

FOR SUBLEASE > OFFICE SPACE / SHARED SPACE IS AN OPTION

Fannin South Professional Building

7707 FANNIN ST., HOUSTON, TEXAS



Fannin South Professional Building > Office Space

Located only a few blocks from the Texas Medical Center and easily accessible from Loop 610 and Hwy 288, this 2-story, medical and professional office building is located at the south end of the medical campus.

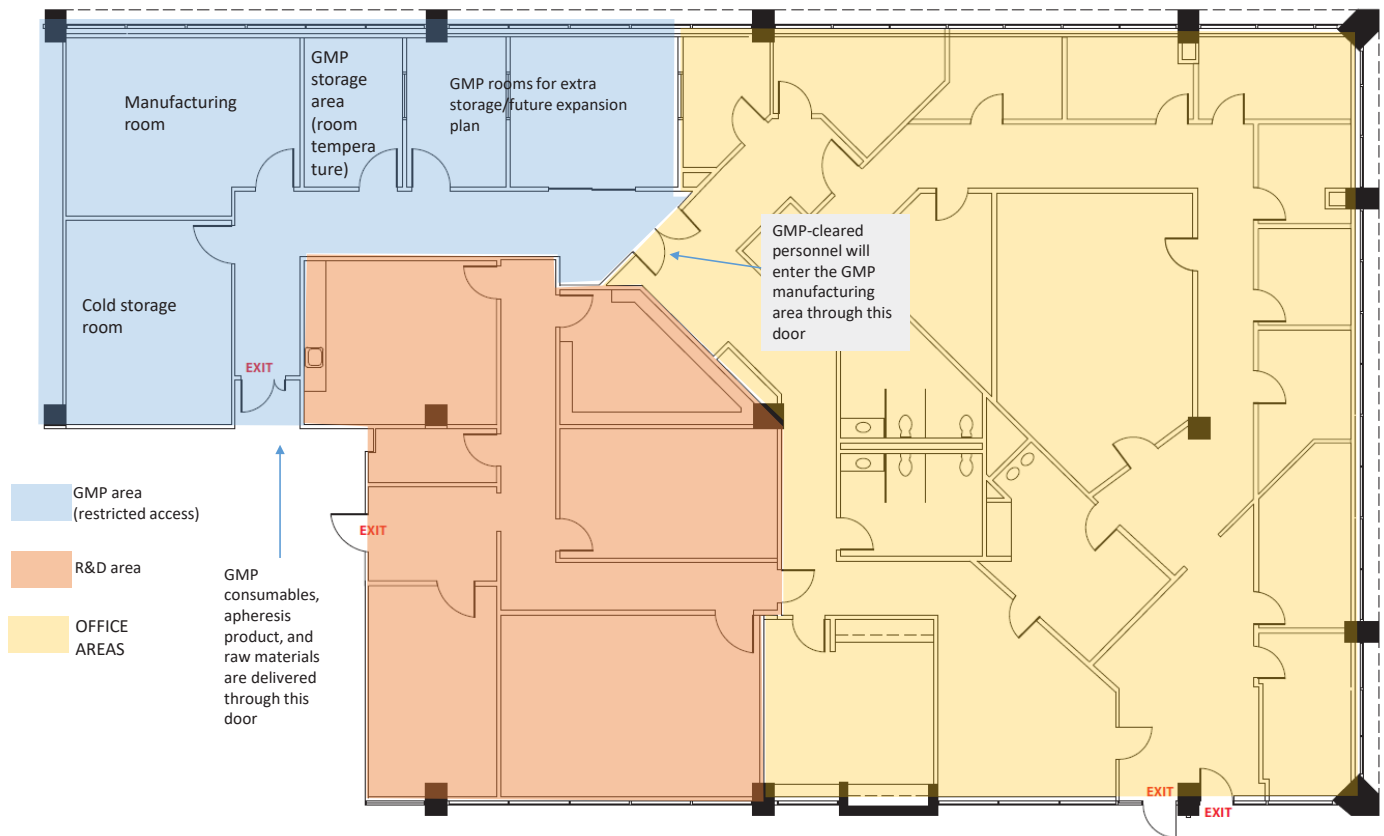
Suite Amenities

- > Expiration: 3/31/19
- > \$19.00 PSF Gross
- > 9,960 SF
- > Private entrance into tenancy
- > Conference room
- > Break room added with plumbing
- > Entire suite was repainted and remodeled with refurbished floors throughout, added electrical outlets and capacity
- > Improved ventilation
- > New security system and fire alarm updates and certifications, city occupancy permit
- > New custom glass office and conference room enclosures with privacy accents
- > Updated bathrooms and emergency shower
- > Office and conference room furniture
- > Updated entry with stone wall accent and glass panel backdrop, receptionist and foyer furniture
- > Added fire escape exit

