

Medical Office | For Lease

CBRE

7900 Fannin

7900 Fannin Street, Houston, TX 77054

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Up to 12,500 RSF Contiguous Available



Building owned and managed by
HEALTHCARE REALTY

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Property Highlights

- + 177,819 SF, 4-story, medical office building
- + Adjacent to The Woman's Hospital of Texas, named by US News and World Report as one of "America's Best Hospitals" for Gynecology
- + Beautifully landscaped grounds and grand covered entrance
- + Modern upgraded lobby with multiple lounge/ waiting areas, restaurant, imaging center, and security personnel
- + Tenants and guests can take a stroll through the courtyard to relax and admire the sculptures and lush greenery
- + 4 story parking garage connected
- + On-site property management, engineering and porter

Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	17,523	142,991	426,762
Population - 5-Year Projection	17,948	146,717	440,626
Median Age - Estimated 2025	31.5	35.0	35.0
Average Household Income - Estimated 2025	\$89,228	\$149,738	\$142,434

-  Highly desirable location in the Medical Center South neighborhood
-  Newly renovated common areas with updated finishes
-  Custom designed suites
-  Located within 5 miles of 3 area hospitals
-  Monument signage available
-  Strong referral pattern and tenant mix

Area Amenities:

- + Perfectly positioned in the Medical Center South neighborhood, 7900 Fannin is encompassed by amenities with trendy shops and eateries at the Shops at Kirby Drive, the NRG Stadium, and Arena all within one mile
- + Less than a mile from Texas Medical Center, the world's largest medical complex comprised of 21 renowned hospitals, 13 support organizations, eight academic and research institutions, six nursing programs, three public health organizations, three medical schools, two universities, two pharmacy schools and a dental school
- + Building sits along MetroRail and within walking distance from the Smith lands rail stop at Greenbriar and Colonnade

