

# 11155 South Main

Houston, TX, 77025

*For Sale Or Lease*

Exceptional High Visibility Hard  
Corner Building

Close Proximity to Medical Center  
and Upscale Residential Areas



Bill Insull, CCIM  
Principal

713.744.7465

[binsull@lee-associates.com](mailto:binsull@lee-associates.com)

Blake Virgilio, CCIM, SIOR  
Principal

713.744.7463

[bvirgilio@lee-associates.com](mailto:bvirgilio@lee-associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## Property Highlights

±25,221 SF of Clinic, Rehab, Office Space with Assembly/Fabrication/Storage Facility

- 100% HVAC
- Semi-dock roll-up door with overhang for weather protection
- Secure/fenced yard area
- Abundant visitor surface parking with ADA spaces
- Hard corner with ±100,000 VPD traffic count
- Strong family office ownership
- Single tenant building / potential subdivide
- Ample parking: Approximately 48 visitor and 26 employee spaces







10 Minutes from The Texas Medical Center

6 Minutes from NRG Stadium

8 Minutes from Hermann Park

12 Minutes from Downtown

9 Minutes from Bellaire

11 Minutes from West University Place

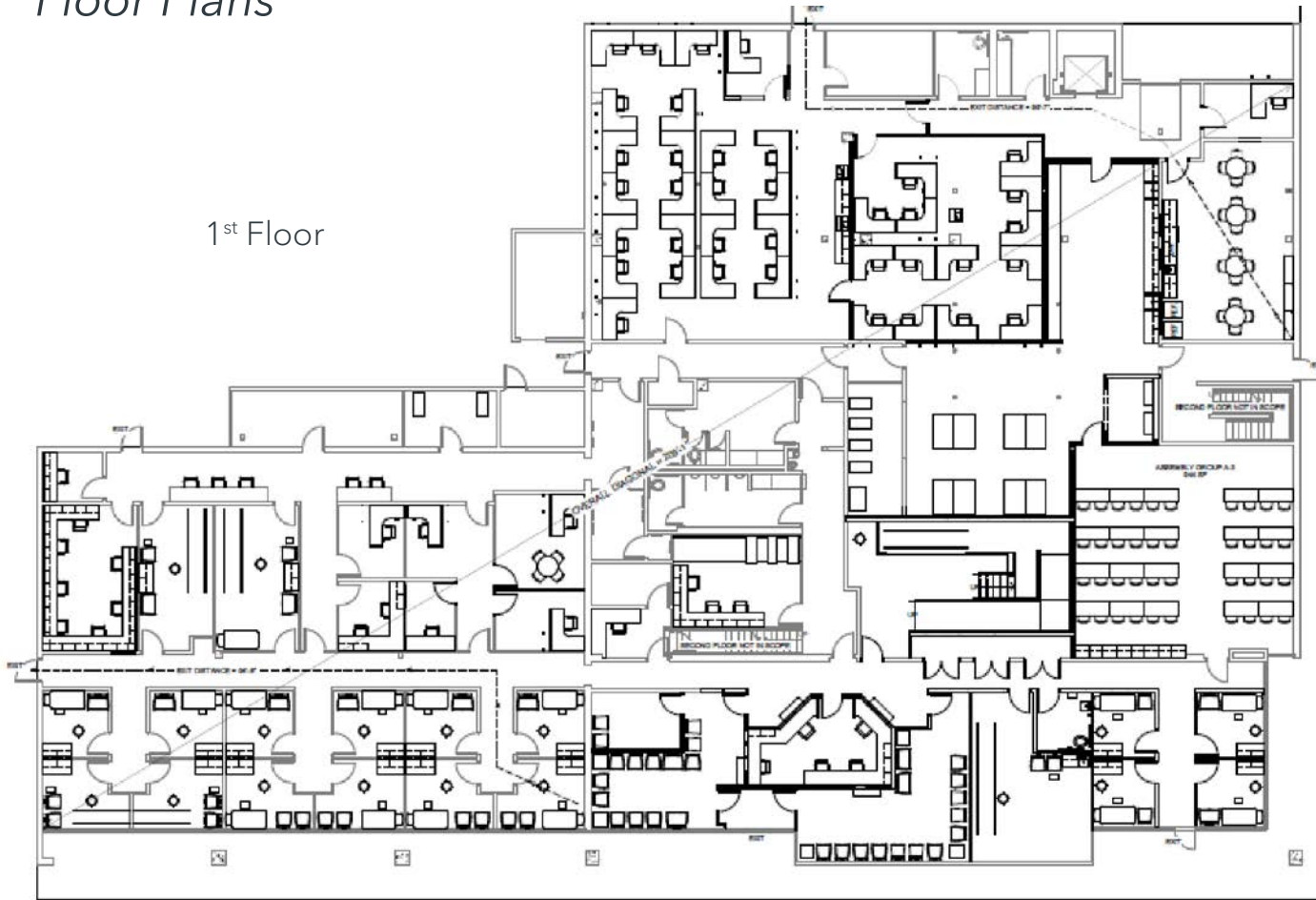
9 Minutes from Southside Place

DEMOGRAPHICS	1 Mile	5 Mile	10 Mile
Total Households	4,599	165,497	655,666
Average HH Income	\$83,519	\$91,790	\$96,225

