FOR SALE – Office Condos

Southern International Tower

11116 Bellaire Blvd, Houston, TX 77072



LIMITED AVAILABILITY

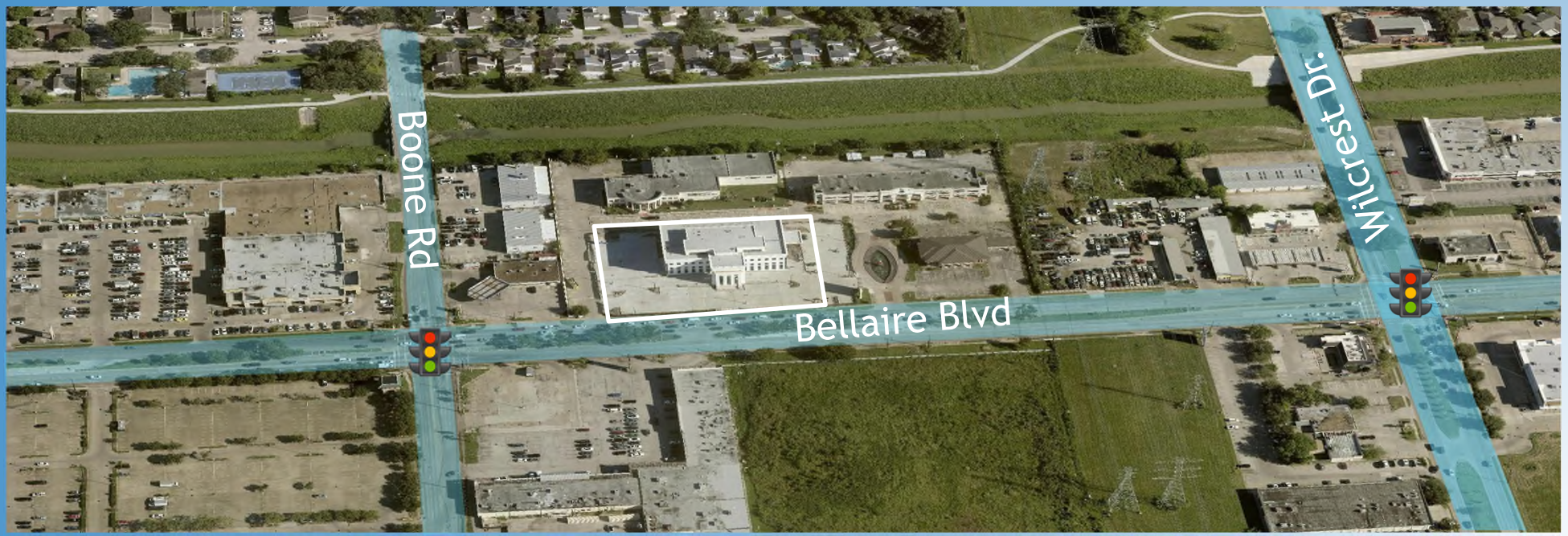


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- **Price: $395 P/SF**
- **1st Floor Anchor: Global One Bank**
- **2nd & 3rd FL Spaces Available**

- Approx. 1 mile to Sam Houston Tollway, 5 miles to Hwy 6 & 4 miles to Westpark Tollway
- Premium finishes, high ceilings, and efficient layouts designed for productivity and client engagement.
- Iconic Class-A Office Tower
- Energy-Efficient LED Lighting
- Flexible Office Configurations
- Immediate Access to Beltway 8, US 59, & Westpark Tollway
- Minutes to Westchase, The Galleria, Sugar Land & Katy
- In the Heart of Houston's International Business District




