



20,000 SF AVAILABLE

421 FANNIN ST. | HOUSTON, TX 77002

DAVID GREENBERG

713.778.0900

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GREENBERG & COMPANY
Commercial Real Estate Brokerage Firm

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 20,000 SF

Lease Rate: \$15.00 - 21.00 SF/yr
(NNN)

Lot Size: 0.3 Acres

Building Size: 20,000 SF

PROPERTY OVERVIEW

This is a two-story Retail/Office building. The building is encased with framed windows giving high visibility of premier office space along Fannin. It is located in the Historic Downtown Houston between Prairie St. and Preston. The Historic District is Houston’s original town center. It is located moments from Minute Maid Park, George R. Brown Convention Center, the Toyota Center, Jones Hall, Harris County courts complex, professional offices and the University of Houston Downtown. Immediate access to I-69 East, I-45 South and West and I-10 North. The building is also in the perfect location to access the METRORail, which runs from the University of Houston to Reliant Park. Exterior renovated in 2006.

PROPERTY HIGHLIGHTS

- Near Harris County Court House.
- Great location on the corner of Fannin St. & Prairie St.
- Major Traffic.
- METRORail Accessible.

ADDITIONAL PHOTOS



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FLOOR PLANS



PARKING OPTIONS



OPTION 1

ACE Parking -
 1009 Prairie St.
 (Between Prairie St. & Preston St.)
 Monday - Sunday 24 Hours
 Daily Rate: \$14.00
 100 Spaces

ABM -
 1106 Preston
 (Between Prairie St. & Preston St.)
 Monday- Sunday 24 Hours
 Weekday Rate: \$15.00
 Weekend Rate: \$5.00

OPTION 2

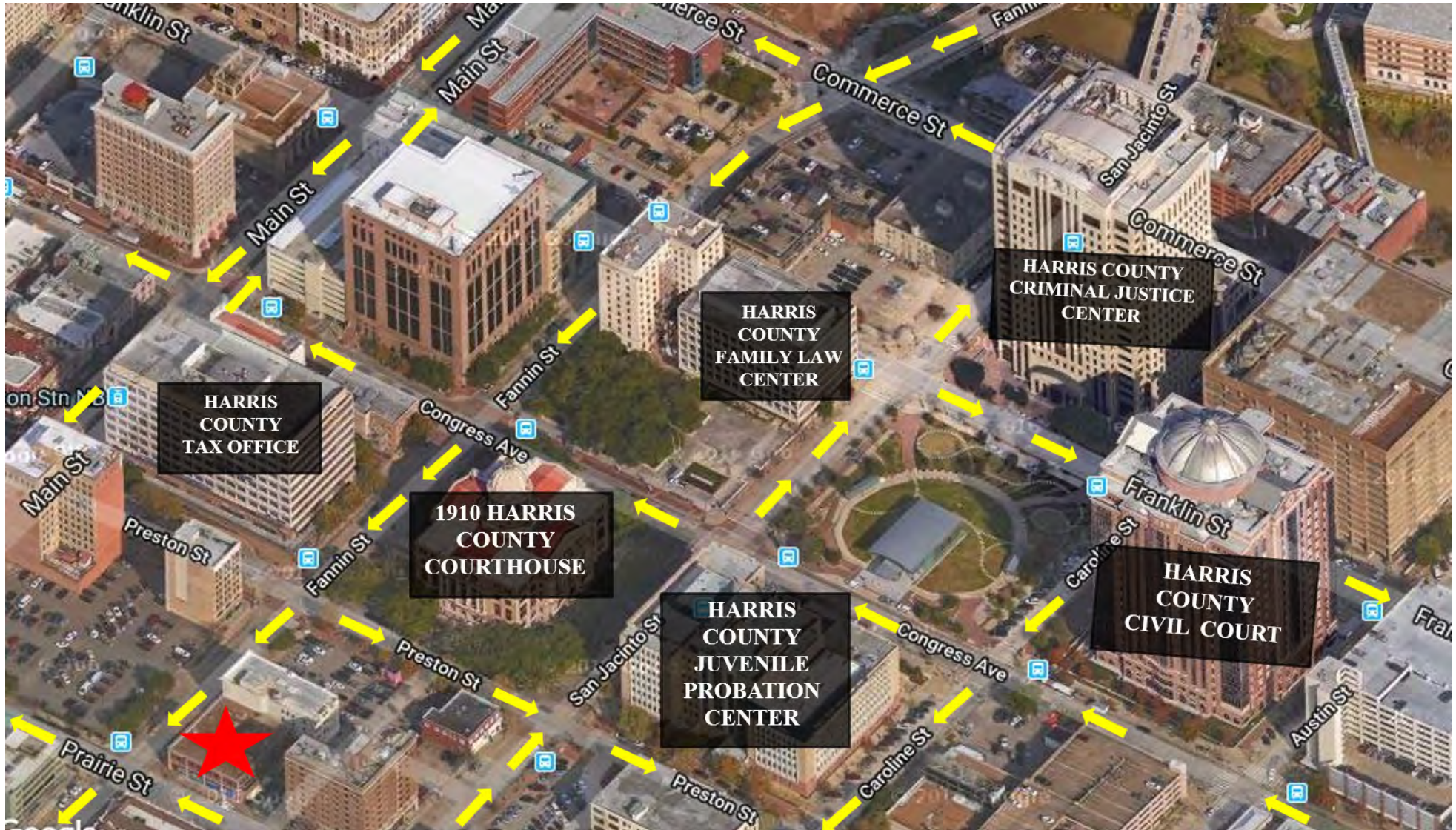
ABM Parking -
 415 San Jacinto
 (Between Prairie St. & Preston St.)
 Monday- Sunday 24 Hours
 Rate: \$5.00-\$11.00
 75 Spaces

