

FOR LEASE

OFFICE SPACE AVAILABLE

4738 WEST ALABAMA, HOUSTON, TX 77027

ico
COMMERCIAL



KELSEY DAVIS

281.207.3716 | kdavis@icocommercial.com

JANE NODSKOV, CCIM

281.207.3710 | jnodskov@icocommercial.com

FOR LEASE

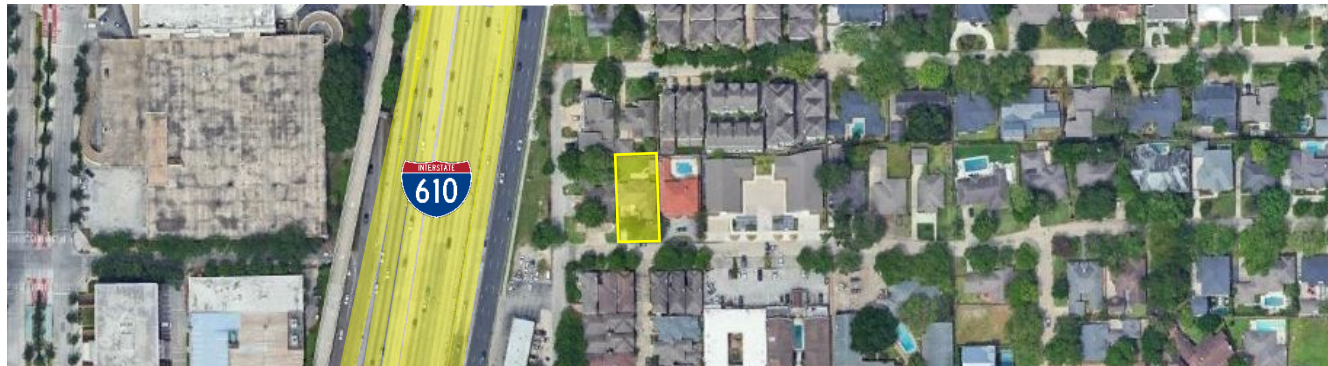
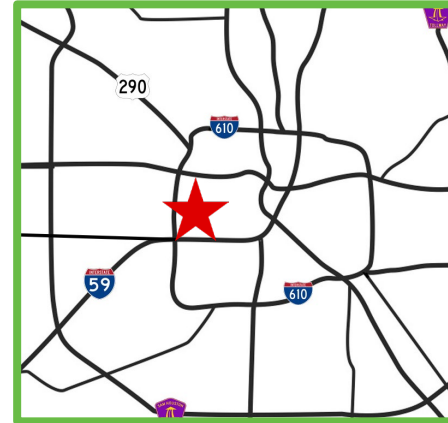
OFFICE SPACE AVAILABLE

4738 WEST ALABAMA, HOUSTON, TX 77027



OVERVIEW

- 2,284 SF Office
- Modern office space with a fully furnished option
- Conference and individual offices
- Kitchen and break area
- Easy Access to I-610, I-10, Hwy 59
- Restaurants and shops nearby
- On-Site parking and street parking
- Additional detached office space
- Ideal for professional office uses
- Lease rate: call for pricing



KEY FACTS: 3 MILE RADIUS

219,734

Population



Average Household Size

2.2

35.9

Median Age

\$68,720

Median Household Income

BUSINESS



21,947
Total Businesses



218,873
Total Employees

EMPLOYMENT

66.2%

White Collar

16.7%

Blue Collar

17.1%

Services

3.3%

Unemployment Rate

INCOME



\$68,720

Median Household Income



\$59,553

Per Capita Income



\$42,986

Median Net Worth

KELSEY DAVIS

281.207.3716 | kdavis@icocommercial.com

JANE NODSKOV, CCIM

281.207.3710 | jnodskov@icocommercial.com

FOR LEASE

OFFICE SPACE AVAILABLE

4738 WEST ALABAMA, HOUSTON, TX 77027



AVAILABILITY

For Lease

Available SF	Suite	Floor	Divisible	Lease Rate	Lease Type
2,284 SF	100	1	No	Call	NNN

KELSEY DAVIS

281.207.3716 | kdavis@icocommercial.com

JANE NODSKOV, CCIM

281.207.3710 | jnodskov@icocommercial.com

FOR LEASE

OFFICE SPACE AVAILABLE

4738 WEST ALABAMA, HOUSTON, TX 77027

ico
COMMERCIAL



KELSEY DAVIS

281.207.3716 | kdavis@icocommercial.com

JANE NODSKOV, CCIM

281.207.3710 | jnodskov@icocommercial.com

FOR LEASE

OFFICE SPACE AVAILABLE

4738 WEST ALABAMA, HOUSTON, TX 77027

ico
COMMERCIAL



KELSEY DAVIS

281.207.3716 | kdavis@icocommercial.com

JANE NODSKOV, CCIM

281.207.3710 | jnodskov@icocommercial.com

FOR LEASE

OFFICE SPACE AVAILABLE

4738 WEST ALABAMA, HOUSTON, TX 77027



REGIONAL AERIAL



KELSEY DAVIS

281.207.3716 | kdavis@icocommercial.com

JANE NODSKOV, CCIM

281.207.3710 | jnodskov@icocommercial.com

FOR LEASE

OFFICE SPACE AVAILABLE

4738 WEST ALABAMA, HOUSTON, TX 77027



INFORMATION ABOUT BROKERAGE SERVICES

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.

KELSEY DAVIS

281.207.3716 | kdavis@icocommercial.com

JANE NODSKOV, CCIM

281.207.3710 | jnodskov@icocommercial.com

ICO COMMERCIAL - CORPORATE OFFICE

2333 Town Center Drive, Suite 300, Sugar Land, TX 77478