11116 BELLAIRE
WHY RENT
WHEN YOU CAN OWN
EXPLORE YOUR OPTIONS
DANNY NGUYEN, CCIM
713-270-5400
DNCOMMERCIAL.NET



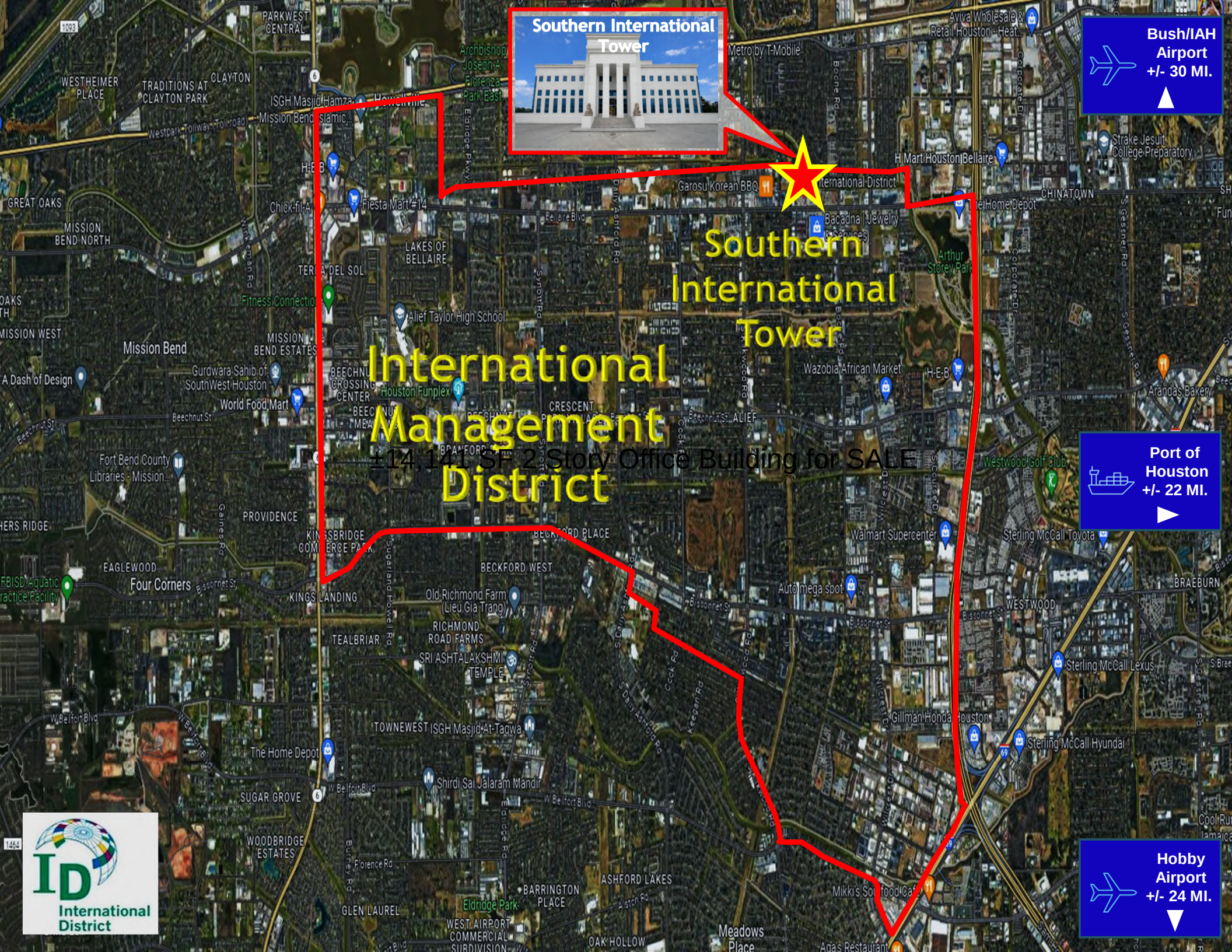


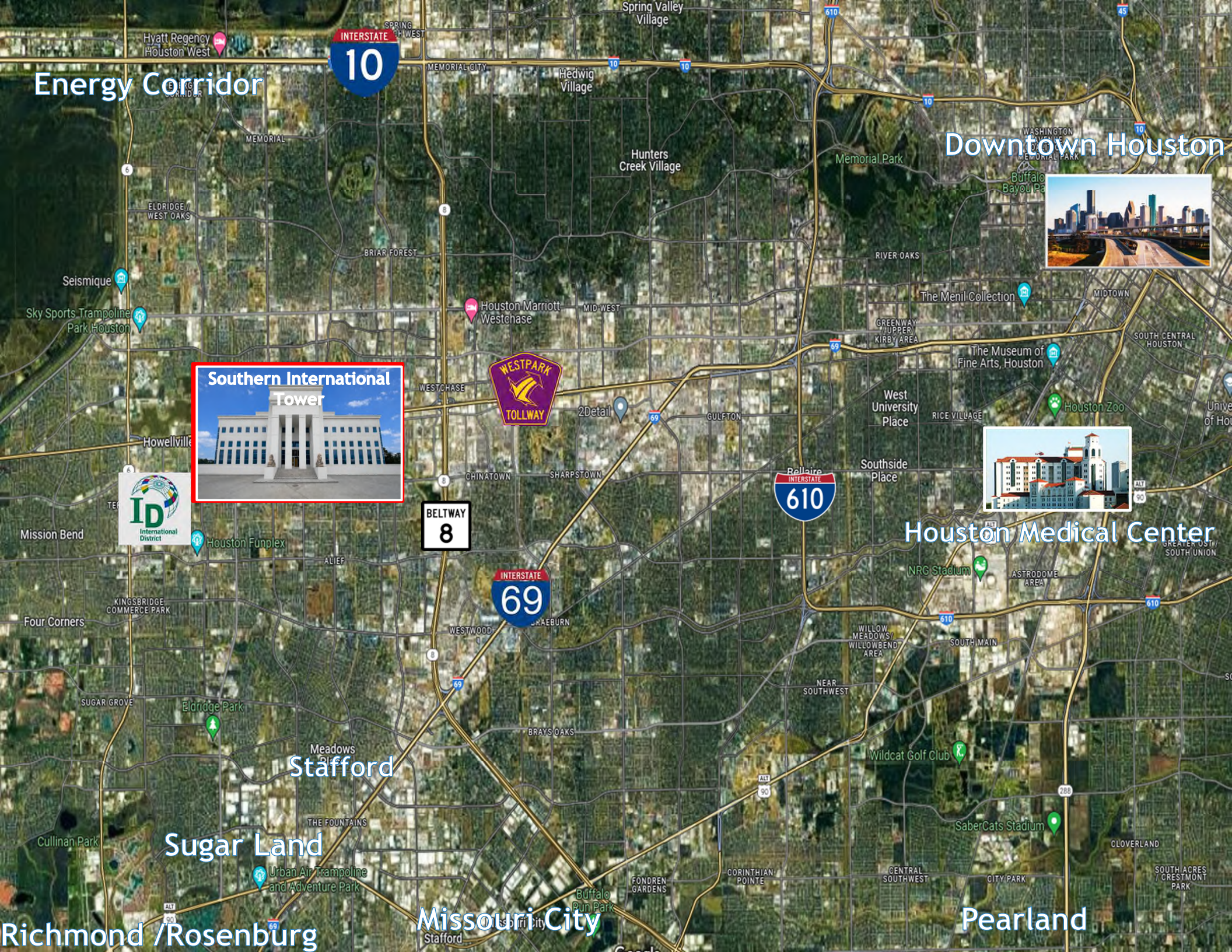









Southern International Tower
Bush/IAH Airport +/- 30 MI.
Port of Houston +/- 22 MI.
Hobby Airport +/- 24 MI.
Southern International Tower
International Management District
±14,141 SF 2 Story Office Building for SALE
ID International District


Energy Corridor
Downtown Houston
Southern International Tower
Houston Medical Center
Stafford
Sugar Land
Missouri City
Pearland
Richmond /Rosenburg
Hyatt Regency Houston West
Spring Valley Village
Hedwig Village
Hunters Creek Village
Memorial Park
Seismique
Sky Sports Trampoline Park Houston
Houston Marriott Westchase
The Menil Collection
The Museum of Fine Arts, Houston
Houston Zoo
West University Place
Southside Place
Bellaire
2Detail
Howellville
Mission Bend
Houston Funplex
Four Corners
Eldridge Park
Cullinan Park
Urban Air Trampoline and Adventure Park
Buffalo Run Park
NRG Stadium
Wildcat Golf Club
SaberCats Stadium
INTERSTATE 10
INTERSTATE 610
INTERSTATE 69
BELTWAY 8
WESTPARK TOLLWAY

Southern International Tower

11116 Bellaire Blvd, Houston, TX 77072











Situated in the hub of the International Management District, The Southern International Tower is only minutes away from the Sam Houston and Westpark Tollways. It is poised to meet the growing demands of West Houston by providing Executive Office Spaces catering to medical professionals and business owners who wish to be strategically located in the community. Offering convenient and swift commutes, the tower facilitates easy access to highly sought-after neighborhoods such as Bellaire, West Chase, Memorial, the Galleria, Mid-Town and Downtown.

