

MUSEO PLAZA

MEDICAL OFFICE BUILDING

COMING FALL 2021



5115 FANNIN ST. HOUSTON, TX NORTH WEST CORNER VIEW

CBRE



MUSEO PLAZA

MEDICAL OFFICE BUILDING

10 story “Class AA” medical building comprised of first floor retail, five levels of structured parking, and four floors of medical office space above



CBRE

SOUTH EAST CORNER VIEW



STUNNING DESIGN

The stunning architectural vision for Museo was inspired by the 20th century Cubism art movement pioneered by painters Pablo Picasso and Georges Braque, who used geometric components to create figures, landscapes and still lifes.

BUILDING FEATURES

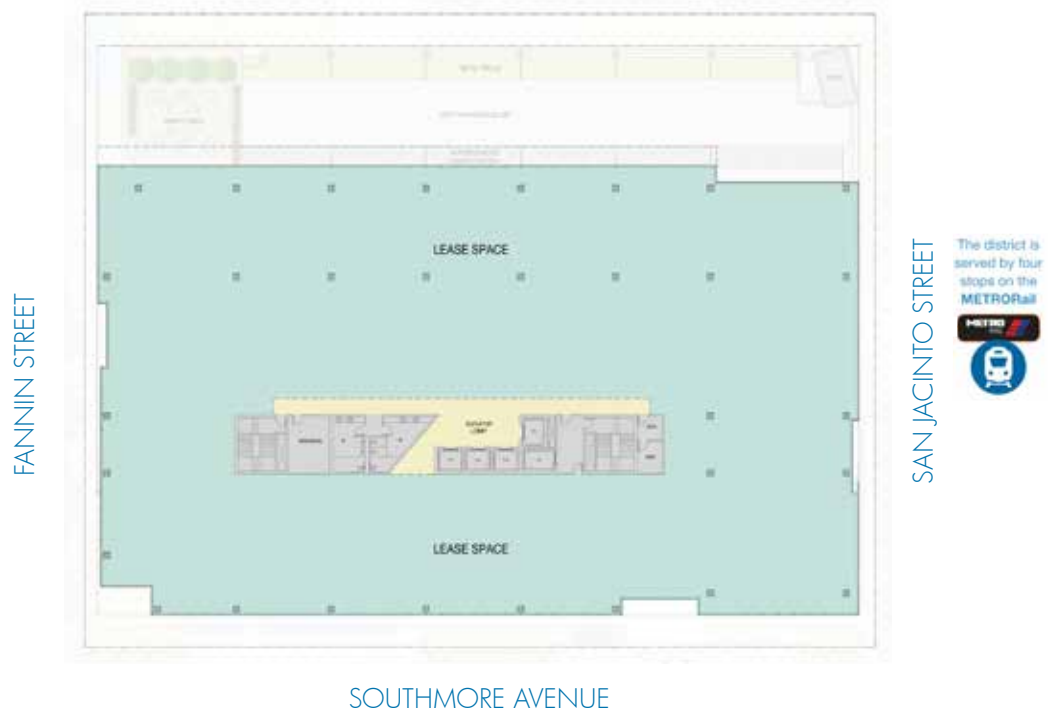
- Texas Medical Center access without the hassle
- Exceptional design and finishes throughout
- First floor high-end retail
- Located in one of the most walkable neighborhoods in Houston with a walkability score of 80
- Full structured visitor and employee parking on site
- Shared conference & training facilities
- Stunning rooftop terrace
- No medical use restrictions
- Leed Certified
- Physician investment opportunity

SITE PLANS

FIRST FLOOR



UPPER FLOORS





EASILY ACCESSIBLE

Museo Plaza is easily accessible from I-69/US 59, State Highway 288 and Main Street. Conveniently located to the METRORail between Fannin and San Jacinto, flanked by Palm Street and Southmore. Museo is located in the Museum District between the Texas Medical Center and Houston CBD.

NEIGHBORHOOD HIGHLIGHTS:

- Top Ranked Restaurants Nearby: Lucille's, Bodegas, Monarch, The Park Grill, Barnaby's Cafe Museum District, Raven Grill, Tiny Boxwoods, Hungry's, Houston's
- Popular Neighborhood Venues: Children's Museum, Miller Outdoor Theatre, Museum of Natural Science, Museum of Fine Arts, Houston Zoo, Rice University
- Trails & Parks: Hermann Park, Museum Park, Hermann Park Golf Course, Rice University Running Trails



In terms of cultural heft, Houston is Texas' reigning heavyweight champ, and one of its best pockets is the Museum District, a leafy neighborhood wedged between the Rice University campus, the Texas Medical Center and Houston's Central Business District. The area enjoys the benefits of not only Houston's liveliest metro, but also the most prominent arts and culture district in the entire MSA positioning itself to access an array of evolving recreation, network of business associations, and developing community cultures.



HOUSTON CBD

MIDTOWN HOUSTON

59

59

METRO RAIL



MAIN STREET

JACINTO STREET

WICHITA AVE.

