



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

<b>LOCATION</b>	Houston Central Business District – the block bounded by Fannin, Lamar, McKinney and San Jacinto streets in downtown Houston
<b>PROPERTY MANAGEMENT</b>	CBRE
<b>ORIGINAL ARCHITECT</b>	Morris Architects
<b>BUILDING SIZE</b>	1,333,312 RSF
<b>STORIES</b>	47 Floors
<b>TYPICAL FLOOR SIZE</b>	28,000 RSF/8 Corner Offices
<b>YEAR BUILT</b>	1981 /Renovated in 2005/2019 (over \$40 Million)
<b>BUILDING HOURS</b>	7:00 AM-7:00 PM Monday through Friday / 8:00 AM -1:00 PM Saturday
<b>ELEVATORS</b>	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.
<b>TELECOM</b>	Cogent, Verizon, AT&T, Time Warner Telecom, Comcast, Alpheus, Phonoscope, AboveNet/Zayo, Level 3, Fiberlight
<b>SECURITY</b>	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.
<b>PARKING</b>	1001 Fannin parking garage is located on the block adjacent to the building bound- ed by San Jacinto Street, Lamar Avenue, Caroline Street and Dallas Avenue and tunnel connected for tenant contract and visitor parking.
<b>FEATURES/AMENITIES</b>	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

