



MetroNational



MEMORIAL CITY

Bunker Hill Development

SOUTHWEST CORNER OF BUNKER HILL AND KATY FREEWAY



Houston's Original
MIXED-USE DEVELOPMENT

Locally Owned and Operated Since 1959



An aerial photograph of a city grid, likely Los Angeles, with a semi-transparent blue overlay. The image shows a dense network of streets and buildings. In the foreground, there are several palm trees and some greenery. The text "Future Bunker Hill Development" is centered in the middle of the image in a white, bold, sans-serif font.

Future Bunker Hill Development



Bunker Hill Development Site Plan

I - 10 Feeder



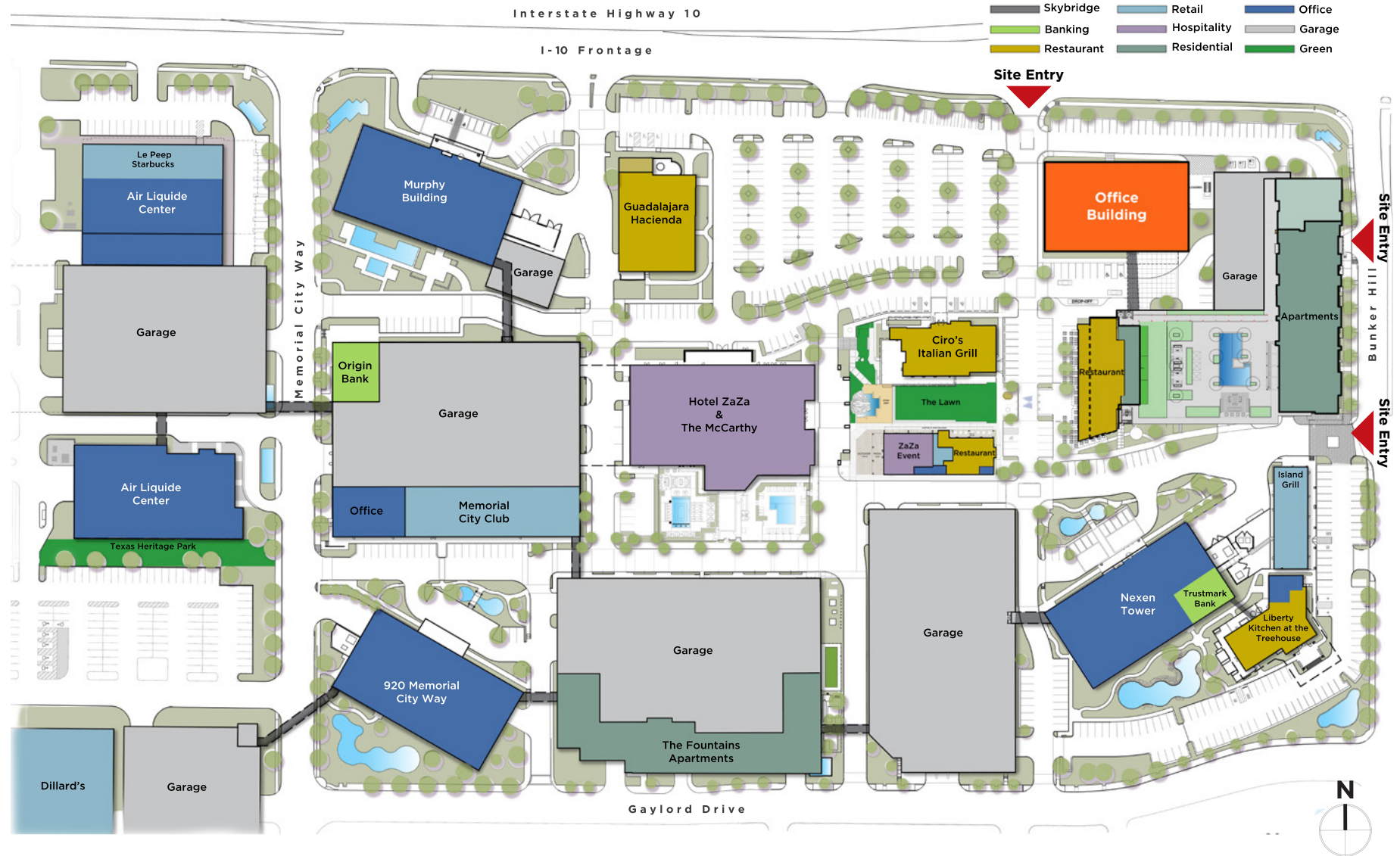
DEVELOPMENT SUMMARY

LEASE EXECUTED BY	TBD
COMPLETION/OCCUPANCY	TBD
DELIVERY	15 Months
OFFICE	Approx. 167,000 NRA

AMENITIES

- 24-hour on-site security
- Card key access
- Grand entry with water feature
- Garden area
- Convenient access to I-10 & Beltway 8, located within 265-acre Memorial City mixed-use development
- Directly adjacent to new restaurants and outdoor entertainment area
- Luxury fitness within walking distance
- Numerous hotels within walking distance
- Memorial City shuttle service
- Newly constructed luxury rental apartments within walking distance
- Master plan design

