



GLOBAL
BANK



AVAILABLE OPPORTUNITY

OFFICE CONDOS - FOR SALE | FOR LEASE



abcahouston.com

SOUTHERN INTERNATIONAL TOWER CONDOMINIUMS

11116 BELLAIRE BOULEVARD, HARRIS COUNTY, HOUSTON, TEXAS 77072

The property is located in the heart of the International District, between Boone Road and Wilcrest Drive with great visibility. Minutes away from Sam Houston Parkway (Beltway 8), Southwest Freeway (US 59/69), and Westpark Tollway (Troll Road).



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ABC REALTY ADVISORS

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PROPERTY INFORMATION

- LOCATION, LOCATION, LOCATION! Minutes from the Sam Houston and Westpark. Central and convenient, minutes away from Westchase, Galleria, Sugar Land, Katy
- A Landmark in the heart of Internation District and the Houston Asian Community
- Anchored by Global Bank occupying 12,000 sf on the 1st and 4th floor
- Quality, 1st class construction and materials including granite exterior, soaring 19-foot entry, energy efficient, LED Lighting
- Developer is Mr. WEA H. LEE, CEO, SOUTHERN NEWS GROUP and INTERNATIONAL TRADE CENTER

FOR MORE INFOMATION & PRICING,

PLEASE CONTACT:

ABC REALTY ADVISORS

DONNIE CHANG, CCIM

Office: 713-939-8181 Mobile: 713-870-6888

DEMOGRAPHICS 2024 (3 MILES)



Population

235,433



Households

88,488



Traffic Count

30,017

OWN OR LEASE A PIECE OF LUXURY!

ATTENTION PROFESSIONALS, MEDICAL DOCTORS & PRACTITIONERS, LAWYERS, BUSINESS PERSONS.



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FOR MORE INFORMATION PLEASE CONTACT:



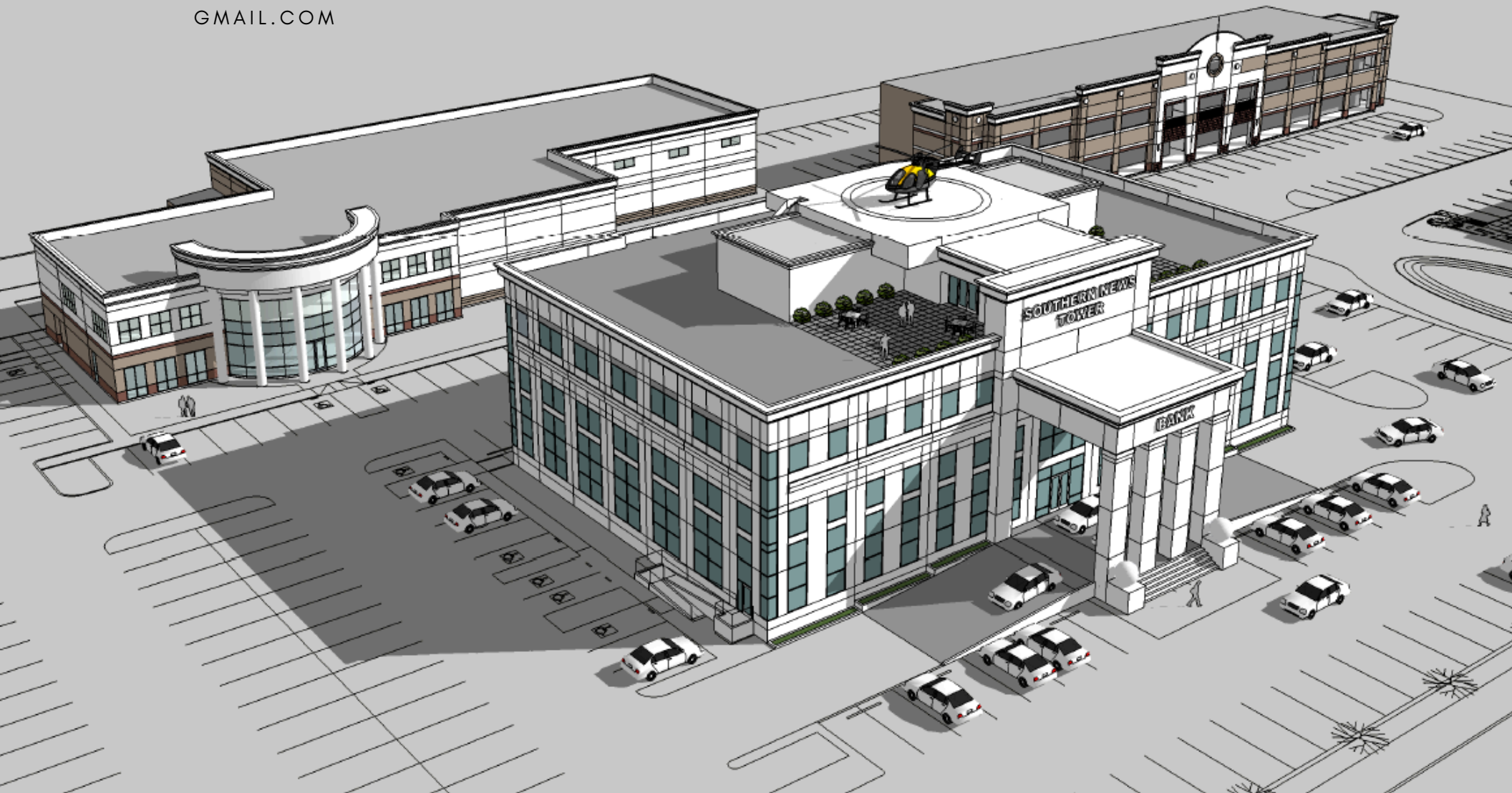
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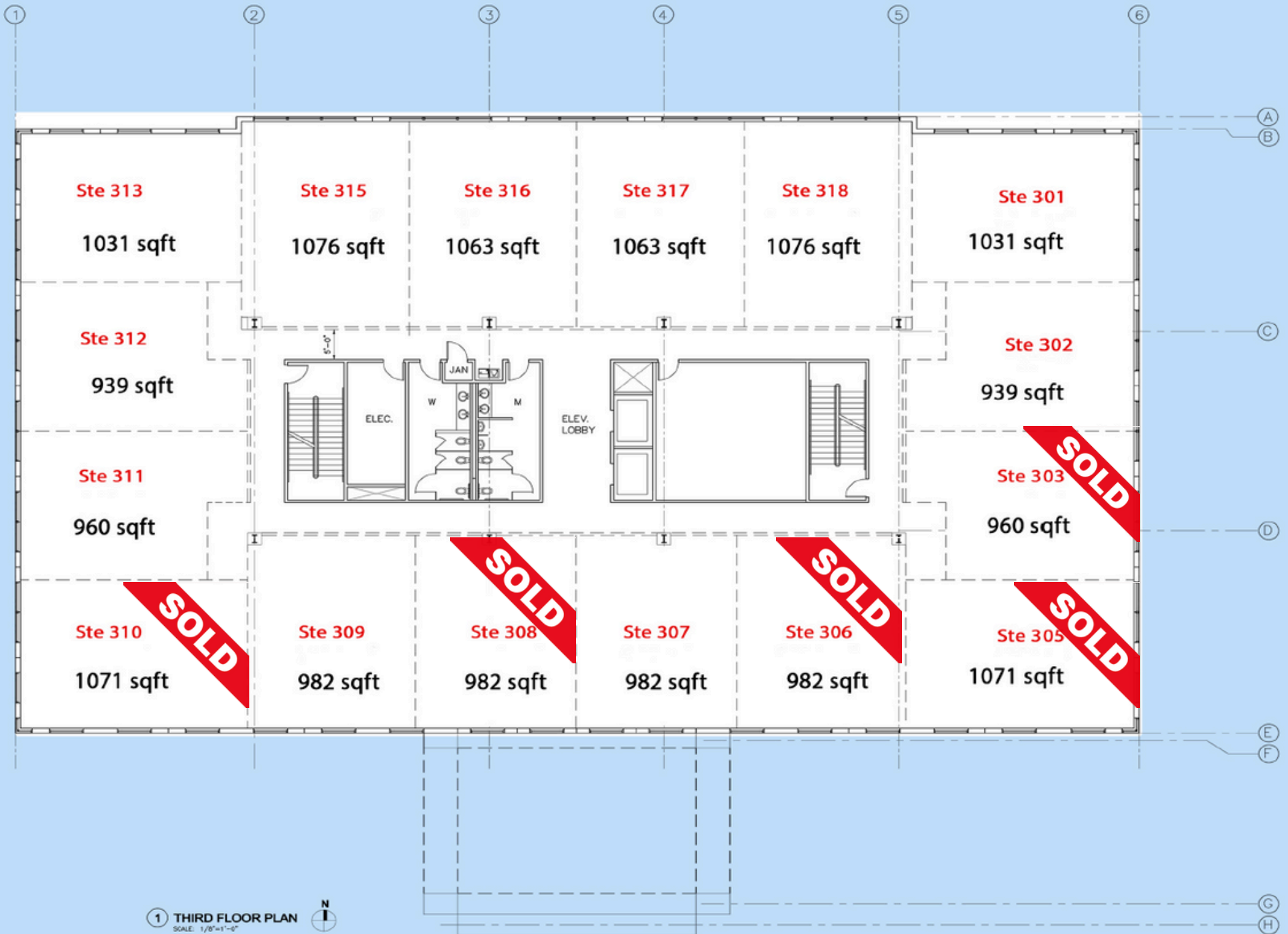
SECOND FLOOR PLAN