OPTION 3

WINPARK Christ Church Garage-
 Christ Church Garage
 511 San Jacinto
 (Between Texas Avenue & Prairie St.)
 Monday-Friday 5:30 AM-10PM
 Saturday & Sunday CLOSED
 Daily Rates: \$15.00 Monthly
 Rate unreserved: \$125.00

Binz Building Garage-
 1015 Texas
 (Between Texas Avenue & Prairie St.) Monday-
 Sunday 24 Hours
 Rate: \$15.00
 Month (reserved): \$245.00
 Month (unreserved): \$195.00

HARRIS COUNTY COURT LOCATIONS



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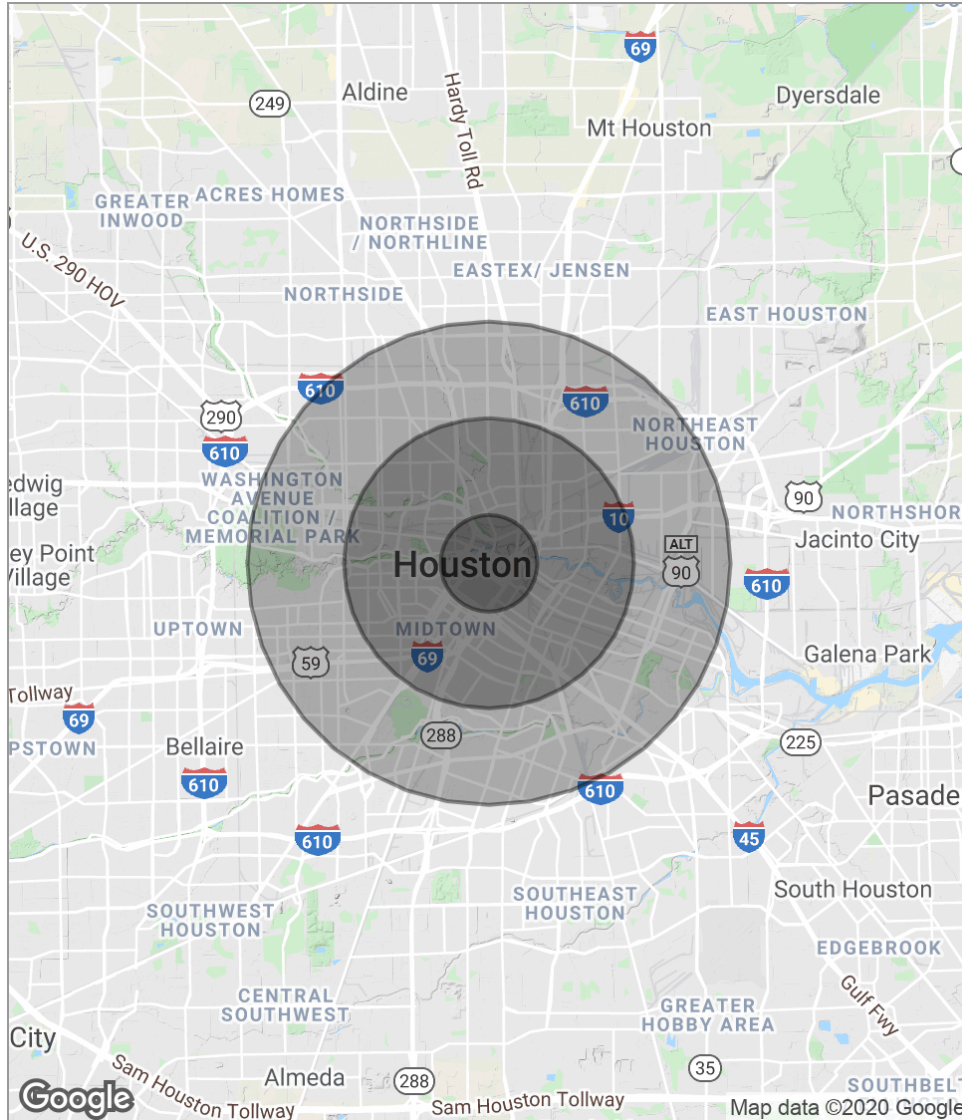
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	31,391	195,523	446,253
Median age	39.4	36.7	36.5
Median age (Male)	41.3	33.1	32.8
Median age (Female)	35.9	37.1	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,196	82,374	181,918
# of persons per HH	1.50	2.1	2.2
Average HH income	\$131,362	\$100,078	\$97,675
Average house value	\$304,507	\$308,211	\$299,127

** Demographic data derived from 2010 US Census*

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