



ASPIRE
COMMERCIAL



Team Management &
Consulting LLC

TEXAS HEALTH SCHOOL

11511 KATY FREEWAY

11511 KATY FREEWAY
HOUSTON, TEXAS 77079

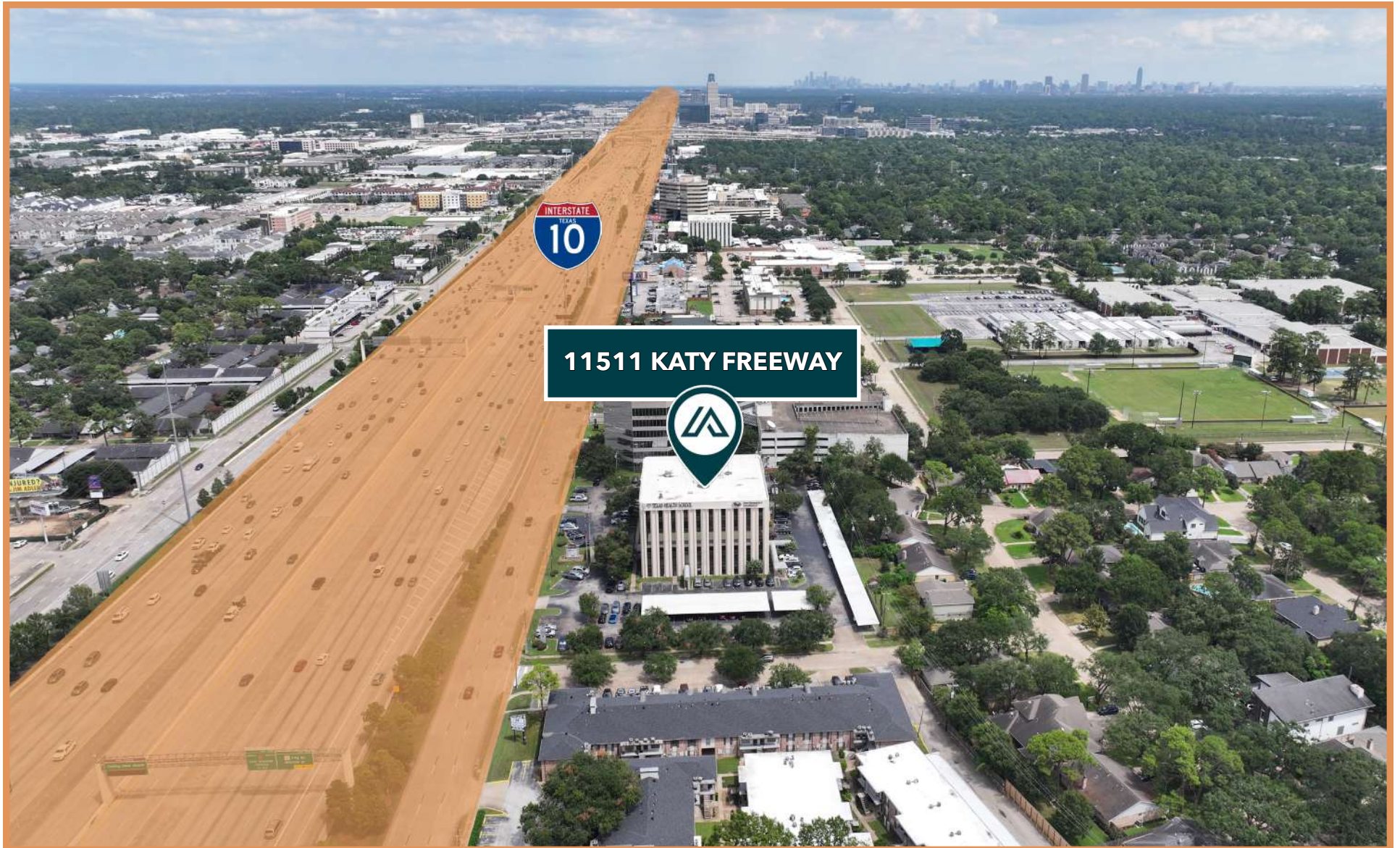
Commercial Real Estate,
Reimagined

Property Highlights

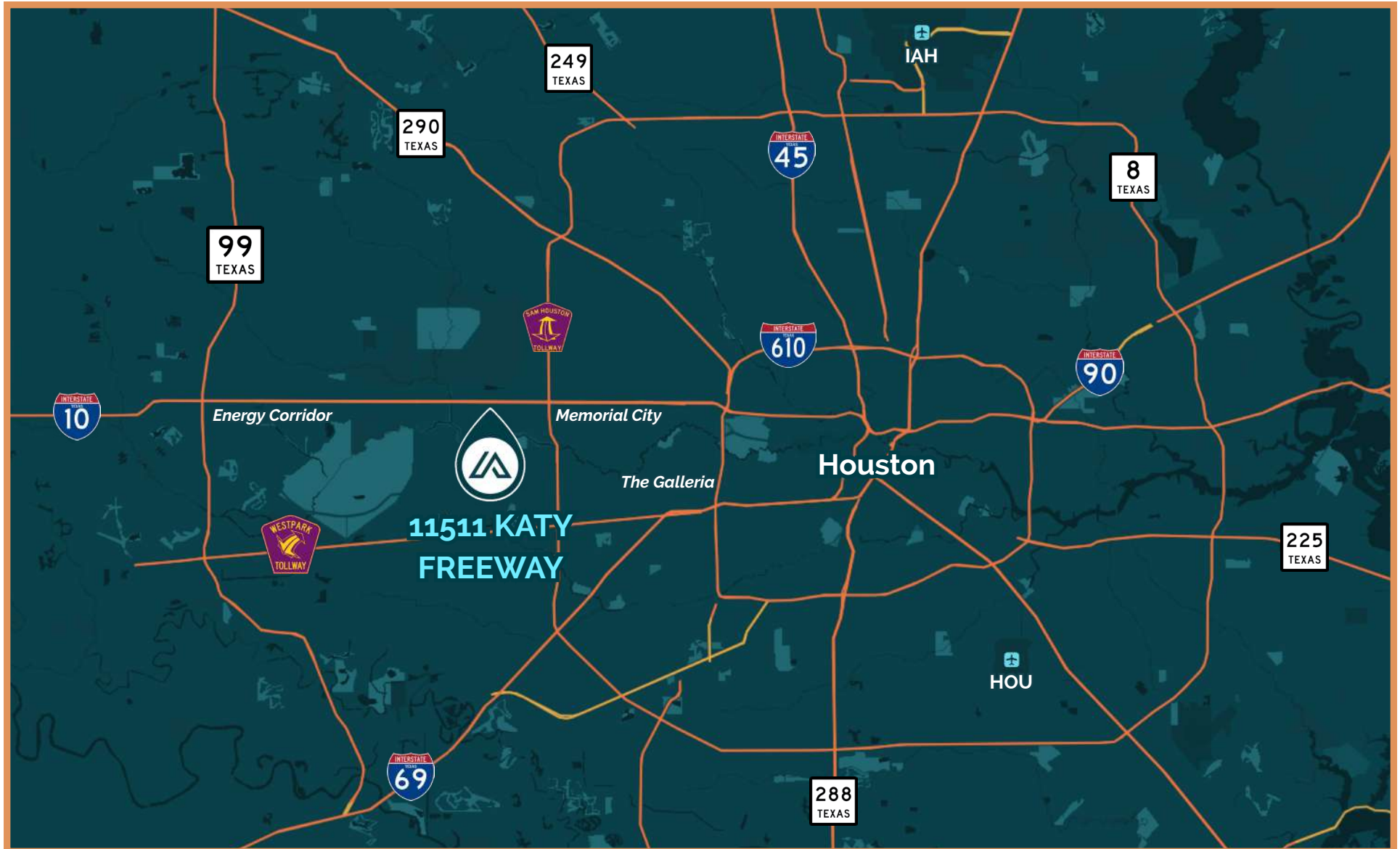
- On-site Management/Engineer
- Extensive restroom upgrades
- Porte cochere at front entrance & covered access at all entrances of the building
- Excellent access to Katy Freeway & Beltway 8
- Parks Pantry Grab & Go
- Mail room
- Service from UPS, FedEx and Airborne
- After hours telephone access entry for visitors
- Covered parking
- Same Owner since 1996