Southern International Tower
2nd FLOOR PLAN



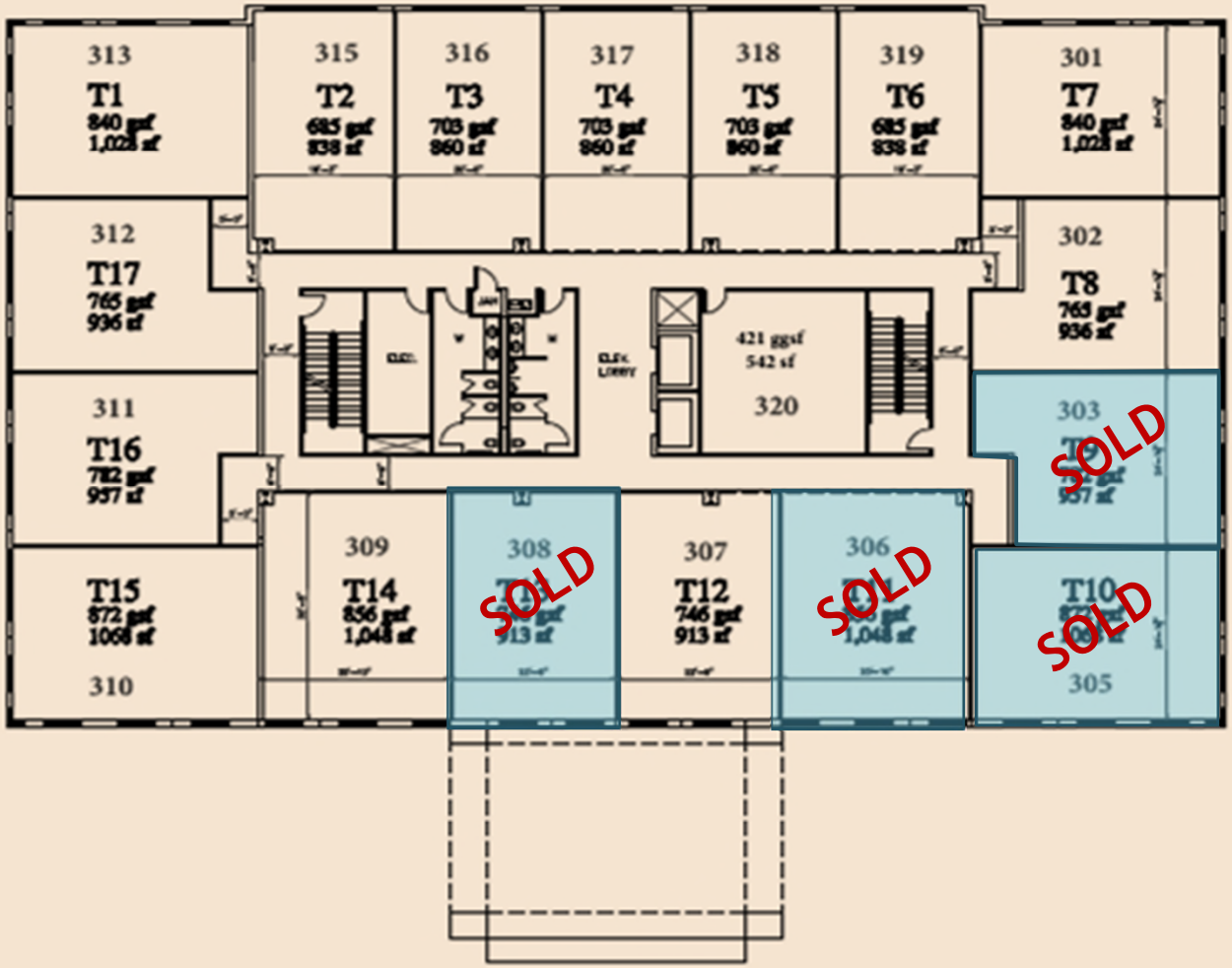
1 SECOND FLOOR PLAN

8.25.2025

SOUTHERN NEWS TOWER
BELLAIRE BOULEVARD.
HOUSTON, TEXAS 77072

TDCK ARCHITECTS, INC

Southern International Tower
3rd FLOOR PLAN



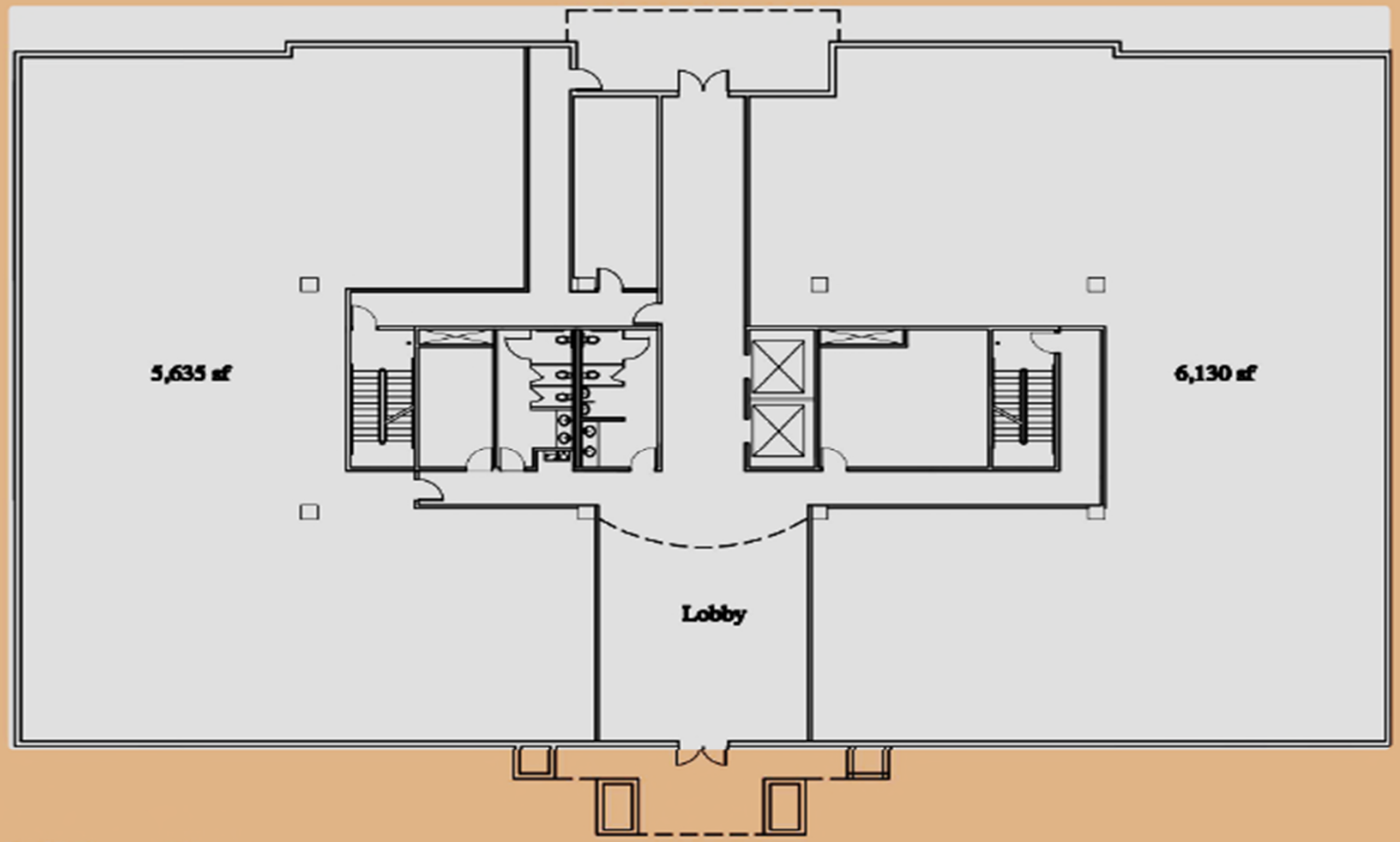
1 THIRD FLOOR PLAN

8.25.2025

SOUTHERN NEWS TOWER
BELLAIRE BOULEVARD.
HOUSTON TEXAS 77099

TDCK
ARCHITECTS, INC.

Southern International Tower
1st FL - Global One Bank



1st Floor Plan
16,433 GSF
0 5' 10' 20' N

TDCK
ARCHITECTS, INC.

Southern International Tower

Pre-Sales Price Sheet

(subject to change)

