



1001
FANNIN

NEXT GENERATION



1001 FANNIN

Welcome to 1001 Fannin, one of Downtown Houston's most sophisticated, and well-located office towers. Its well-landscaped entrance plaza and elegant lobby provide an impressive visage for both tenants and their guests. This striking 47-story tower features eight corner offices per floor and allows for extremely flexible and highly efficient office space layouts. Equally impressive are the dramatic views from the building.

1001 Fannin Features:



- 1,333,312 RSF of office space on 47 floors
- 25,000 RSF of retail/amenity space with extensive dining options
- Tunnel connected garage offering 1/1,000 RSF parking ratio
- In-building downtown tunnel system access
- New Fitness Center with locker rooms/showers
- Renovated in 2005 & 2019
- LEED® Gold Certified
- BOMA 360 Performance Program
- 2007 International TOBY Winner – Renovated Category
- 2011 Regional TOBY Winner – Earth Award
- 2012 Local TOBY Winner – Earth Award

LOCATION	Houston Central Business District – the block bounded by Fannin, Lamar, McKinney and San Jacinto streets in downtown Houston
PROPERTY MANAGEMENT	CBRE
ORIGINAL ARCHITECT	Morris Architects
BUILDING SIZE	1,333,312 RSF
STORIES	47 Floors
TYPICAL FLOOR SIZE	28,000 RSF/8 Corner Offices
YEAR BUILT	1981 /Renovated in 2005/2019 (over \$40 Million)
BUILDING HOURS	7:00 AM-7:00 PM Monday through Friday / 8:00 AM -1:00 PM Saturday
ELEVATORS	The building is equipped with four elevator banks and two freight elevators operated Monday through Friday during normal business hours and 24-hours per day/7 days per week via card key access system.
TELECOM	Cogent, Verizon, AT&T, Time Warner Telecom, Comcast, Alpheus, Phonoscope, AboveNet/Zayo, Level 3, Fiberlight
SECURITY	Safety and security services are provided 24 hours per day/7 days per week. Security personnel patrol common areas of the building and the garage and secure public entrances into 1001 Fannin after building hours.
PARKING	1001 Fannin parking garage is located on the block adjacent to the building bounded by San Jacinto Street, Lamar Avenue, Caroline Street and Dallas Avenue and tunnel connected for tenant contract and visitor parking.
FEATURES/AMENITIES	Inplex Package Management System for tenant deliveries On-site Management and On-site Security Building Conference Room Security - Card-key Exclusive Tenant Patio Connected to the downtown tunnel system with numerous access to restaurants, gift shops and hair salon On-site Banking and ATM Fitness Center and Café Coming 2019!



WALK
SCORE
93
Walker's Paradise

TRANSIT
SCORE
96
Rider's Paradise

BIKE
SCORE
66
Bikeable

Leased ■
Available Soon ■
Available Now ■

47	1,364 RSF	2,003 RSF
46		
45	AVAILABLE 13,627 RSF	AVAILABLE MAR 2020 13,627 RSF
44	AVAILABLE JAN 2021 SUITE 4400 14,082 RSF	
43		
42		
41	AVAILABLE JAN 2021 28,885 RSF	
40		
39	AVAILABLE 9,256 RSF	AVAILABLE AUG 2021 19,630 RSF
38		
37		
36	AVAILABLE MAR 2022 28,335 RSF	
35	AVAILABLE MAR 2022 28,345 RSF	
34	AVAILABLE MAR 2022 28,346 RSF	
33	AVAILABLE MAR 2022 28,358 RSF	
32	AVAILABLE MAR 2022 28,358 RSF	
31	AVAILABLE MAR 2022 28,358 RSF	
30	AVAILABLE MAR 2022 28,357 RSF	
29	AVAILABLE MAR 2022 28,358 RSF	
28	AVAILABLE MAR 2022 28,356 RSF	
27	AVAILABLE MAR 2022 27,144 RSF	
26	AVAILABLE MAR 2022 27,814 RSF	
25	AVAILABLE MAR 2022 27,897 RSF	
24	AVAILABLE MAR 2022 27,775 RSF	
23	AVAILABLE MAR 2022 27,833 RSF	
22	AVAILABLE MAR 2022 27,764 RSF	
21		
20		
19		
18		
17		
16		
15		
14		
13	AVAILABLE 2,693 RSF	
12		
11		
10		
9		
8		
7	AVAILABLE 12,634 RSF	
6		
5		
4		
3		
2		
1	LOBBY	