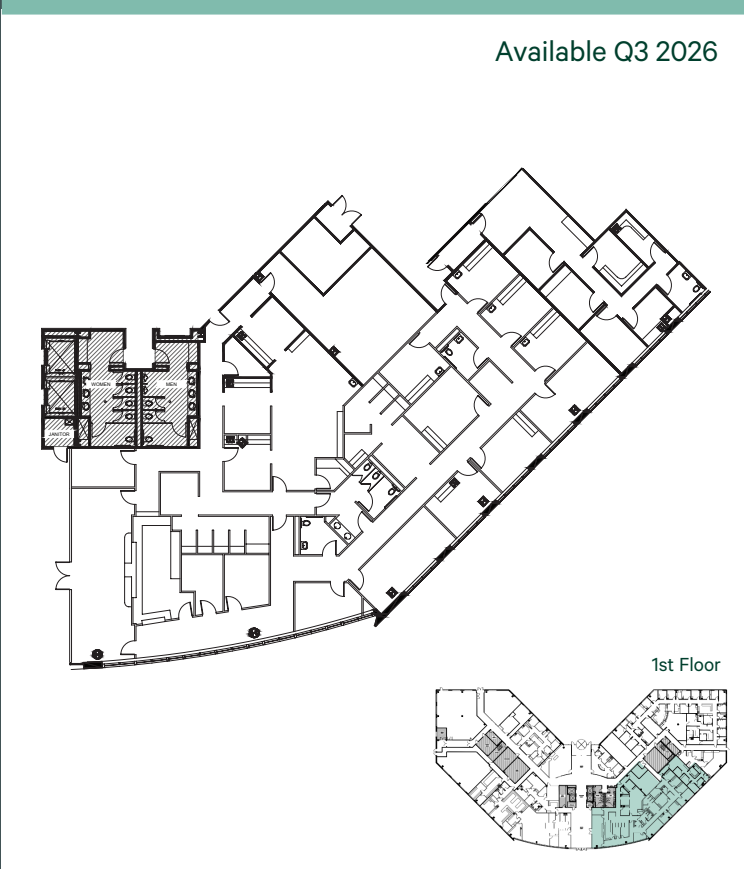
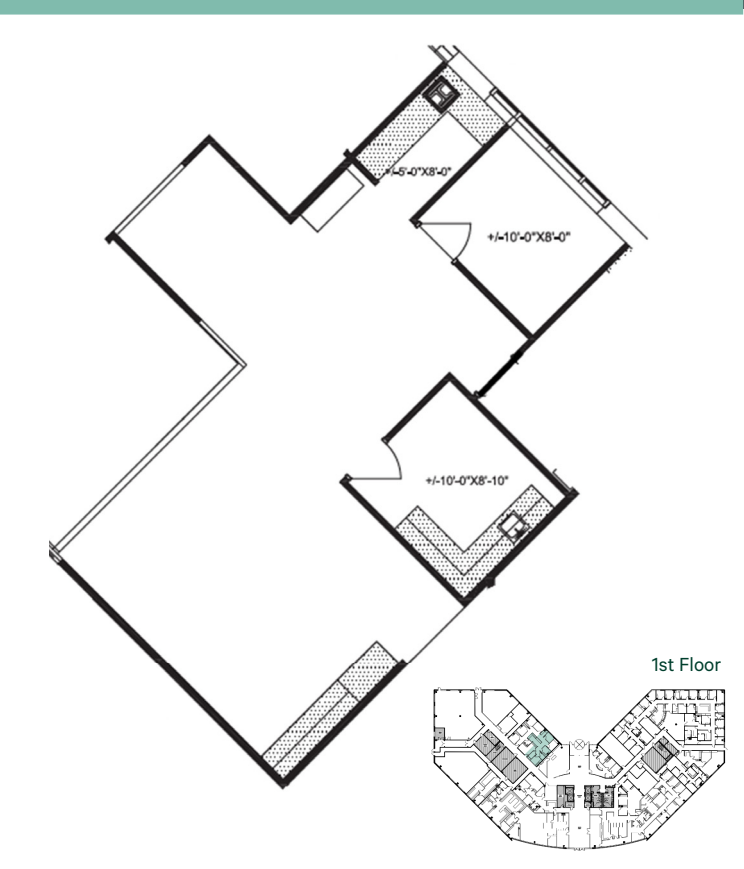
AVAILABILITY			AVAILABILITY		
Suite 1450	933 RSF	Available	Suite 2600	3,746 RSF	2nd Gen Clinical; Move-in ready 10/1/2026
Suite 1500	7,906 RSF	Available Q3 2026	Suite 2790	955 RSF	2nd Gen Administrative
Suite 1800	8,167 RSF	2nd Gen Clinical	Suite 3080	1,488 RSF	Available 12/1/2026
Suite 2200	6,769 RSF	2nd Gen Clinical; will need reconfiguration	Suite 3250	2,717 RSF	2nd Gen Clinical
Suite 2300	2,341 RSF	2nd Gen Administrative	Suite 3400	3,257 RSF	2nd Gen Clinical; Conceptual plan available
Suite 2400	1,378 SF	2nd Gen Clinical	Suite 4500	5,149 RSF	2nd Gen Clinical
Suite 2500	2,021 RSF	2nd Gen Clinical; Conceptual plan available			

