

# CITIZENS BANK BUILDING

8811 Fm 1960 Bypass Rd. West  
Humble, TX 77338



FOR LEASE | OFFICE SPACE

McALPINE  INTERESTS

# PROPERTY HIGHLIGHTS

**Primary Use:** Office

**Area of Town:** Northeast - Humble

**Building Size:** 41,688 SF

**Available Space:** 27,507 SF NRA

-Suite 225: 1,096 SF - available 9/30/25

-Suite 230: 1,879 SF

-3rd Floor: 12,266 SF

-4th Floor: 12,266 SF

*Maximum contiguous: 24,532 SF NRA*

**Smallest Available:** 1,096 SF NRA

**Lease Rate:** \$21.00/SF/YR



## FOR INFORMATION CONTACT:

ADAM MCALPINE, CCIM  
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ADAM@MI-CRE.COM

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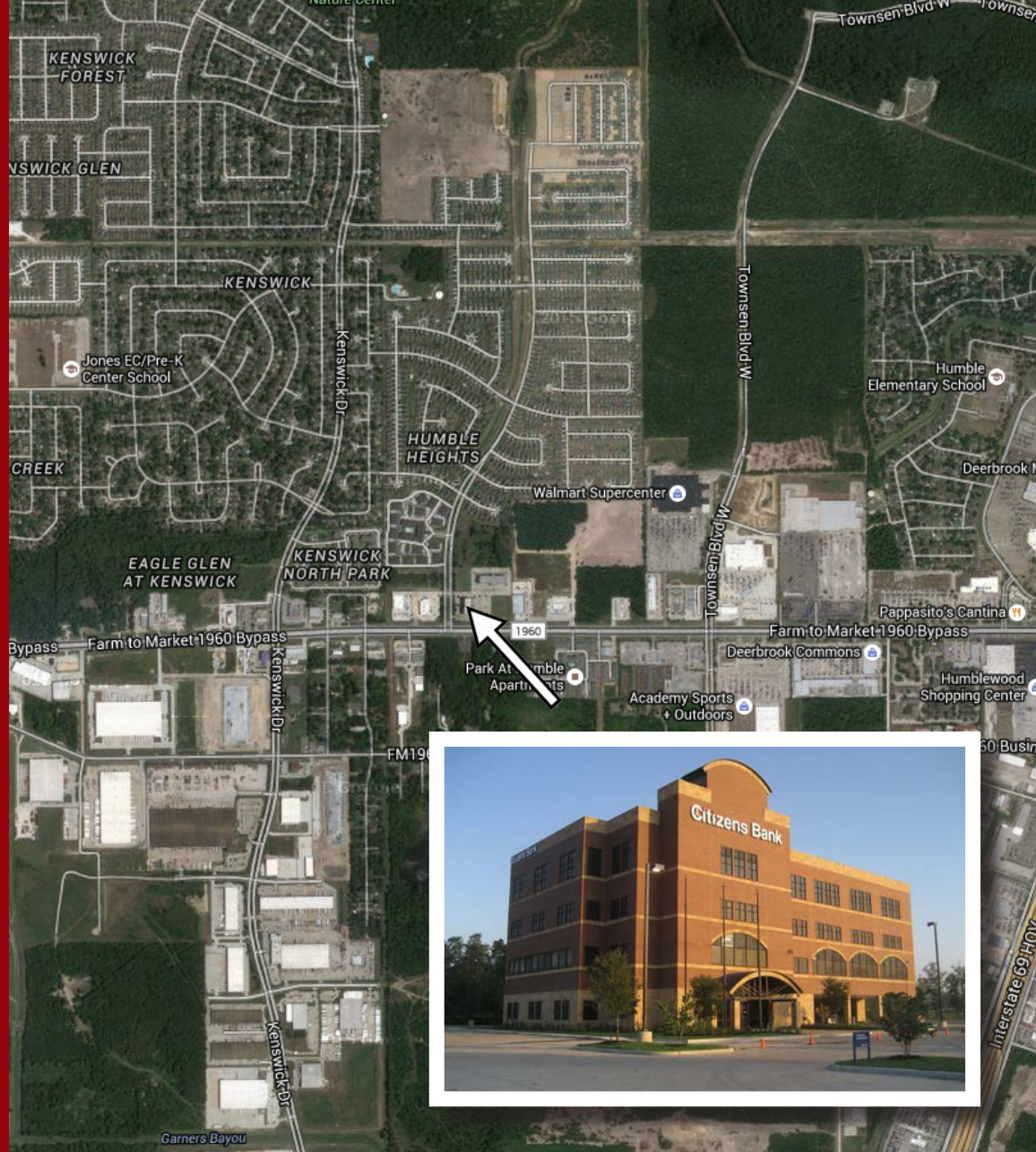


