



Alief Office Plaza

OFFICE BUILDING FOR LEASE

11902 ALIEF CLODINE RD, HOUSTON, TEXAS 77082

Situated at 11902 Alief Clodine Rd, Houston, TX 77082, this property offers a convenient and strategic location for businesses of all kinds. Nestled just off Kirkwood Dr, with easy access to major roads such as Westpark Tollway and I-10, this location provides excellent visibility and accessibility for both employees and clients.



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ALIEF OFFICE PLAZA

PROPERTY INFORMATION

Property Highlights:

- 4,058 sq. ft. contiguous of Professional Office Space
- 10 Spacious, Private Office Suites, reception lobby, men and women restrooms, and break-room.
- (Perfect for individual offices or collaborative workspaces)
- Ample Parking
- With plenty of parking for employees and clients.
- Secure, Fully Fenced Property
- Providing added security and peace of mind.
- Prime Location
- Just west of Kirkwood Dr and other major roads for easy accessibility.
- Well Maintained Building

Move-in ready and professionally managed.

The free standing building is surrounded by a dynamic mix of commercial and residential areas, ensuring a steady flow of foot traffic and proximity to local services, including shopping centers, restaurants, and banks. Public transportation options are also within reach, making it an ideal location for businesses that require convenience and connectivity.

With ample parking space and a fenced, secure property, your business will benefit from a safe, professional environment while being at the heart of a growing business district. Whether you're looking to grow your office footprint or establish a new presence in Houston, this location offers a perfect balance of accessibility, security, and opportunity.

DEMOGRAPHICS (3 MILES)

222,481 Population
87,516 Households
\$67,363 Income



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Kirkwood Drive

L Street

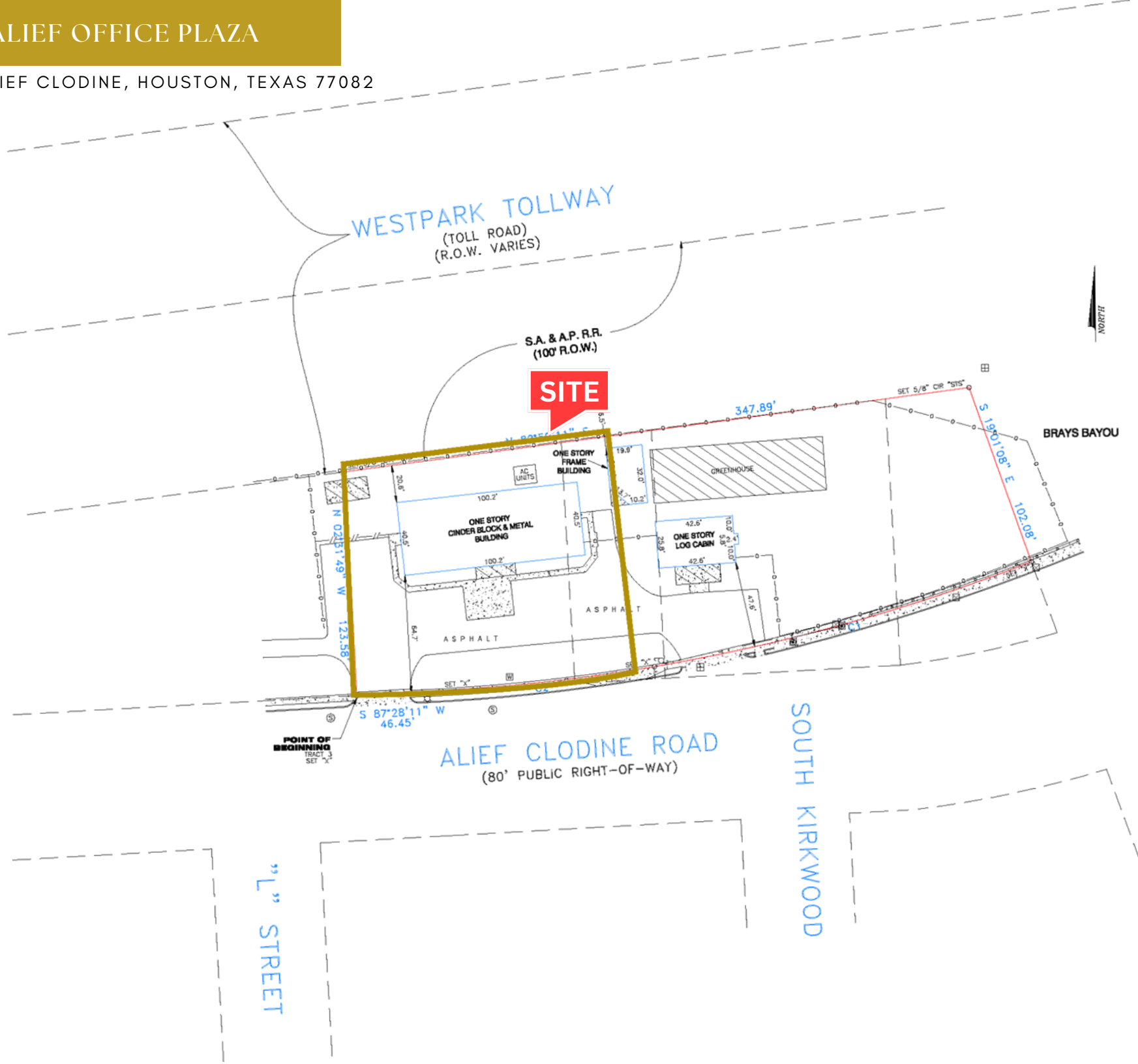
SITE

Alief Clodine/ Harwin



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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.



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.

Last Updated on 2-10-2025

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.

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Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date