*Suite 2200/2300/2400/2500 contiguous for up to 12,509 RSF

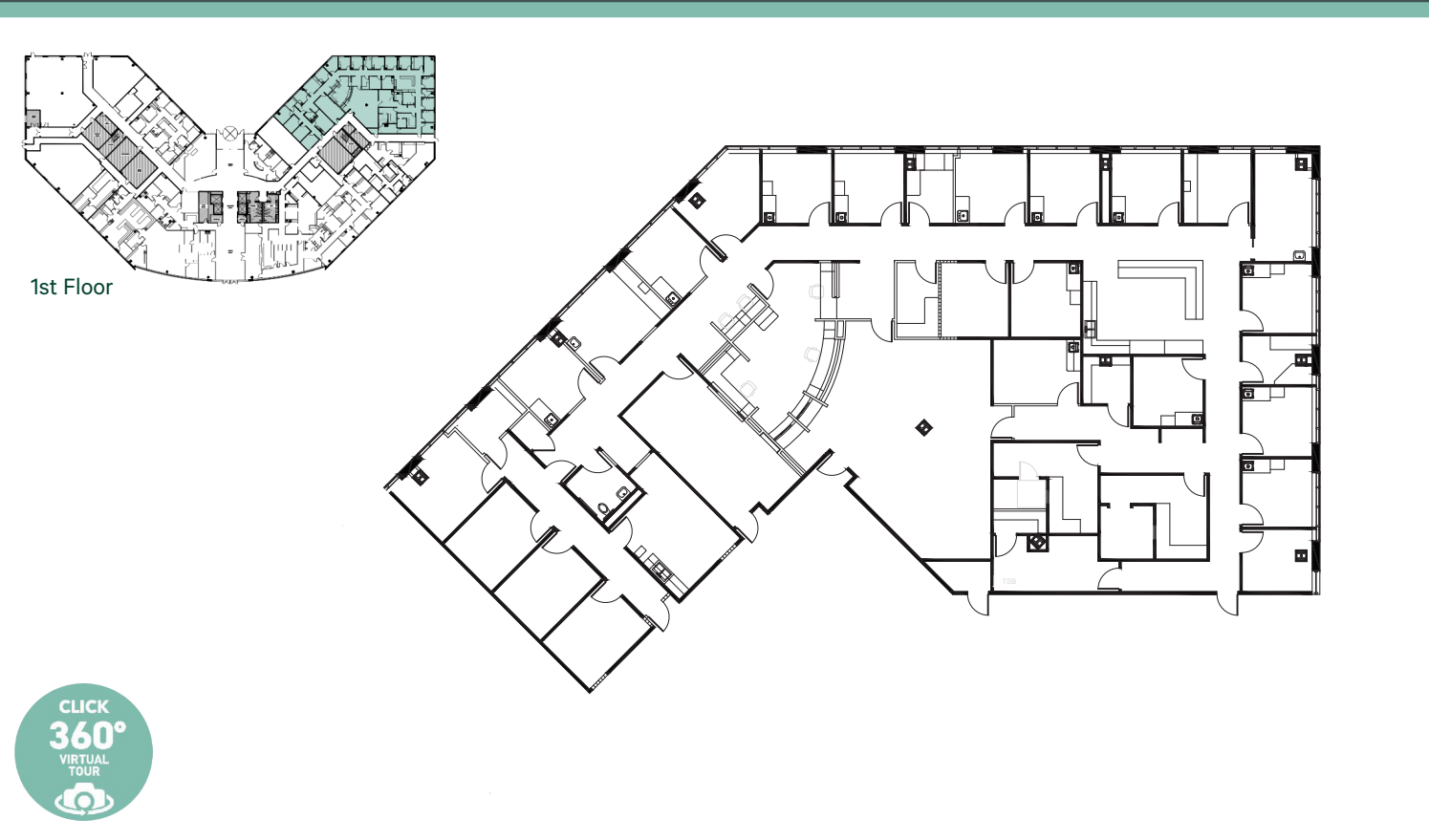
SUITE 1450 - 933 RSF

SUITE 1500 - 7,906 RSF

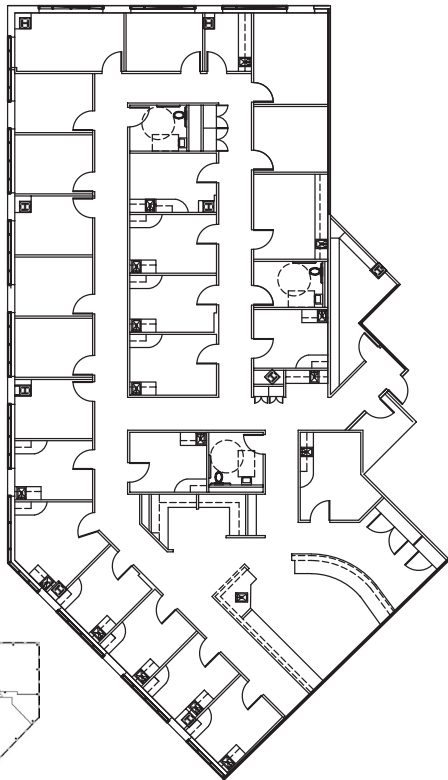
Available Q3 2026



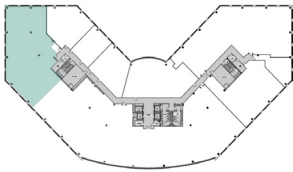
SUITE 1800 - 8,167 RSF