11155 S Main St is strategically situated near the Texas Medical Center offering seamless accessibility and convenience while ensuring top tier healthcare services

# Floor Plans

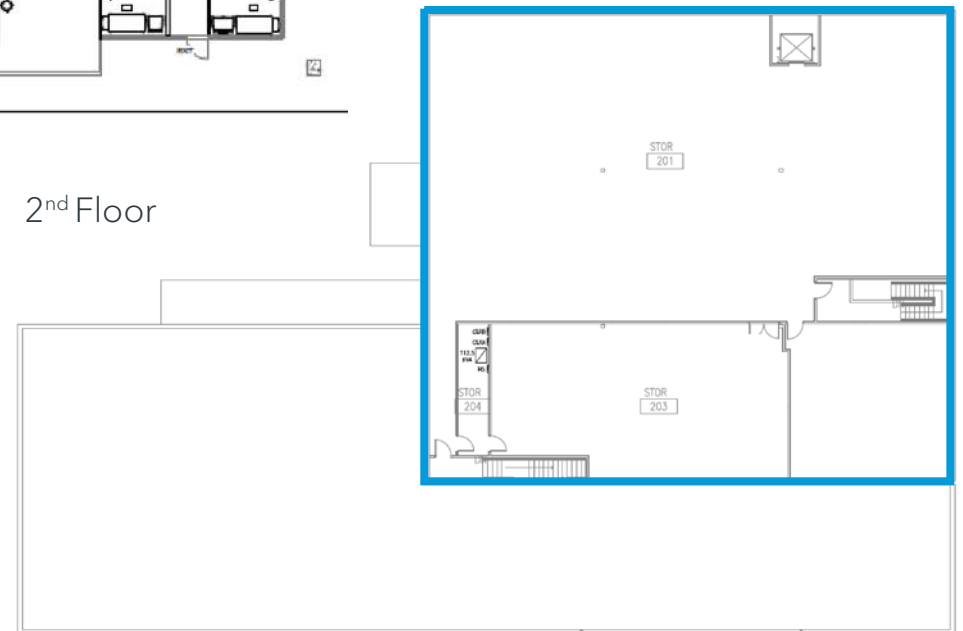
1<sup>st</sup> Floor



## Existing floor plan features

- 16 exam rooms with sinks
- Conference room with seating for 40 or more
- Reception area with two seating areas
- Administrative offices
- Open area for shipping / receiving
- Elevator services 2<sup>nd</sup> floor

2<sup>nd</sup> Floor



*For Information or to arrange a tour,  
please contact exclusive agents:*

**Bill Insull, CCIM**

Principal

713.744.7465

[binsull@lee-associates.com](mailto:binsull@lee-associates.com)

**Blake Virgilio, CCIM, SIOR**

Principal

713.744.7463

[bvirgilio@lee-associates.com](mailto:bvirgilio@lee-associates.com)



COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>DFW Lee &amp; Associates, LLC - Houston Office, RS</b>	<b>9012596</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Mike Spears, SIOR, CCIM</b>	<b>493926</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mike Spears, SIOR, CCIM</b>	<b>493926</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>William Insull, III, CCIM</b>	<b>416290</b>	<b>binsull@lee-associates.com</b>	<b>(713)744-7463</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

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

IABS 1-0 Date