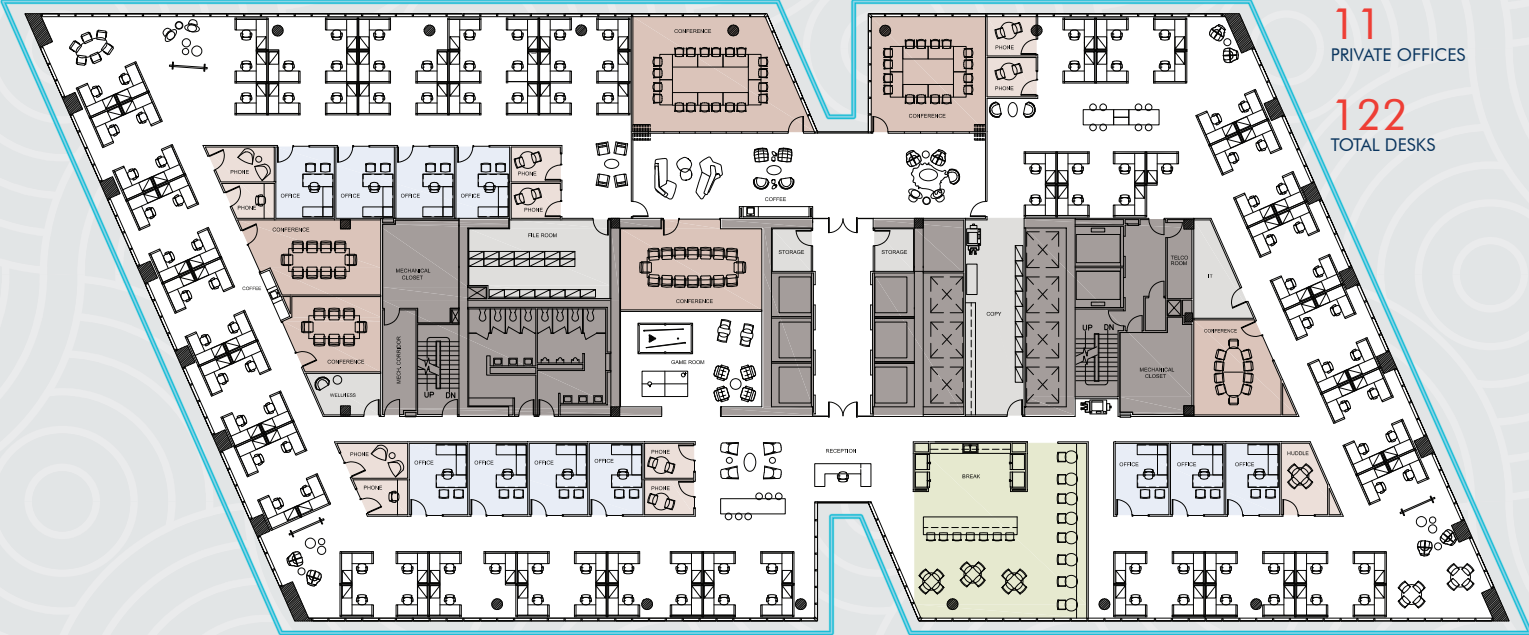


TUNNEL LEVEL DINING LOUNGE



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



6.5:1  
ATTORNEY / ADMIN RATIO

555  
RSF / ATTORNEY

28,065 RSF

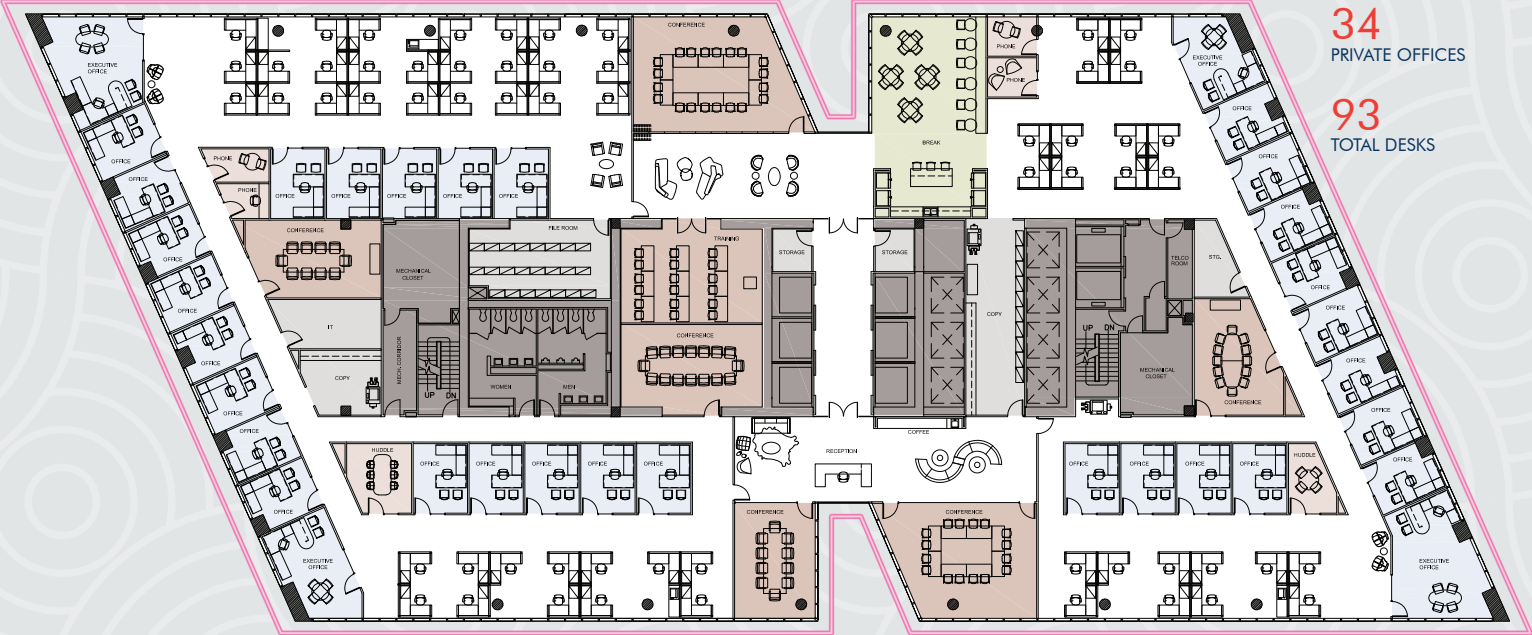
51  
ATTORNEY OFFICES

8  
ADMINISTRATIVE DESK

8  
PARALEGAL DESK

4  
ADMINISTRATIVE OFFICES

TEST FIT | OIL & GAS PLAN



6  
CONFERENCE ROOMS

8  
HUDDLE ROOMS

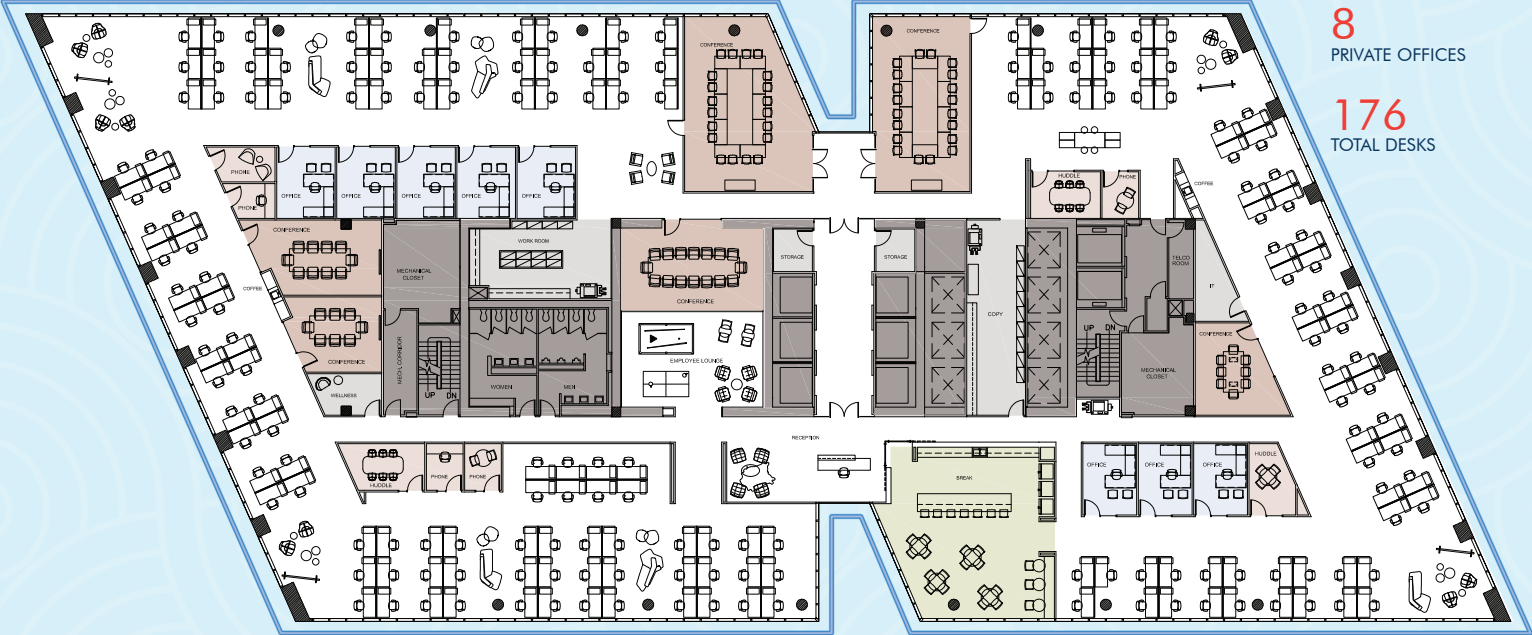
28,065 RSF

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







1001  
FANNIN

FOR LEASING INFORMATION, CONTACT:



**CUSHMAN &  
WAKEFIELD**

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**CBRE**