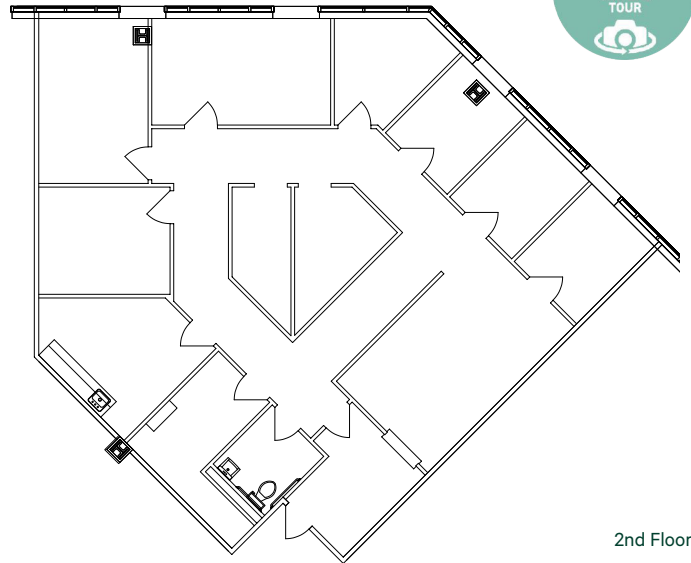
SUITE 2200 - 6,769 RSF



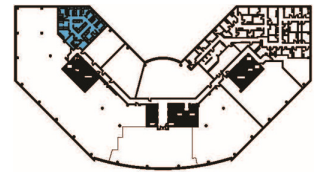
2nd Floor



SUITE 2300 - 2,341 RSF

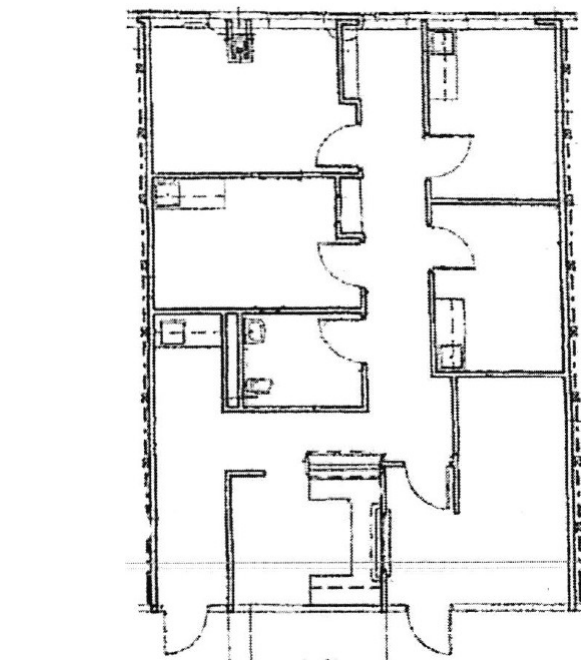


2nd Floor

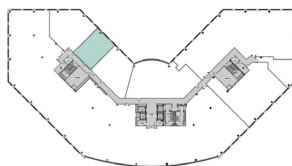


Suite 2200/2300/2400/2500