## PROPERTY DESCRIPTION:

- Four (4) story - 41,688 SF office building
- Add on 17.75% for multi-tenant floors and & 7% add-on for full floor
- Citizens Bank's Houston area main office and bank

## LOCATION DESCRIPTION:

- Excellent Northeast Houston location in an 8 acre planned development
- Property is on FM 1960 Bypass Rd. West and is just east of Kenswick Dr. and west of the Townsen Loop
- Property includes the lighted hard corner intersection of Deerbrook Park Blvd. and FM 1960 Bypass Rd. West
- Building is in very close proximity to George Bush Intercontinental Airport and to retail and residential areas



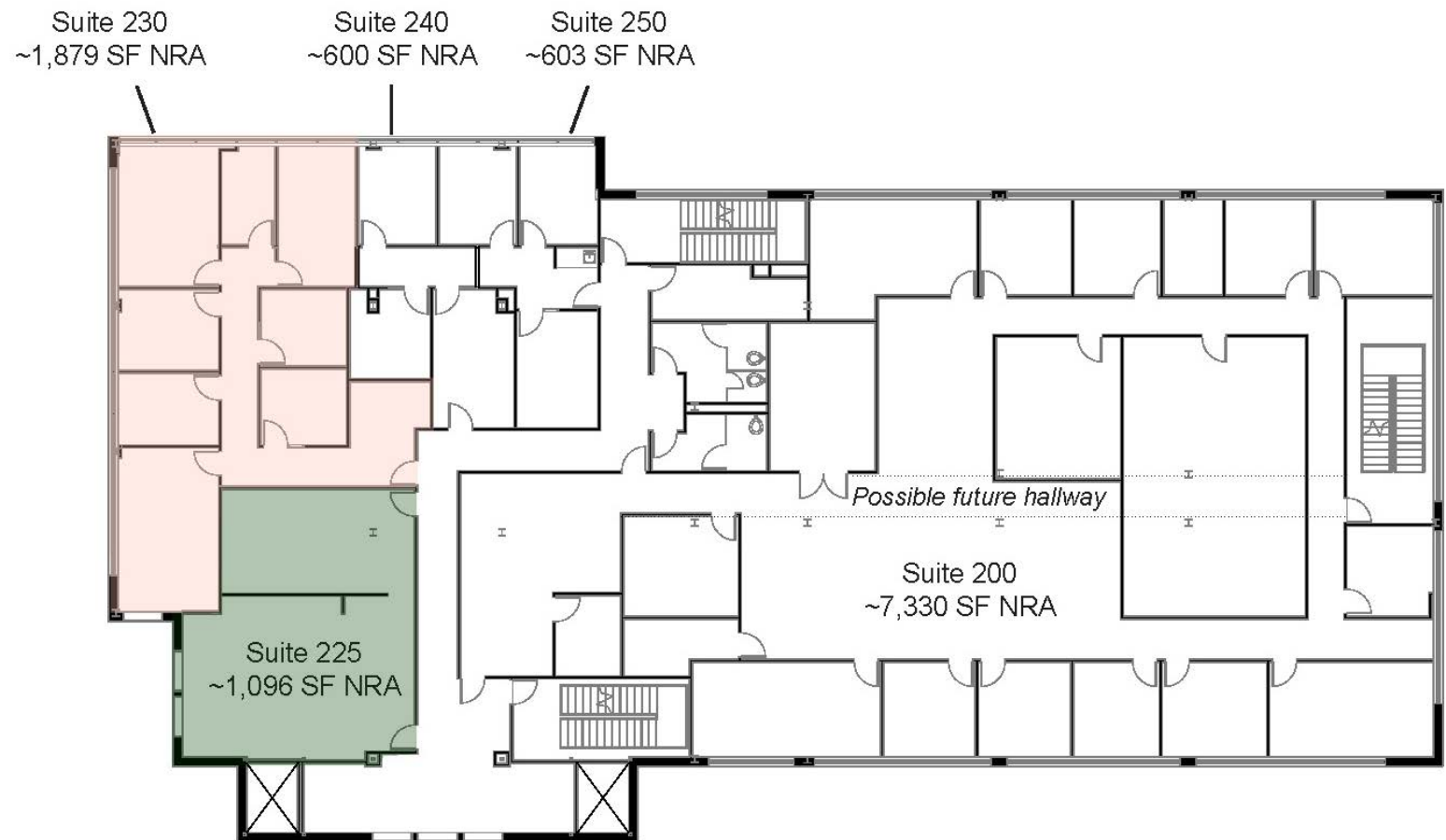
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# 2ND FLOOR AVAILABLE SPACE