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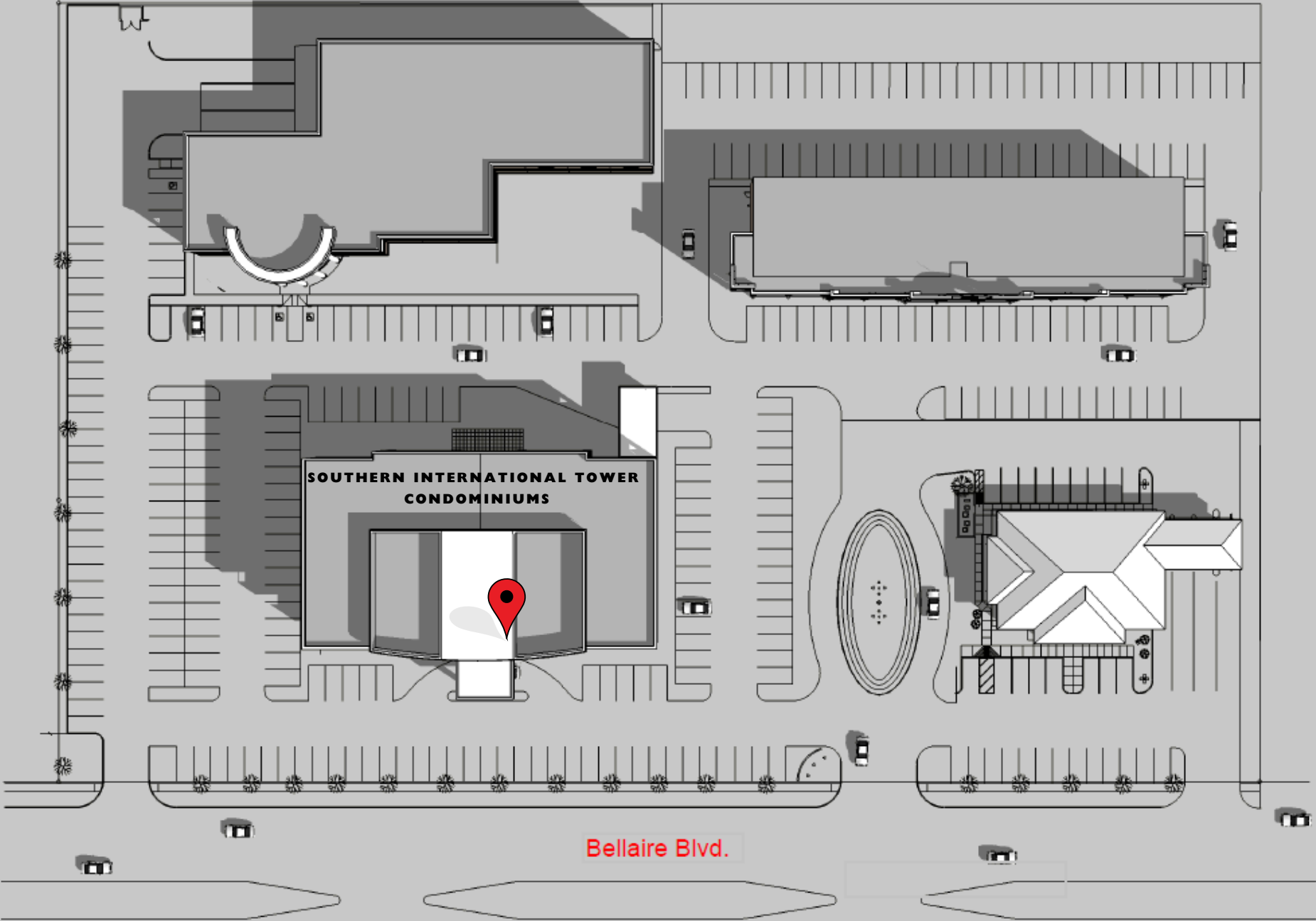
THIRD FLOOR PLAN



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SITE PLAN



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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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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Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date