2nd FL

Address	Floor Plan	Sqft	Price	Timeframe
11116 Bellaire Blvd., Suite 201	2nd FL	1045	$412,775.00	SOLD
11116 Bellaire Blvd., Suite 202	2nd FL	952	$376,040.00	SOLD
11116 Bellaire Blvd., Suite 203	2nd FL	973	$384,335.00	SOLD
11116 Bellaire Blvd., Suite 205	2nd FL	1082	$427,390.00	SOLD
11116 Bellaire Blvd., Suite 206	2nd FL	1497	$591,315.00	SOLD
11116 Bellaire Blvd., Suite 207	2nd FL	1497	$591,315.00	AVAILABLE
11116 Bellaire Blvd., Suite 208	2nd FL	1085	$428,575.00	SOLD
11116 Bellaire Blvd., Suite 209	2nd FL	973	$384,335.00	AVAILABLE
11116 Bellaire Blvd., Suite 210	2nd FL	952	$376,040.00	SOLD
11116 Bellaire Blvd., Suite 211	2nd FL	1045	$412,775.00	AVAILABLE
11116 Bellaire Blvd., Suite 212	2nd FL	851	$336,145.00	AVAILABLE
11116 Bellaire Blvd., Suite 213	2nd FL	874	$345,230.00	AVAILABLE
11116 Bellaire Blvd., Suite 215	2nd FL	874	$345,230.00	AVAILABLE
11116 Bellaire Blvd., Suite 216	2nd FL	874	$345,230.00	AVAILABLE
11116 Bellaire Blvd., Suite 217	2nd FL	851	$336,145.00	AVAILABLE
11116 Bellaire Blvd., Suite 218	2nd FL	542	$214,090.00	AVAILABLE

3rd FL

Address	Floor Plan	Sqft	Price	Timeframe
11116 Bellaire Blvd., Suite 301	3rd FL	1028	$406,060.00	AVAILABLE
11116 Bellaire Blvd., Suite 302	3rd FL	936	$369,720.00	AVAILABLE
11116 Bellaire Blvd., Suite 303	3rd FL	957	$378,015.00	SOLD
11116 Bellaire Blvd., Suite 305	3rd FL	1068	$421,860.00	SOLD
11116 Bellaire Blvd., Suite 306	3rd FL	1048	$413,960.00	SOLD
11116 Bellaire Blvd., Suite 307	3rd FL	913	$360,635.00	AVAILABLE
11116 Bellaire Blvd., Suite 308	3rd FL	913	$360,635.00	SOLD
11116 Bellaire Blvd., Suite 309	3rd FL	1048	$413,960.00	AVAILABLE
11116 Bellaire Blvd., Suite 310	3rd FL	1068	$421,860.00	AVAILABLE
11116 Bellaire Blvd., Suite 311	3rd FL	957	$378,015.00	AVAILABLE
11116 Bellaire Blvd., Suite 312	3rd FL	936	$369,720.00	AVAILABLE
11116 Bellaire Blvd., Suite 313	3rd FL	1028	$406,060.00	AVAILABLE
11116 Bellaire Blvd., Suite 315	3rd FL	838	$331,010.00	AVAILABLE
11116 Bellaire Blvd., Suite 316	3rd FL	860	$339,700.00	AVAILABLE
11116 Bellaire Blvd., Suite 317	3rd FL	860	$339,700.00	AVAILABLE
11116 Bellaire Blvd., Suite 318	3rd FL	860	$339,700.00	AVAILABLE
11116 Bellaire Blvd., Suite 319	3rd FL	838	$331,010.00	AVAILABLE
11116 Bellaire Blvd., Suite 320	3rd FL	542	$214,090.00	AVAILABLE

Updated October 2026

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PROPERTY INFORMATION

11116 Bellaire Blvd,
Houston, TX 77072

DEMOGRAPHICS (2025 Estimates)

	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	17,880	214,000	309,729
Households	5,705	83,416	121,959
Median Household Income	$61,113	$50,292	$64,374
Average Household Income	$83,333	$70,926	$102,191
Median Age	37.7	34.2	36.0

TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
Bellaire Blvd (at Turtlewood Dr)	0.50 mi	42,434
Bellaire Blvd (at Aqua Ln)	0.90 mi	40,117
Bellaire Blvd (at Sam Houston Pkwy)	0.90 mi	40,885
Wilcrest Dr (at Bellaire Blvd)	0.20 mi	24,415
Wilcrest Dr (at Briar Glade Dr)	0.20 mi	22,578
Wilcrest Dr (at High Star Dr)	0.50 mi	22,223
Harwin Dr (at Wilcrest Dr)	0.80 mi	30,345
Westpark Tollway (at N Course Dr)	1.00 mi	74,989

LOCATION MAP & TRAFFIC COUNTS



STABLE POPULATION

0.01% annual growth (2025–2030) within 5 miles

DIVERSE MARKET

38.4% Hispanic Origin (within 5 miles)

HIGH TRAFFIC EXPOSURE

Up to 74,989 VPD nearby
42,434 VPD on Bellaire Blvd
24,415 VPD on Wilcrest Dr

FLOOD ZONE

Flood Zone: IN
(per FEMA Map)

11-03-2025

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

warranted by l *ny way,*
ject to change without notice.