

NITYA TOWER

2211 NORFOLK STREET
HOUSTON, TEXAS 77098

Commercial Real Estate,
Reimagined

Property Highlights

- Building is 207,000 NRA
- Built in 1982
- Monument signage available
- 3.5/1,000 parking ratio
- Covered, garage parking with direct building access
- Reserved parking is \$65-\$80/month
- Free visitor garage parking with direct building access
- After-Hours HVAC is \$50/hour
- On-site property management and building engineer
- 24-hour on-site building security
- Building has an on-site deli and building conference room
- Property offers an abundance of restaurants that are located within one block of the building, as well as a full-service US Post Office and Fed Ex facility



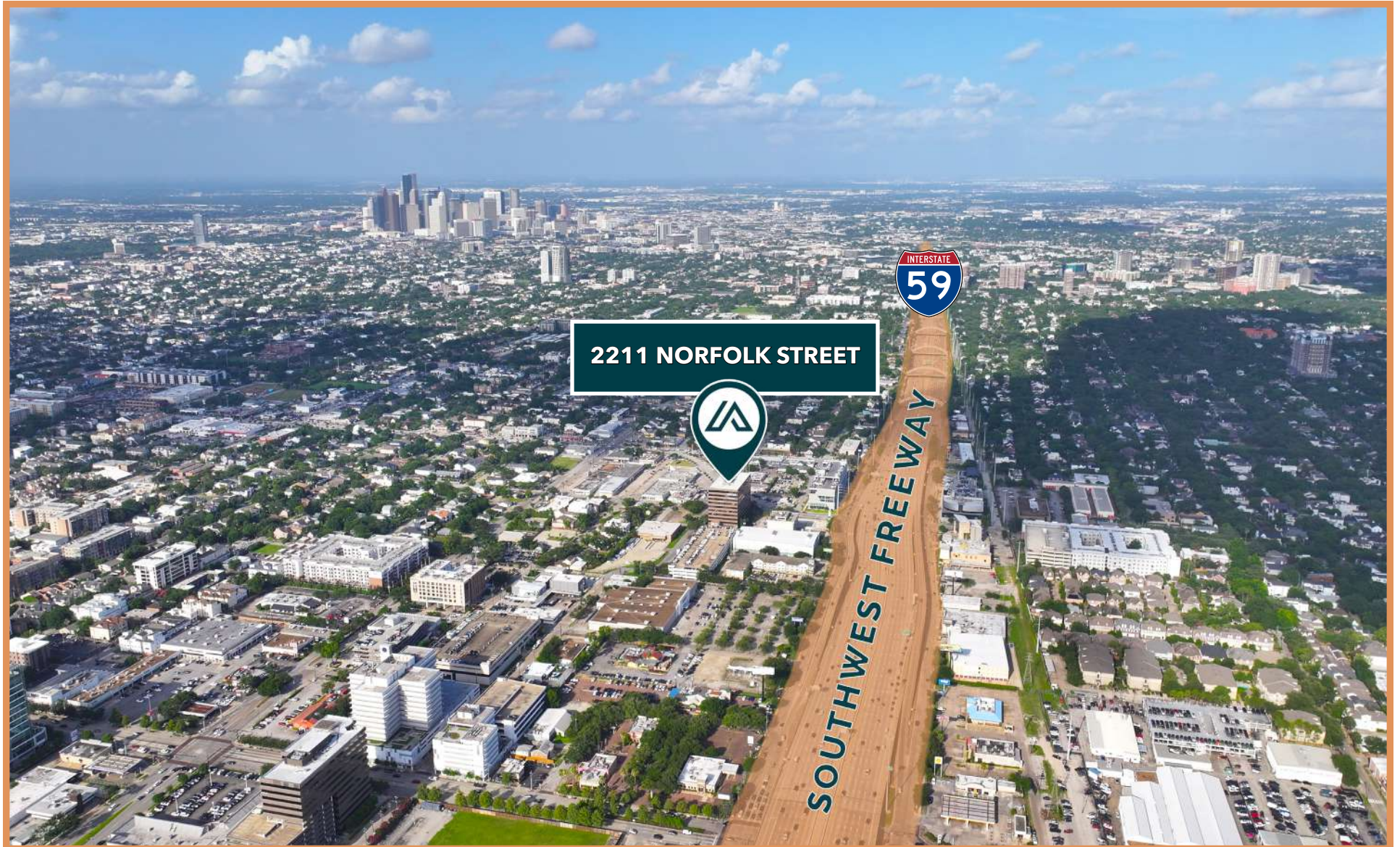
Building Hours

Mon-Fri: 7:00 AM - 6:00 PM

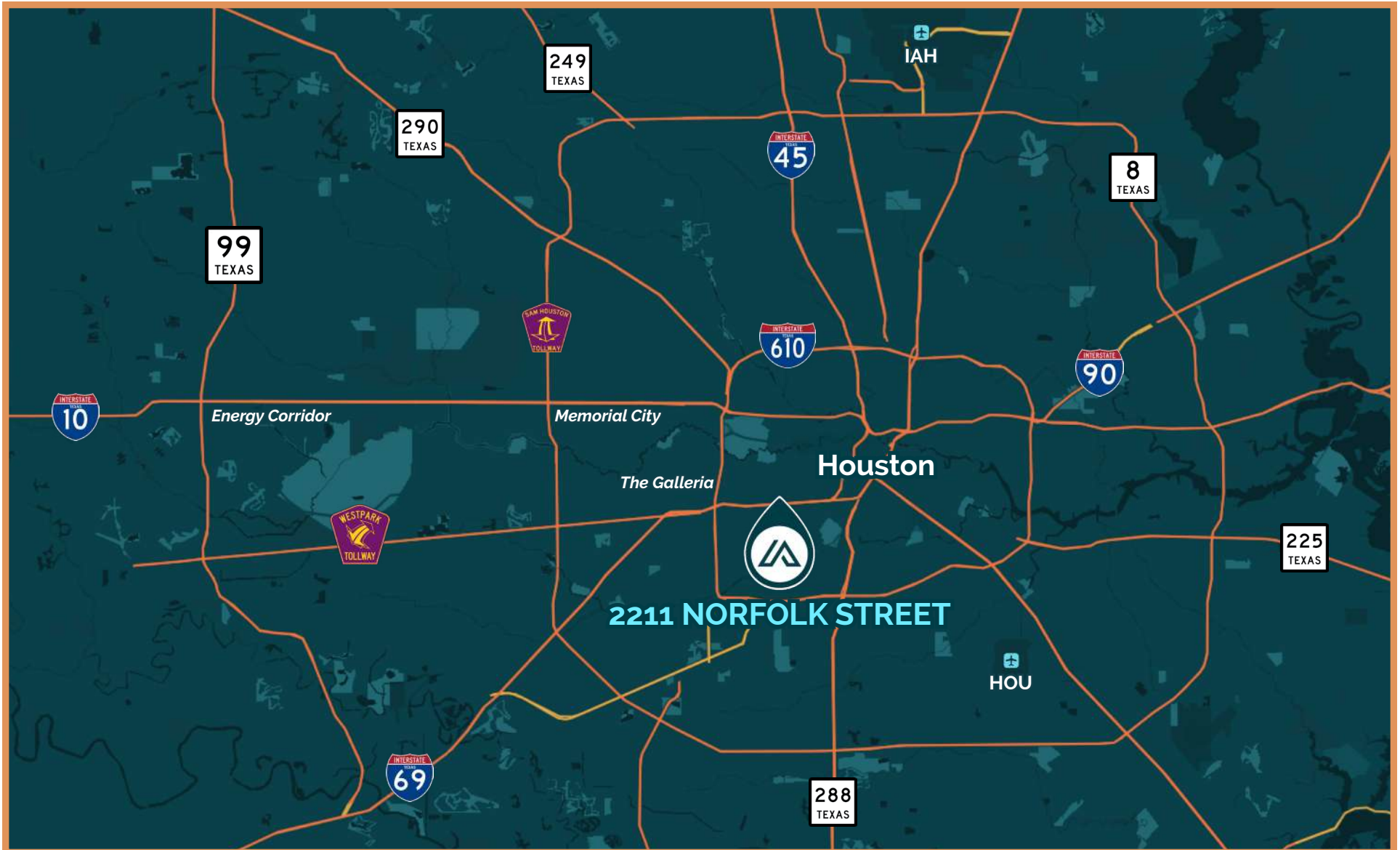
Sat-Sun: 7:00 AM - 1:00 PM

Nitya Tower continues to undergo a transformation that includes restroom upgrades, lobby updates and exciting new amenities for tenants which shall include a new business center. The eleven floors of the building are serviced by 4 passenger elevators and the multi-level parking garage is serviced by two additional passenger elevators.