contiguous for up to 12,509 RSF

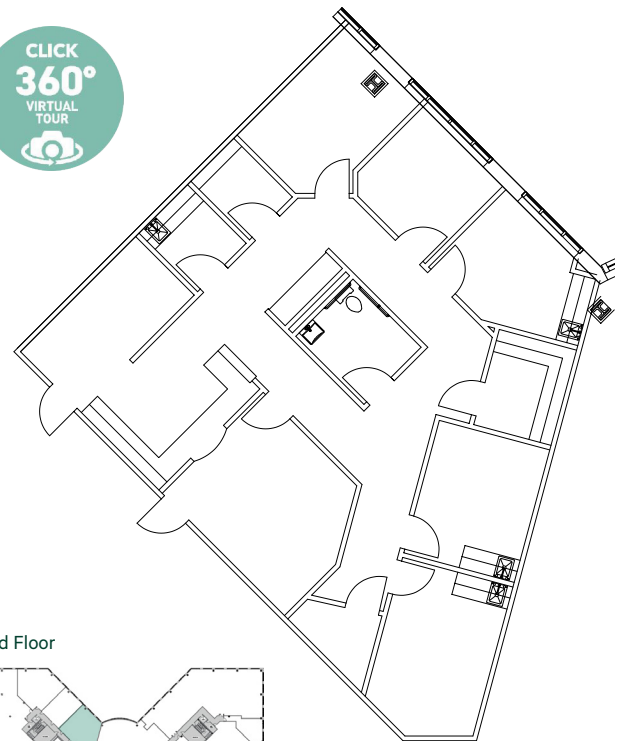
SUITE 2400 - 1,378 RSF



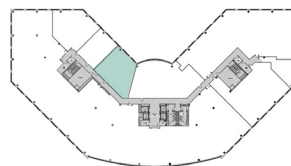
2nd Floor



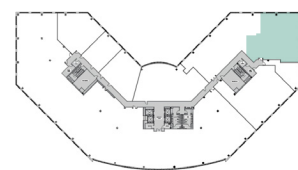
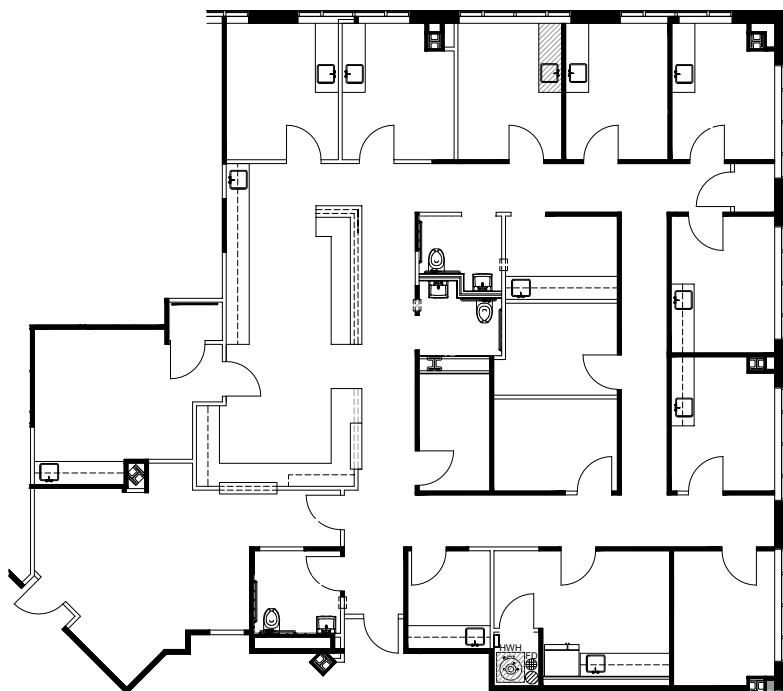
SUITE 2500 - 2,021 RSF