PALM STREET

FANNIN STREET

MEDICAL OFFICE BUILDING

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

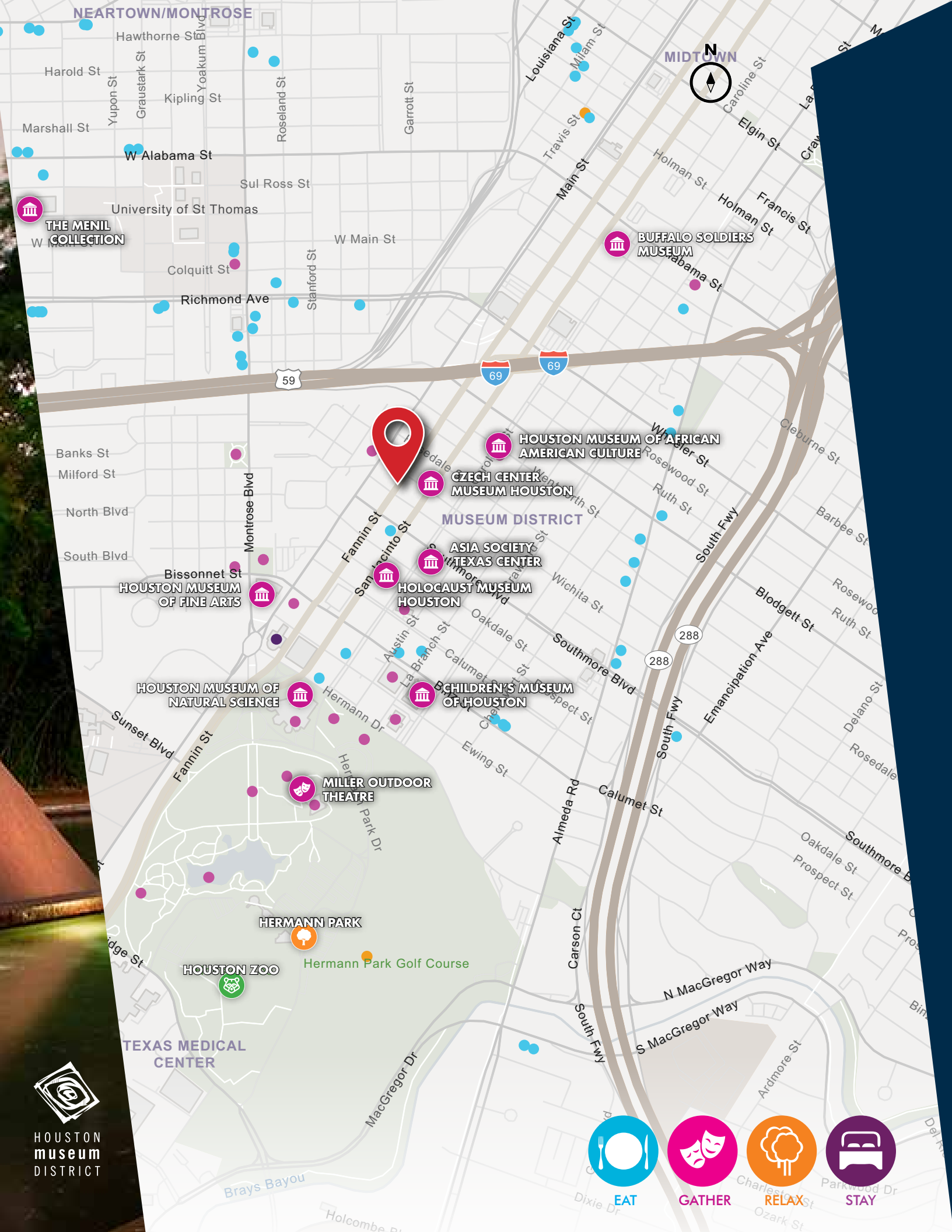
GATEWAY TO THE MUSEUM DISTRICT

The Museum District is a thriving and eclectic community that captures the essence of Houston's cultural presence and progressive efforts of inclusion, collective entertainment and advancing technology. Known for its walkability, The Museum District is a melting pot for local attractions, budding eateries, and unique storefronts within walking distance.

Not only are there 19 museums within a 1.5-mile radius, but the magnificent 445-acre Hermann Park is now in full bloom with the opening of the McGovern Centennial Gardens.

Multiple public transit options, easy freeway access and a short trip to the Texas Medical Center.





NEARTOWN/MONTRÖSE

MIDTOWN

THE MENIL COLLECTION

BUFFALO SOLDIERS MUSEUM

HOUSTON MUSEUM OF AFRICAN AMERICAN CULTURE

CZECH CENTER MUSEUM HOUSTON

MUSEUM DISTRICT

ASIA SOCIETY TEXAS CENTER

HOLOCAUST MUSEUM HOUSTON

HOUSTON MUSEUM OF FINE ARTS

HOUSTON MUSEUM OF NATURAL SCIENCE

CHILDREN'S MUSEUM OF HOUSTON

MILLER OUTDOOR THEATRE

HERMANN PARK

HOUSTON ZOO

TEXAS MEDICAL CENTER



HOUSTON MUSEUM DISTRICT



EAT



GATHER



RELAX



STAY

TEXAS MEDICAL CENTER, HOUSTON, TX



- MEDICAL POINTS
- AMBULATORY SURGERY CENTERS
- EDUCATION
- HOSPITALS

Museo Plaza is located on Fannin Street, the major artery connecting Downtown Houston to the Texas Medical Center—the largest and most prestigious medical center in the United States. The TMC provides a complete spectrum of care through various non-profit organizations including more than 60 institutions, 21 hospitals, and multiple educational organizations. Museo Plaza’s irreplaceable location near the TMC enjoys all the benefits of the Texas Medical Center without any limitation to entry.



8TH LARGEST
BUSINESS DISTRICT
IN THE US



10M VISITORS
PER YEAR
160,000 VISITORS
EACH DAY



**PRESTIGIOUS
INNER LOOP**
CONSUMER MATRIX



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