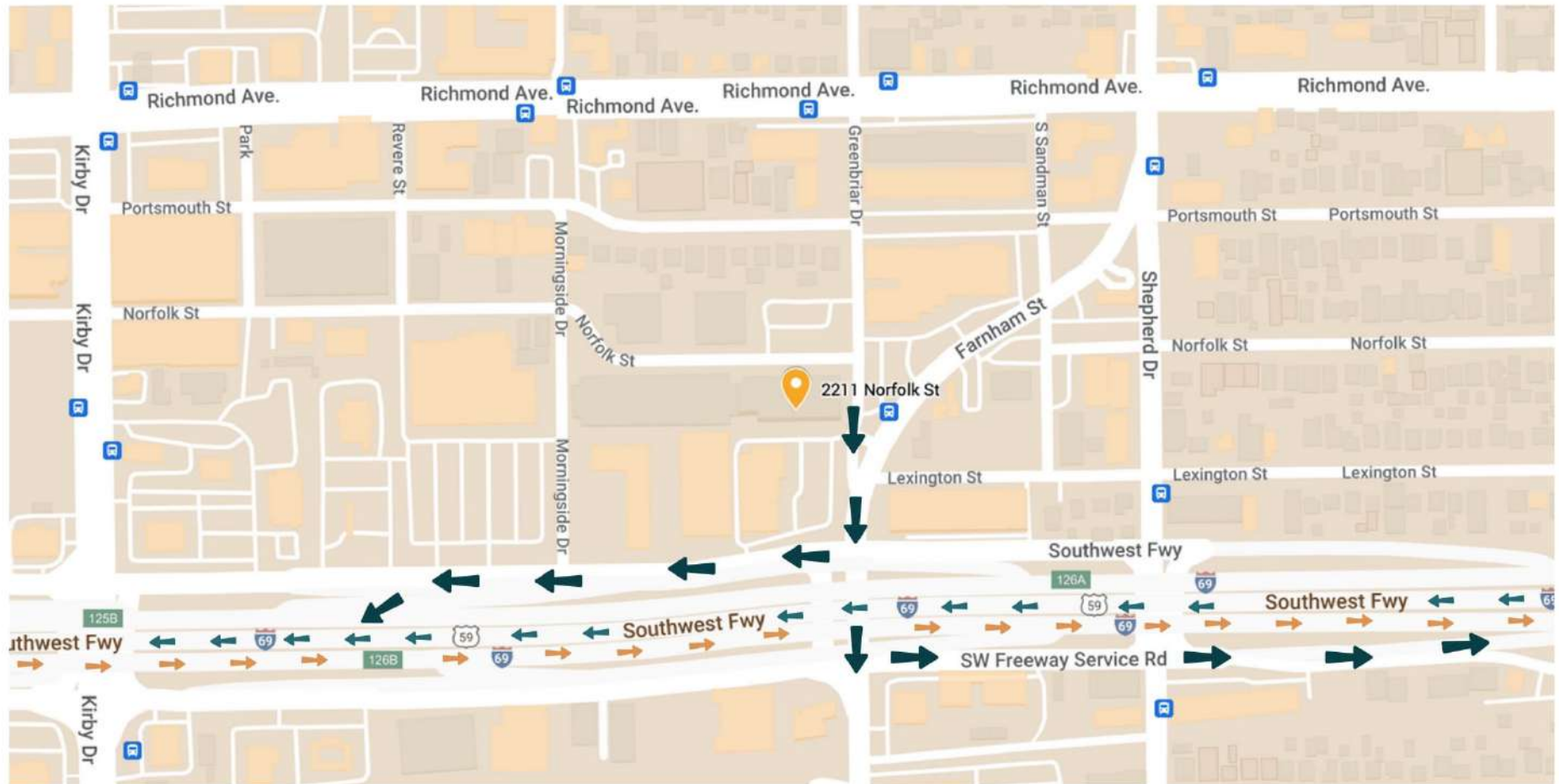
Aerial View



Location Map



Egress & Ingress Map

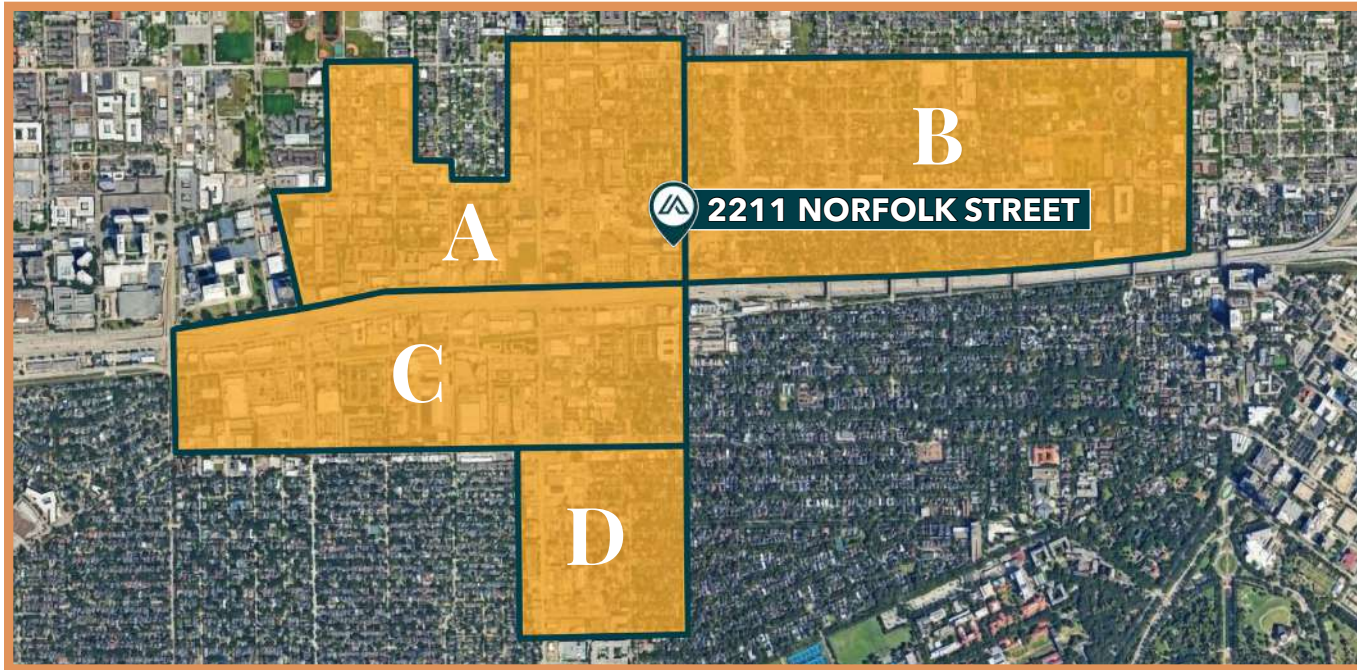








Nearby Amenities



- A**
- Academy Sports + Outdoors - Sporting Goods Store
 - Arnaldo's Richards' Picos Restaurant
 - BB's Tex-Orleans - Cajun
 - Blue Nile - Euthopian
 - Carrabba's - The Original On Kirby
 - Coco Crepes, Waffles & Coffee
 - El Tiempo Cantina - Tex Mex
 - Eunice - Creole
 - Fat Bao
 - First Watch - American
 - Gaspachos Mexican Bites
 - Grace's - American
 - Hearsay At Levy Park
 - Hobbit Cafe - Hamburger
 - House Of Pies - American
 - Kata Robata - Japanese
 - Kirby Ice House
 - Pinstripes
 - Slowpokes
 - The Cellar Bar
 - + Many More

- B**
- Amy's Ice Creams
 - Bistro Menil - French
 - Black Hole Coffee House
 - Cactus Music - Music Store
 - Candente - Tex Mex
 - Circle K - Convenience Store
 - Dripped Birria (Montrose) - Mexican
 - El Pueblito De Frida
 - Freebirds World Burrito - Mexican
 - H-E-B
 - Honey Art Cfe
 - Hood Hibachi (Food Truck) - Teppanyaki
 - La La Land Kind Cafe
 - La Tapatia - Mexican
 - McElroy's Pub
 - Nobie's - New American
 - P. King - Chinese
 - Starbucks
 - Star Pizza
 - Tarka Indian Kitchen
 - Texas Pizza & Grill
 - The Davenport
 - The Halal Guys
 - The Lexington Grille - New American
 - The Toasted Coconut
 - The Pit Room
 - Trill Burgers - Hamburger
 - West Alabama Ice House
 - Whataburger
 - + Many More

- C**
- Chick-Fil-A