2nd Floor



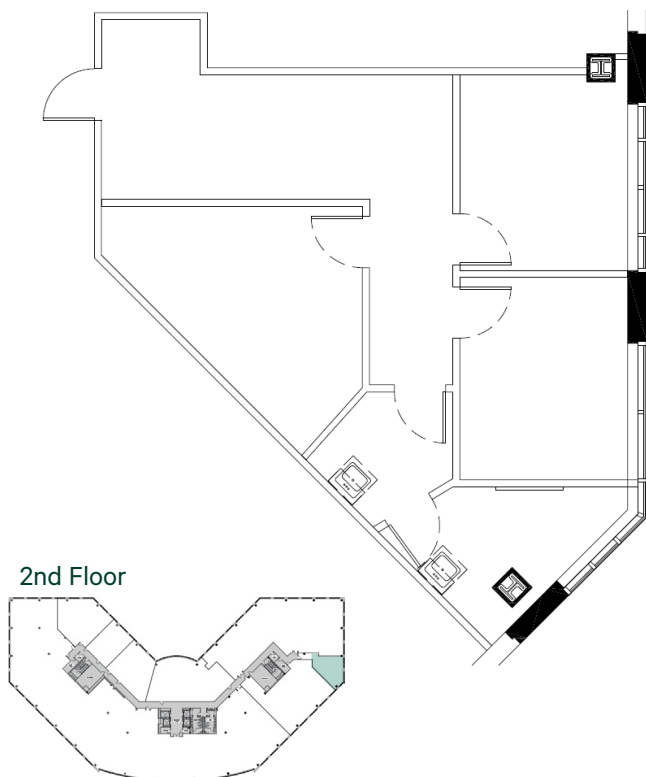
SUITE 2600 - 3,746 RSF



2nd Floor

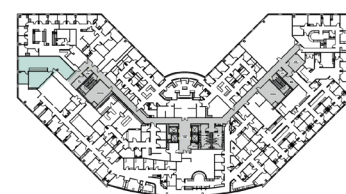
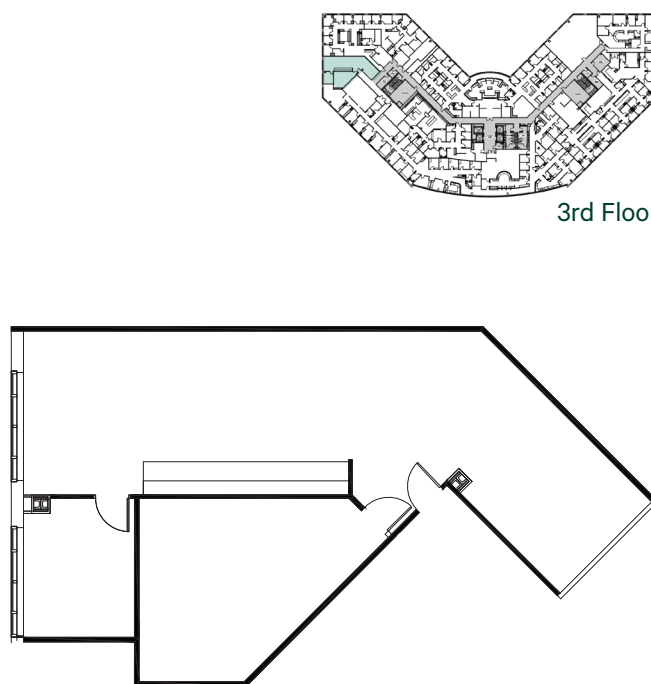
Available 10/1/2026