DARREN GOWELL
713 830 2108
HOUSTON, TEXAS
darren.gowell@colliers.com

COLLIERS INTERNATIONAL
1233 W. Loop South | Suite 900
Houston, Texas 77027
www.colliers.com/texas

Fannin South Professional Building > Floor Plan



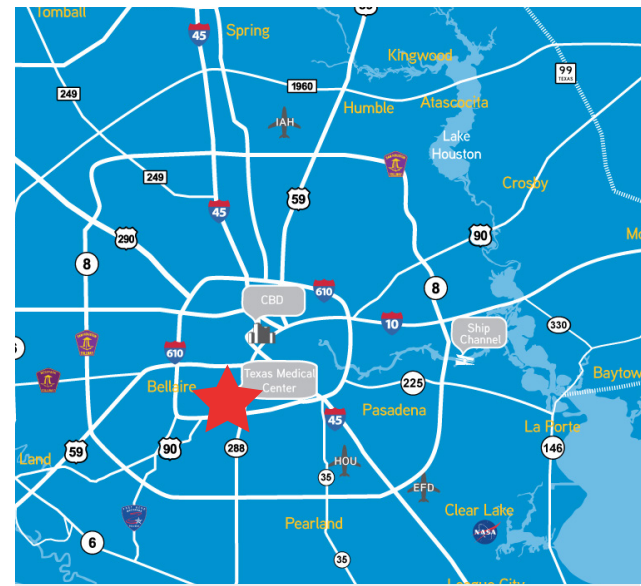
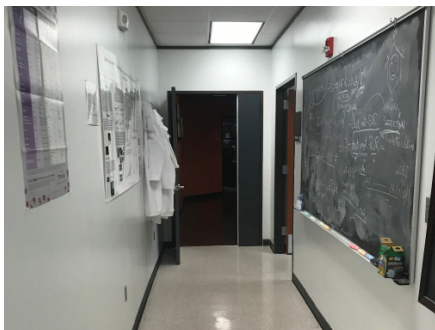
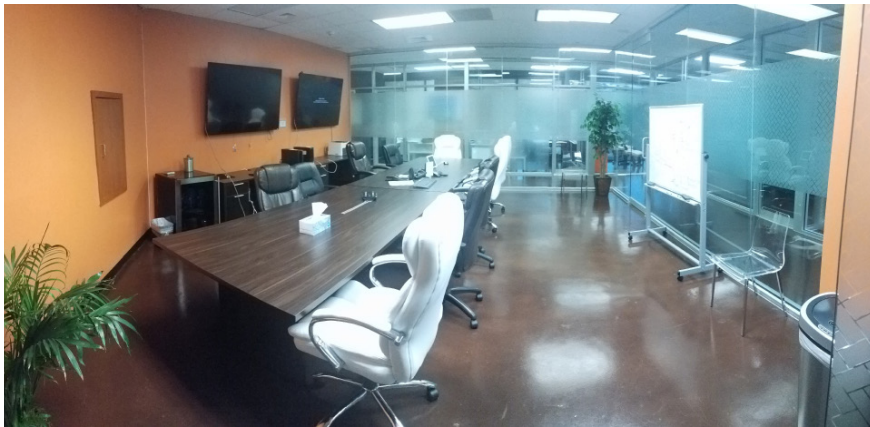
Building Amenities

- > Recently remodeled atrium
- > Reserved physician parking
- > Abundant surface parking
- > Retail pharmacy
- > Card-Key building access
- > On-site management

DARREN GOWELL
713 830 2108
HOUSTON, TEXAS
darren.gowell@colliers.com

COLLIERS INTERNATIONAL
1233 W. Loop South | Suite 900
Houston, Texas 77027
www.colliers.com/texas

Fannin South Professional Building > Photos



Contact Us

DARREN GOWELL

713 830 2108

HOUSTON, TEXAS

darren.gowell@colliers.com

COLLIERS INTERNATIONAL
1233 W. Loop South | Suite 900
Houston, Texas 77027

www.colliers.com/texas

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Colliers International
Houston, Inc.**

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

patrick.duffy@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

Darren Gowell

Sales Agent/Associate's Name

583840

License No.

darren.gowell@colliers.com

Email

(713) 830-2108

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501