 - Christians Trailgate Bar & Grill
 - Cleburne Cafeteria
 - Corner Bakery Cafe - Sandwich
 - Goode Company BBQ - Barbecue
 - Hillstone - American
 - IHOP - Breakfast
 - Los Tios - Tex Mex
 - McDonald's
 - Nothing Bundt Cakes
 - On The Kirb - American
 - Party City - Party Store
 - Pink's Pizza
 - Plaza In The Park - Shopping Mall
 - + Many More

- D**
- Azuma - Japanese
 - Ben & Jerry's - Ice Cream
 - Big Easy Social And Pleasure Club
 - Blue Horizon Wholesale Seafood And Market
 - Crave Cupcakes
 - Grinder's Coffee Bar
 - Jersey Mike's Subs - Sandwich
 - Local Foods - Rice Village
 - Loro Asian Smokehouse & Bar
 - O'Reilly Auto Parts - Auto Parts Store
 - Simone On Sunset
 - Starbucks
 - Under The Volcano
 - + 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



Bradley Segreto

Director

(713) 424-6380

brads@aspirecre.com



David A. Smith

*Managing Director –
Office Leasing & Property Management*

(832) 715-5300

das@aspirecre.com

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2211 NORFOLK STREET
HOUSTON, TEXAS 77098



(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	9013435	info@aspirecre.com	713-933-2001
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brandon Avedikian	669686	brandona@aspirecre.com	713-347-2904
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bradley Segreto	698579	brads@aspirecre.com	713-424-6380
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date