Aerial Map



Location Map

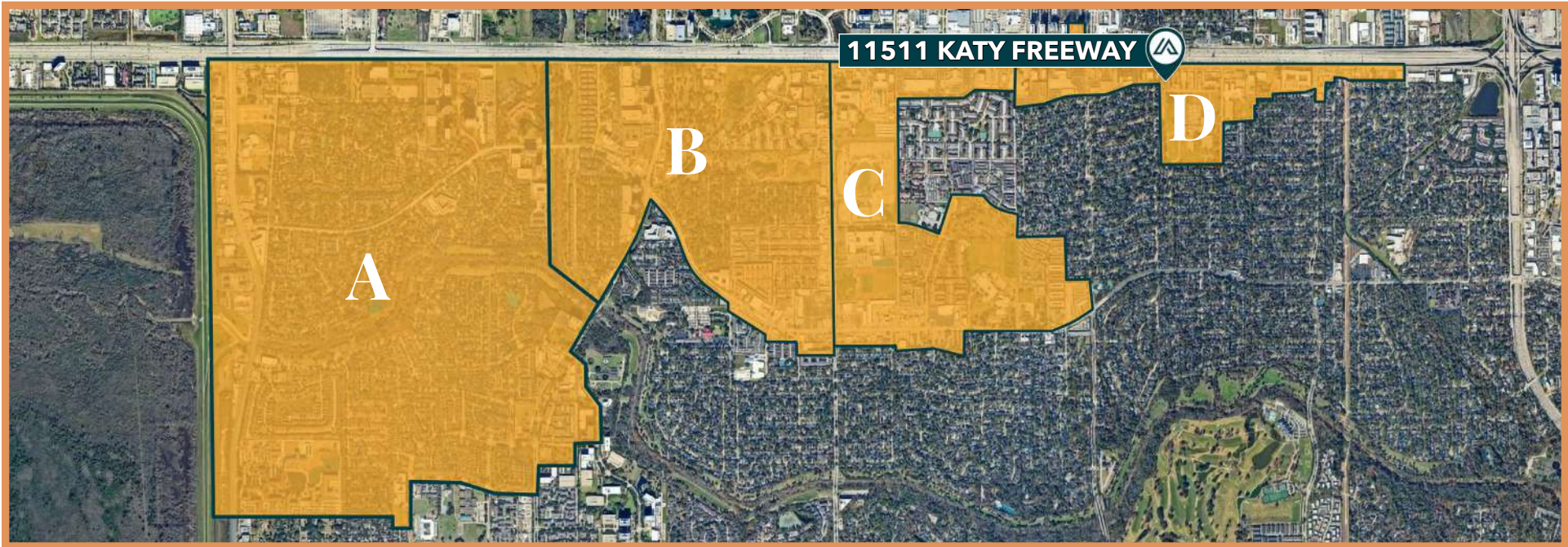








Nearby Amenities



- A**
- BB's Tex-Orleans - Cajun
 - Blue Agave Cantina
 - Cafe Benedicte - New American
 - Dairy Queen - Fast Food
 - District 7 Grill - American
 - Ginger Thai Cuisine
 - Lomontes Italian Restaurant and Bar
 - Lupe Tortilla - Tex Mex
 - Minuti Coffee
 - North China Restaurant - Chinese
 - Salata
 - Starbucks
 - Subway
 - Watson's House of Ales
 - + Many More

- B**
- Bagel Bob's NYTX
 - Black Rock Coffee Bar
 - DaddyO's Pizza Memorial
 - Freddy's Frozen Custard & Steakburgers
 - Kolache Factory
 - La Hacienda - Mexican
 - Mama Fontana
 - Murphy's Deli
 - Nihao Chinese Restaurant
 - Ninfa's - Tex Mex
 - Raising Cane's Chicken Fingers
 - Saigen Alley Restaurant - Vietnamese
 - Wendy's
 - + Many More

- C**
- Chili's Grill & Bar
 - Firehouse Subs Ashford - Sandwich
 - Hibachi Grill & Buffet
 - Impero Italiano - Italian
 - Los Tios - Tex Mex
 - McDonald's
 - Nirvana Indian Restaurant
 - Nothing Bundt Cakes
 - Pappy's Cafe
 - Pho g
 - Schlotzsky's - Sandwich
 - Taizzi - Sushi
 - The Honey Baked Ham Company
 - Whataburger
 - + Many More

- D**
- Brenner's Steakhouse
 - Carraba's Italian Grill
 - Gorditas Dona Tota
 - Gyu-Kaku Japanese BBQ - Yakiniku
 - IHOP - Breakfast
 - La Fiesta - Mexican
 - McDonald's
 - Peppercini's Deli
 - Pizaro's Pizza Napoletana
 - Sam's Deli Diner - Hamburger
 - Starbucks
 - Sunny's Food Store
 - Taco Cabana - Tacos
 - Twin Peaks
 - + Many More

About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific requirements.

Leasing Team



Brandon Avedikian

Founder

(713) 347-2904

brandona@aspirecre.com



David A. Smith

*Managing Director –
Office Leasing & Property Management*

(832) 715-5300

das@aspirecre.com



Matthew Trow

Analyst

(281) 904-9110

matthewt@aspirecre.com

11511 KATY FREEWAY

11511 KATY FREEWAY
HOUSTON, TEXAS 77079



(713) 933-2001

info@aspirecre.com



@aspirecre



Some Photos by Co-Star



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.

Aspire Commercial, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9013435 License No.	info@aspirecre.com Email	713-933-2001 Phone
Brandon Avedikian Designated Broker of Firm	669686 License No.	brandona@aspirecre.com Email	713-347-2904 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
David A. Smith Sales Agent/Associate's Name	440440 License No.	das@aspirecre.com Email	832-715-5300 Phone

Buyer/Tenant/Seller/Landlord Initials

Date