① LEVEL 2 LEASE PLAN  
1" = 20'-0"

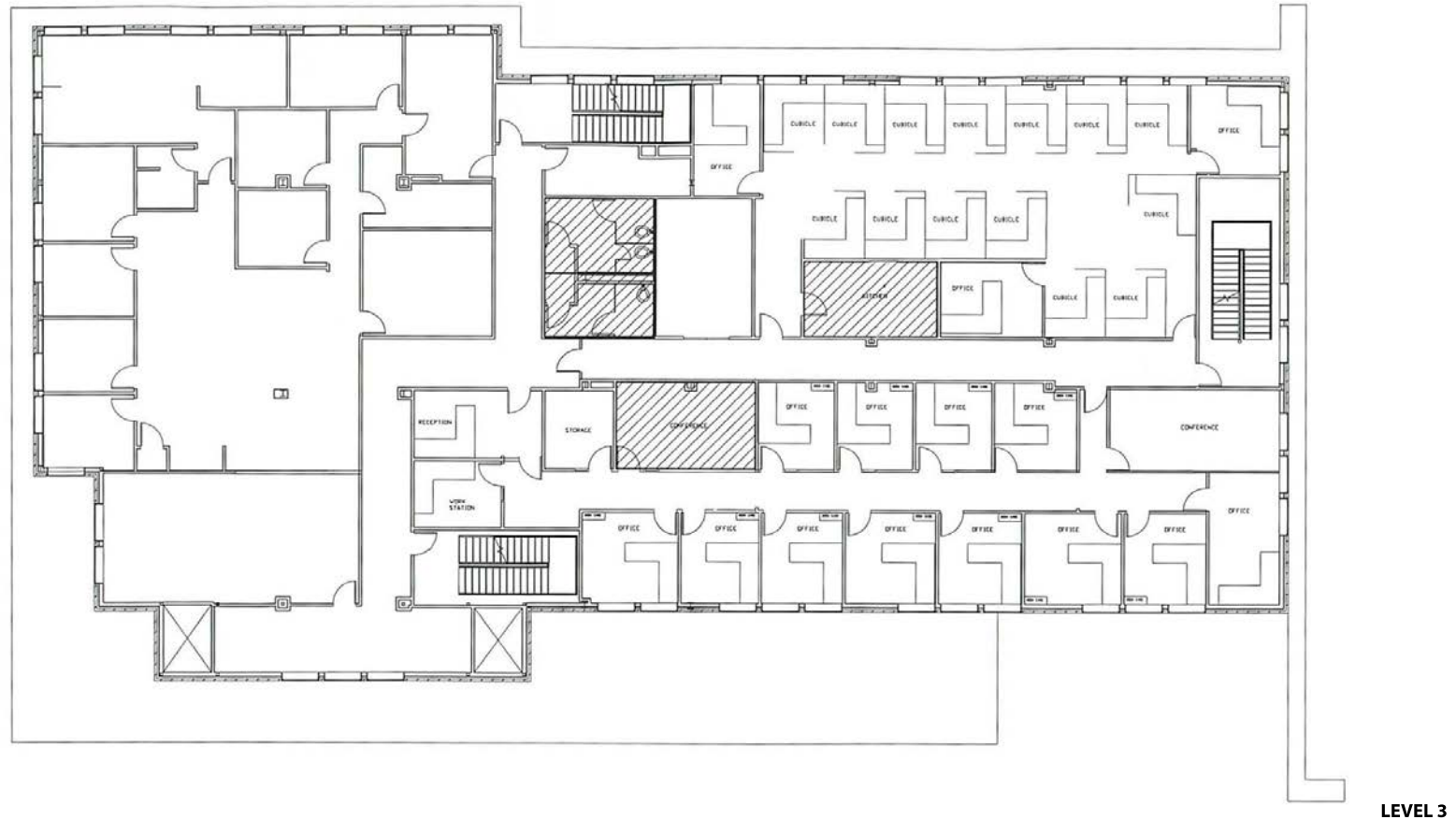
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# 3RD FLOOR - AS BUILT



Floor plans may not be exact.

