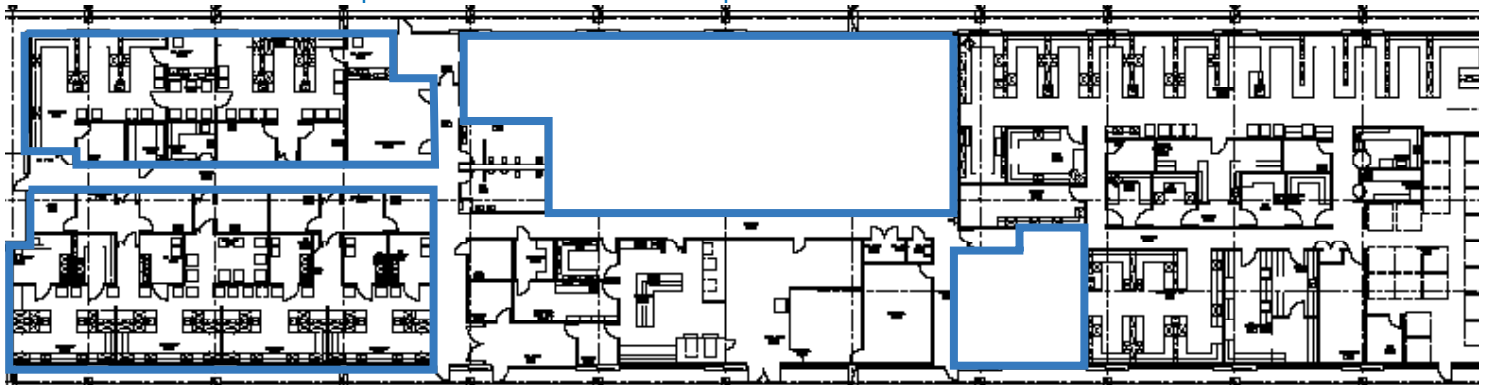
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Floor Plate

1,139 - 5,476 SF

Suite 1
3,802 SF
2nd Gen Lab Space

Suite 3
5,476 SF
Shell Space



Suite 7
4,921 SF
2nd Gen Lab Space

Suite 5
1,139 SF
Shell Space

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