14-25

25-36

47

NEW ENTRANCE LOBBY

NEW NORTH LOBBY

2-13





NEW NORTH PLAZA

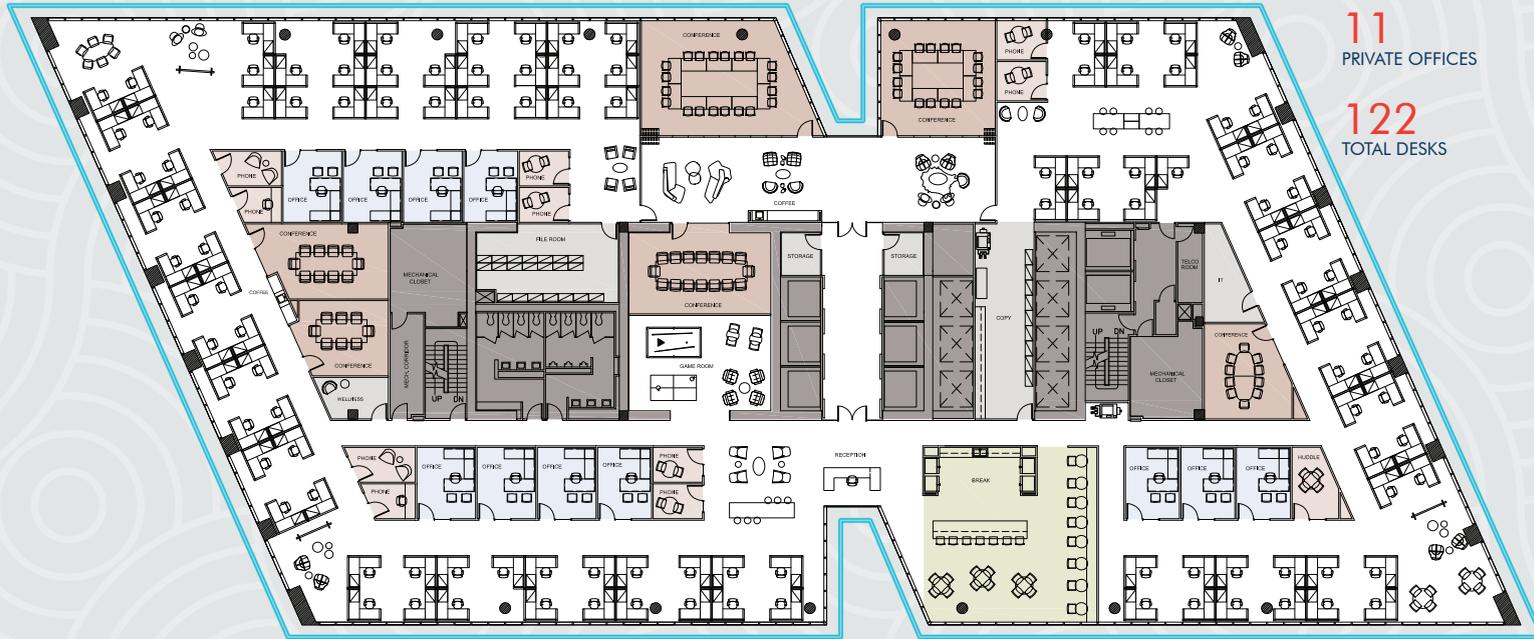
TUNNEL LEVEL DINING LOUNGE





NEW LOUNGE AREA
ADJACENT TO NEW FITNESS CENTER

TEST FIT | ACCOUNTING / INSURANCE PLAN



6
CONFERENCE ROOMS

11
HUDDLE ROOMS

28,065 RSF

111
WORKSTATIONS

11
PRIVATE OFFICES

122
TOTAL DESKS

TEST FIT | LAW FIRM PLAN



51
ATTORNEY OFFICES

8
ADMINISTRATIVE DESK

8
PARALEGAL DESK

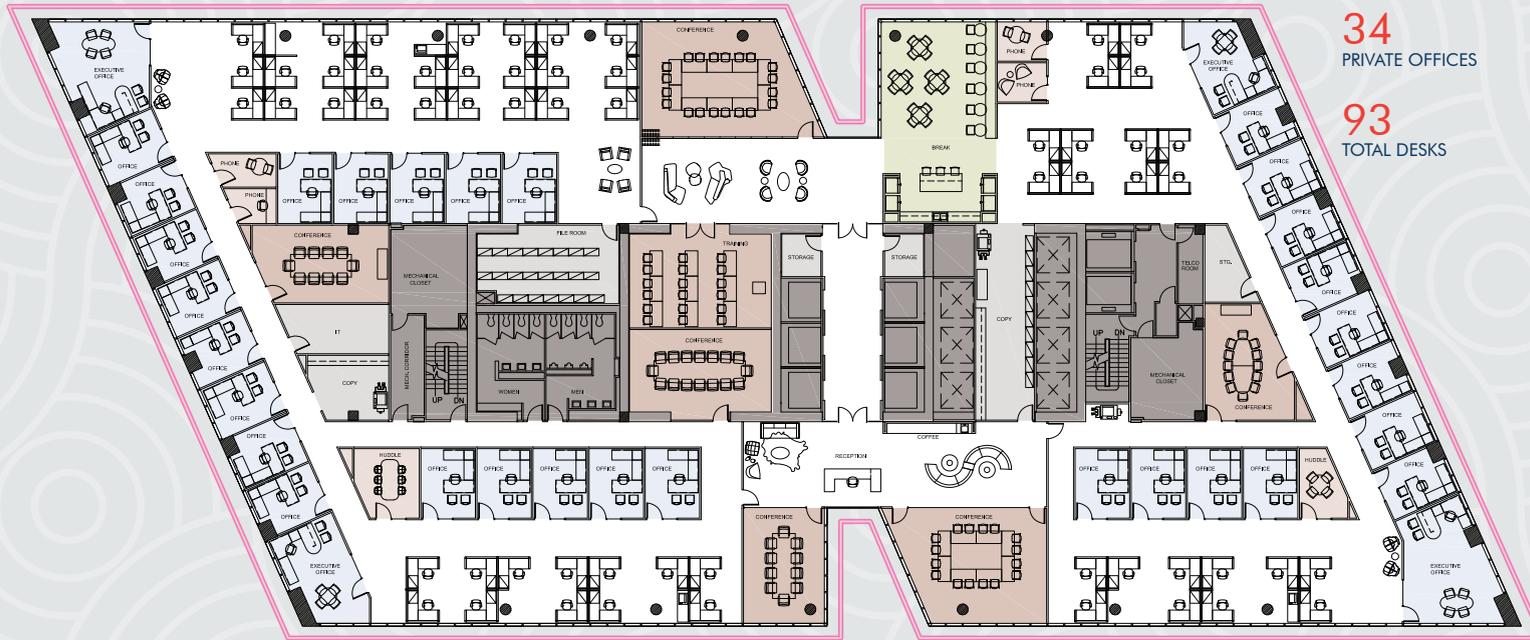
4
ADMINISTRATIVE OFFICES

6.5:1
ATTORNEY / ADMIN RATIO

555
RSF / ATTORNEY

28,065 RSF

TEST FIT | OIL & GAS PLAN



6
CONFERENCE ROOMS

8
HUDDLE ROOMS