SUITE 2790 - 955 RSF



2nd Floor

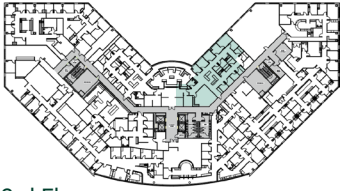
SUITE 3080 - 1,488 RSF



3rd Floor

Available 12/1/2026

SUITE 3400 - 3,257 RSF



3rd Floor



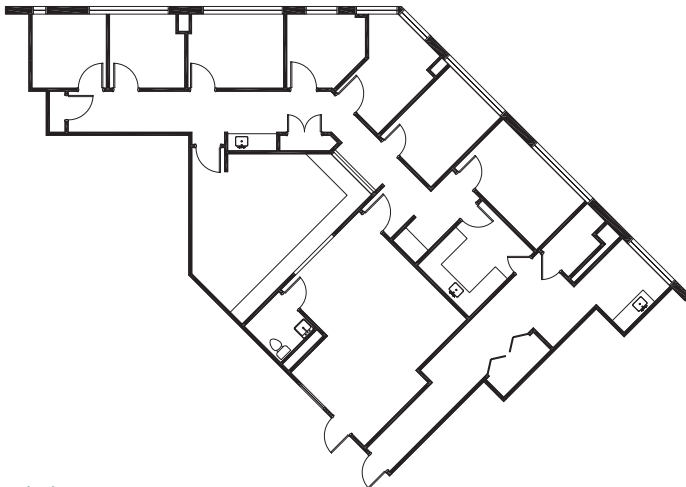
CURRENT LAYOUT

CONCEPTUAL PLAN

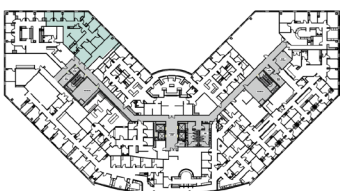


SUITE 3250 - 2,717 RSF

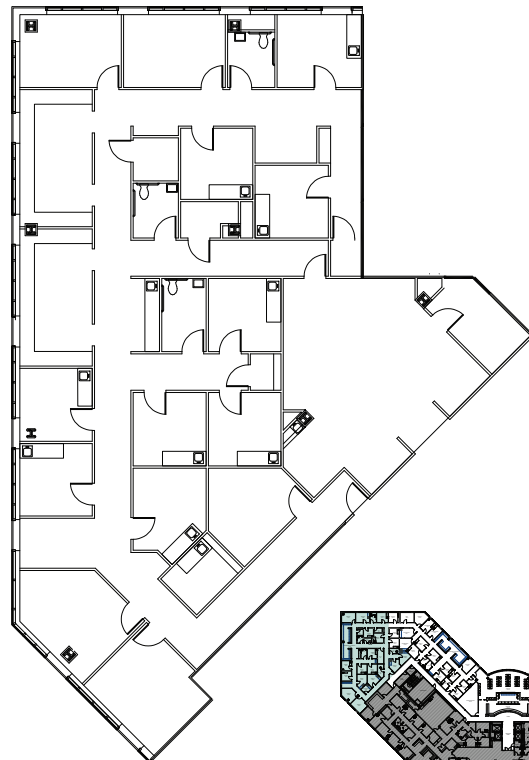
Available 10/1/2026



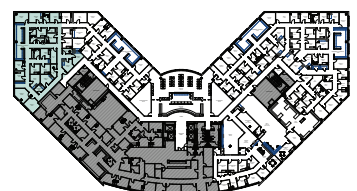
3rd Floor

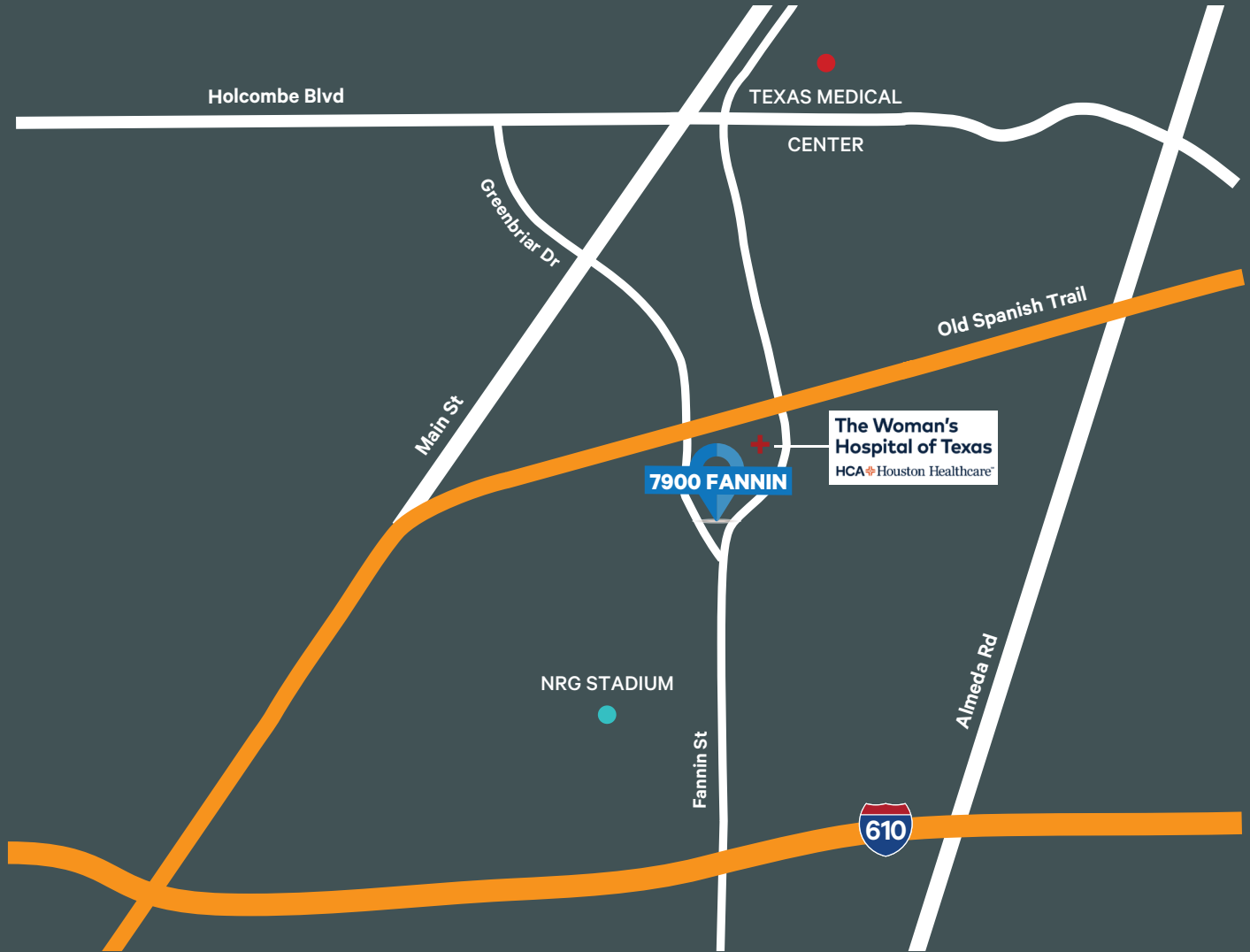


SUITE 4500 - 5,149 RSF



4th Floor





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Building owned and managed by
HEALTHCARE REALTY

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