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# 4TH FLOOR - AS BUILT



LEVEL 4

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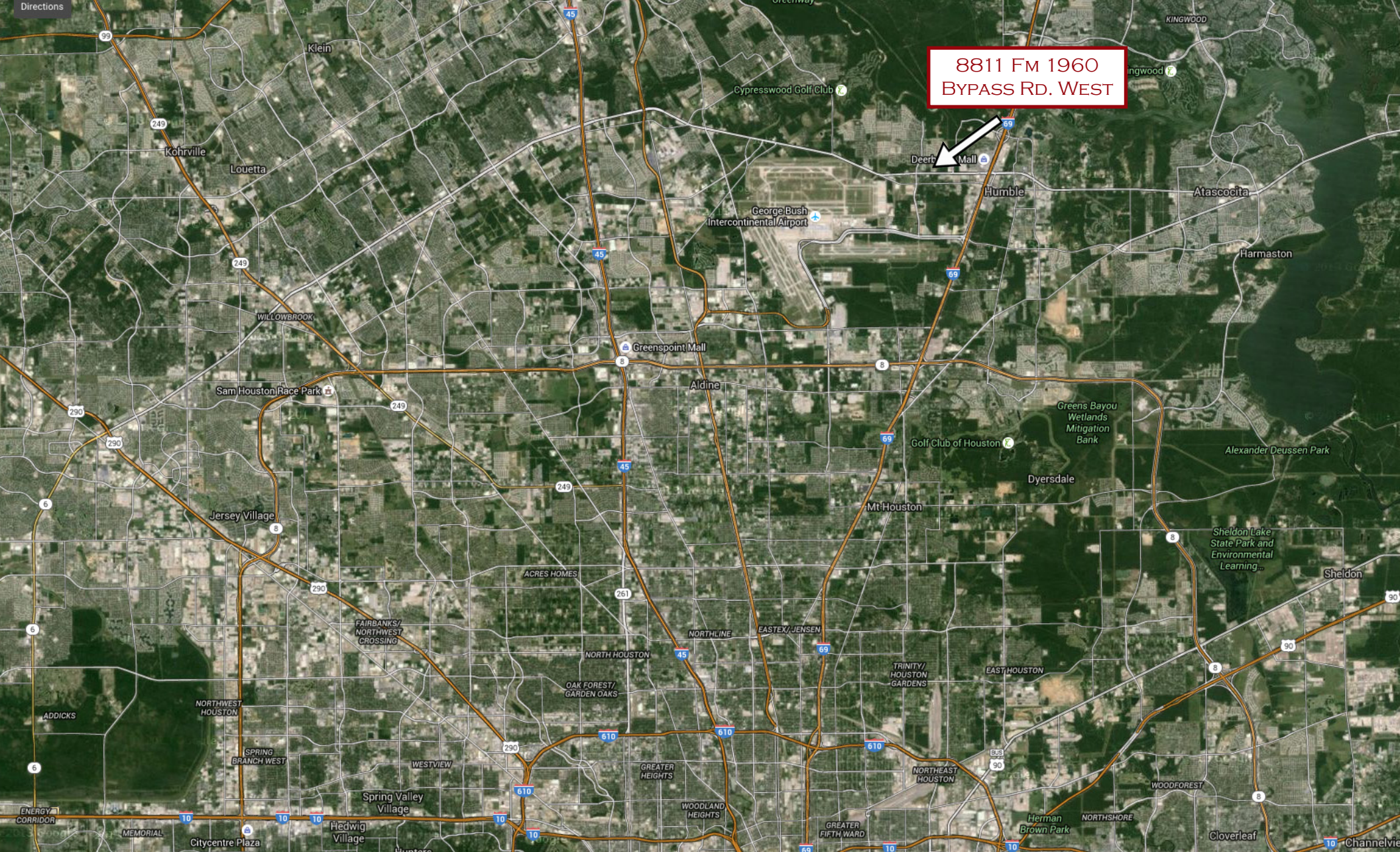
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8811 FM 1960  
BYPASS RD. WEST



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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.

## 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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

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