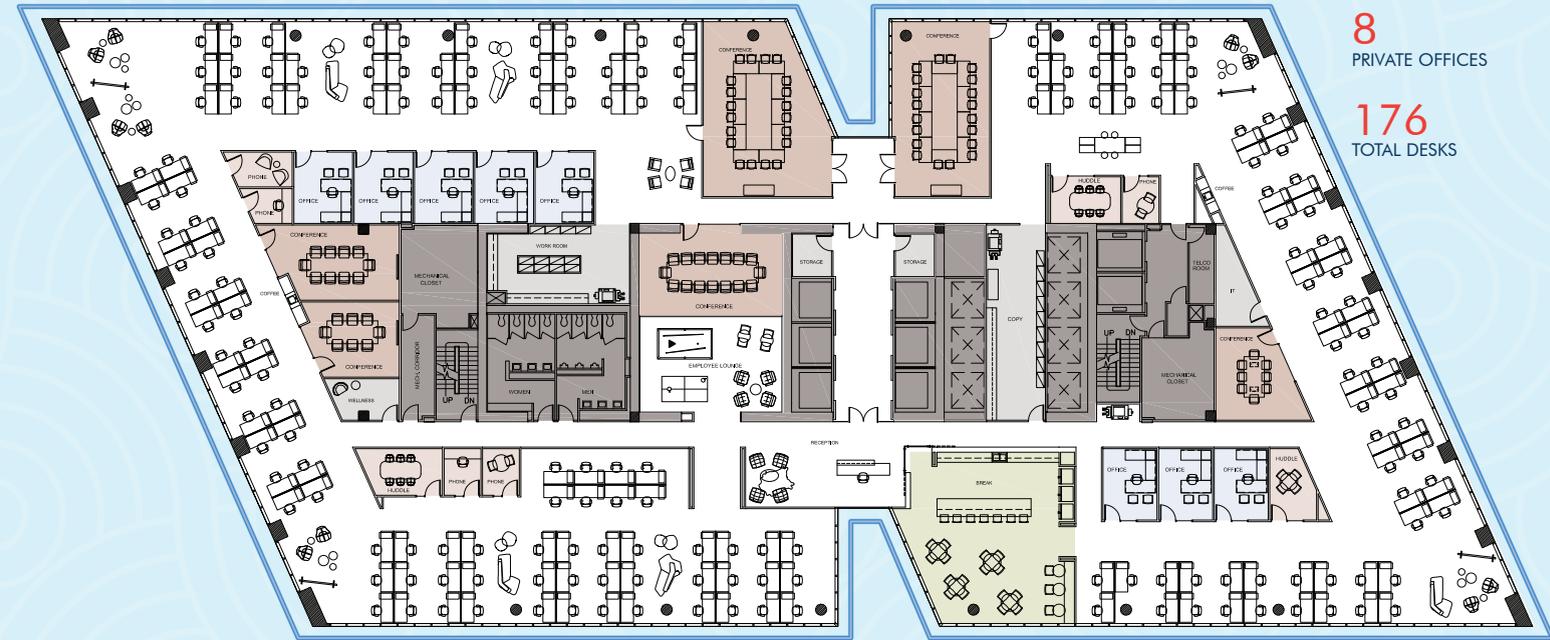
28,065 RSF

59
WORKSTATIONS

34
PRIVATE OFFICES

93
TOTAL DESKS

TEST FIT | TRADING PLAN



6
CONFERENCE ROOMS

8
HUDDLE ROOMS

28,065 RSF

168
WORKSTATIONS

8
PRIVATE OFFICES

176
TOTAL DESKS

AMENITIES

SHOPPING

GreenStreet
The Shops at Houston Center

HOTELS

Four Seasons (1300 Lamar)
Hotel Alessandra (GreenStreet)
Marriott Marquis (1777 Walker)
Hilton Americas (1600 Lamar)
JW Marriott (806 Main)
Courtyard by Marriott (916 Dallas)
Hyatt Regency (1200 Louisiana)

B-CYCLE BIKE SHARING STATIONS

1248 McKinney @ Caroline

GYMS

Building Fitness Center Coming 2019!
The Downtown Club (1100 Caroline)
Coming 2020 – Life Time Fitness (GreenStreet)

RESTAURANTS

Morton's Steakhouse
McCormick & Schmicks Seafood & Steaks
Pappas Brothers Steakhouse
Ill Forks Steakhouse
Guadalajara Mexican Restaurant
Phoenicia Specialty Foods
Miller's Cafe Downtown
Mia Bella Trattoria
Foundation Room
House of Blues
Tejas Grill & Sports Bar
Andalucia Tapas Restaurant & Bar
Quattro

ENTERTAINMENT

House of Blues
Houston Toyota Center
The Rustic
Discovery Green
George R Brown Convention Center
Minute Maid Park

Within steps of the best that Downtown Houston has to offer.







1001 FANNIN

FOR LEASING INFORMATION, CONTACT:



**CUSHMAN &
WAKEFIELD**

713.877.1550 | cushmanwakefield.com

CBRE