

# For Lease



## Clear Lake Professional Building Class B Office Building

17041 El Camino Real, Houston, TX 77058



### COMMERCIAL<sup>SM</sup>



Tram "Jum" Kim  
Commercial Real Estate Specialist  
tramkim@kwcommercial.com  
713.906.4814







## Clear Lake Professional Building 17041 El Camino Real, Houston, TX 77058

### Property Information

Sale Price	\$2,750,000
Building Size	22,777 SF
Lot Size	1.23 AC
Occupancy	70%
Year Built	1982
Lease Rate:	\$13.50/SF/YR
Lease Type:	NNN + \$4.50/SF/YR CAM

### Property Highlights

- Located in Clear Lake's medical/professional corridor
- 13 total suites with long-term government, legal, and professional tenants
- Opportunity to lease remaining vacant suites for increased upside
- Surrounded by strong demographics and high daytime traffic

### Demographics

Population (2025)	2 mi. - 21,011
	3 mi. - 76,707
	5 mi. - 218,281
Avg Household Income	2 mi. - \$60,112
	3 mi. - \$77,615
	5 mi. - \$90,266
Traffic Count: (AADT, Dec. 2004, TxDOT)	El Camino Real @ Bay Area Blvd~37,500
	El Camino Real (Bay Area-NASA Pkwy)~25,200
	Bay Area Blvd @ El Camino Real~31,900

### For more information

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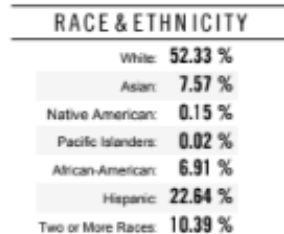
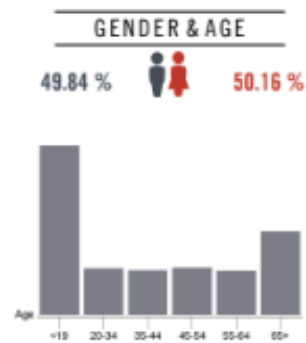
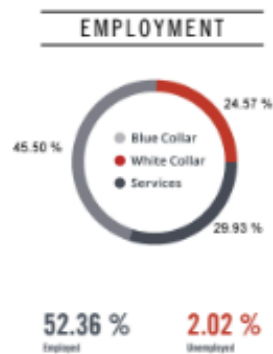


## 17041 EL CAMINO REAL | Vacant Suites

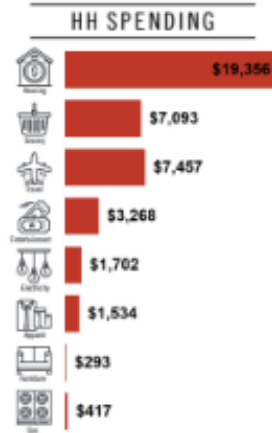
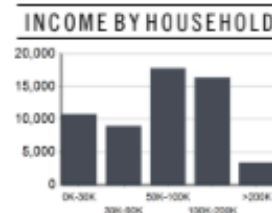
### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 17041 El Camino Real, Houston, TX 77058

CITY, STATE
<b>Houston, TX</b>
POPULATION
<b>130,029</b>
AVG. HH SIZE
<b>2.57</b>
MEDIAN HH INCOME
<b>\$83,751</b>
HOME OWNERSHIP
Renters: <b>23,005</b>
Owners: <b>29,615</b>



### Catylist Research



Suite	SF
100	1,316
101	545
103	1,089
134	2,247
203	1,607

**1234** Total Vacant SF: 6,804 SF



## CONTACT INFO

Office Address:

KW Commercial Houston  
18050 Saturn Lane, Suite 100  
Houston, TX 77058

Contact #:

Office: 281.335.0335

Cell: 713.906.4814

[tramkim@kwcommercial.com](mailto:tramkim@kwcommercial.com)

<https://www.linkedin.com/in/tramkimcommercialrealestate/>

## SKILLS SUMMARY

- Investment Analysis
- Financial/Market Analysis
- Real Estate Negotiating

## STATES LICENSED

📌 Texas

## EDUCATION

Texas Real Estate

- TX Accredited Commercial Specialist, Jan 2023-June 2023

Lamar University

- Master of Education - MEd, Educational Leadership & Administration, Aug 2022 - Aug 2023

University of St. Thomas (TX)

- 2002-2007

# TRAM KIM

## KWGS ASSOCIATE

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## PROFESSIONAL PROFILE

Experienced, compassionate, and worldly, Tram Kim specializes in guiding international investors through commercial real estate opportunities. Originally from Vietnam and a proud Houstonian since the 1990s, Tram combines her extensive international experience with a deep understanding of Houston's real estate market. If you're looking to explore commercial real estate investments in Houston, connect with Tram Kim today. Her expertise and dedication are tailored to helping international clients achieve their real estate goals.

## PERSONAL PROFILE

Before venturing into real estate, Tram spent a decade as a teacher, working with students from various cultural backgrounds and needs, including those with disabilities and English as a Second Language learners. This experience has instilled in her a keen awareness of different perspectives and needs, enhancing her ability to assist international investors effectively.

Her global perspective comes from studying in Italy, France, and Israel, as well as traveling to countries like the United Kingdom, Norway, Australia, Singapore, and Malaysia. This background has honed her ability to navigate diverse cultures and customs, ensuring that clients feel understood and valued.



**WE HELP GOVERNMENT ENTITIES  
MONETIZE REAL ESTATE ASSETS**





## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>KW COMMERCIAL HOUSTON</b>	<b>9011239</b>	<b>KWBROKERTX@GMAIL.COM</b>	<b>(281)335-0335</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>CYNTHIA GOMEZ</b>	<b>573937</b>	<b>KWBROKERTX@GMAIL.COM</b>	<b>(832)390-3444</b>
Designated Broker of Firm	License No.	Email	Phone
<b>CYNTHIA GOMEZ</b>	<b>573937</b>	<b>KWBROKERTX@GMAIL.COM</b>	<b>(832)390-3444</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>TRAM KIM</b>	<b>657124</b>	<b>TRAMKIM@KWCOMMERCIAL.COM</b>	<b>(713)906-4814</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)