Bunker Hill Development Master Plan



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SOUTHWEST CORNER OF BUNKER HILL AND KATY FREEWAY

Bunker Hill Development Typical Floor Plan



Bunker Hill Development Multi-Tenant Floor Plan



SUITE A	7,040 RSF
CONFERENCE:	2
BREAK ROOMS:	1
WORK RM / COPY:	1
IT / STORAGE:	1
OFFICES:	9
EXTERIOR:	5
INTERIOR:	4
WORK STATIONS:	16
TOTAL:	25

SUITE B	3,787 RSF
CONFERENCE:	1
BREAK ROOMS:	1
WORK RM / COPY:	1
IT / STORAGE:	1
OFFICES:	6
EXTERIOR:	2
INTERIOR:	4
WORK STATIONS:	11
TOTAL:	17

SUITE C	9,333 RSF
CONFERENCE:	2
BREAK ROOMS:	2
WORK RM / COPY:	2
IT / STORAGE:	1
OFFICES:	17
WORK STATIONS:	20
TOTAL:	37

ROOM LEGEND

- BUILDING CORE
- CIRCULATION
- RESTROOMS
- SUITE A
- SUITE B
- SUITE C



Bunker Hill Development Main Entrance View



An aerial photograph of a city street grid, likely in a tropical location given the presence of palm trees. The image is heavily blurred and has a uniform blue color overlay. The word "Accessibility" is centered in the middle of the image in a white, bold, sans-serif font.

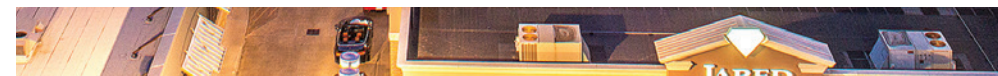
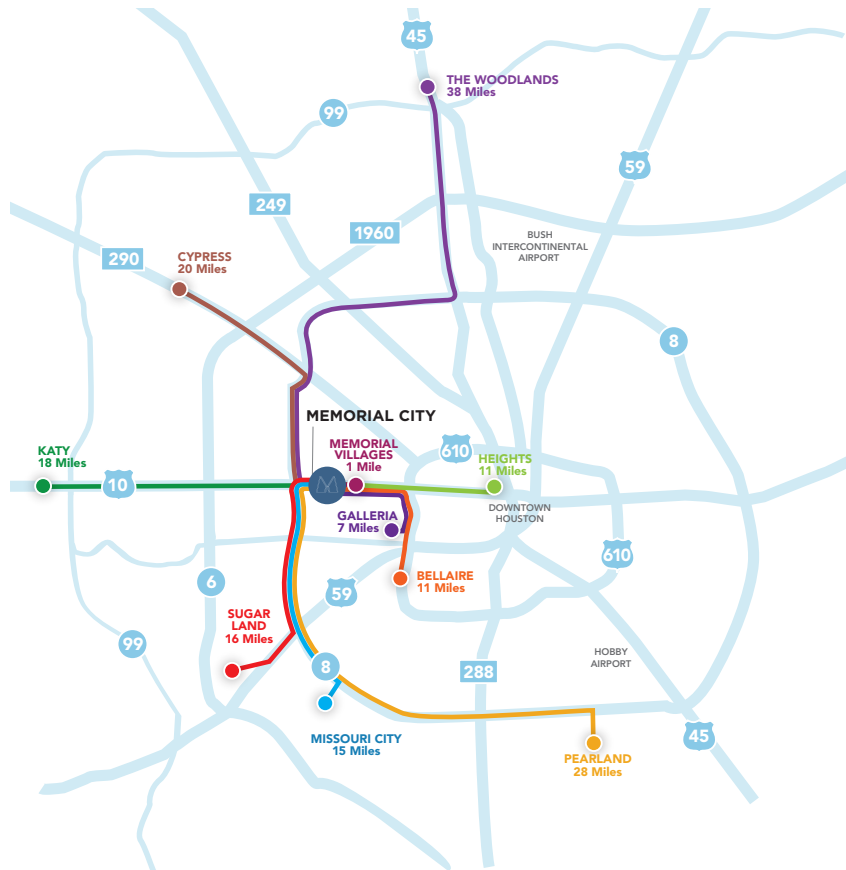
Accessibility

The Center of It All

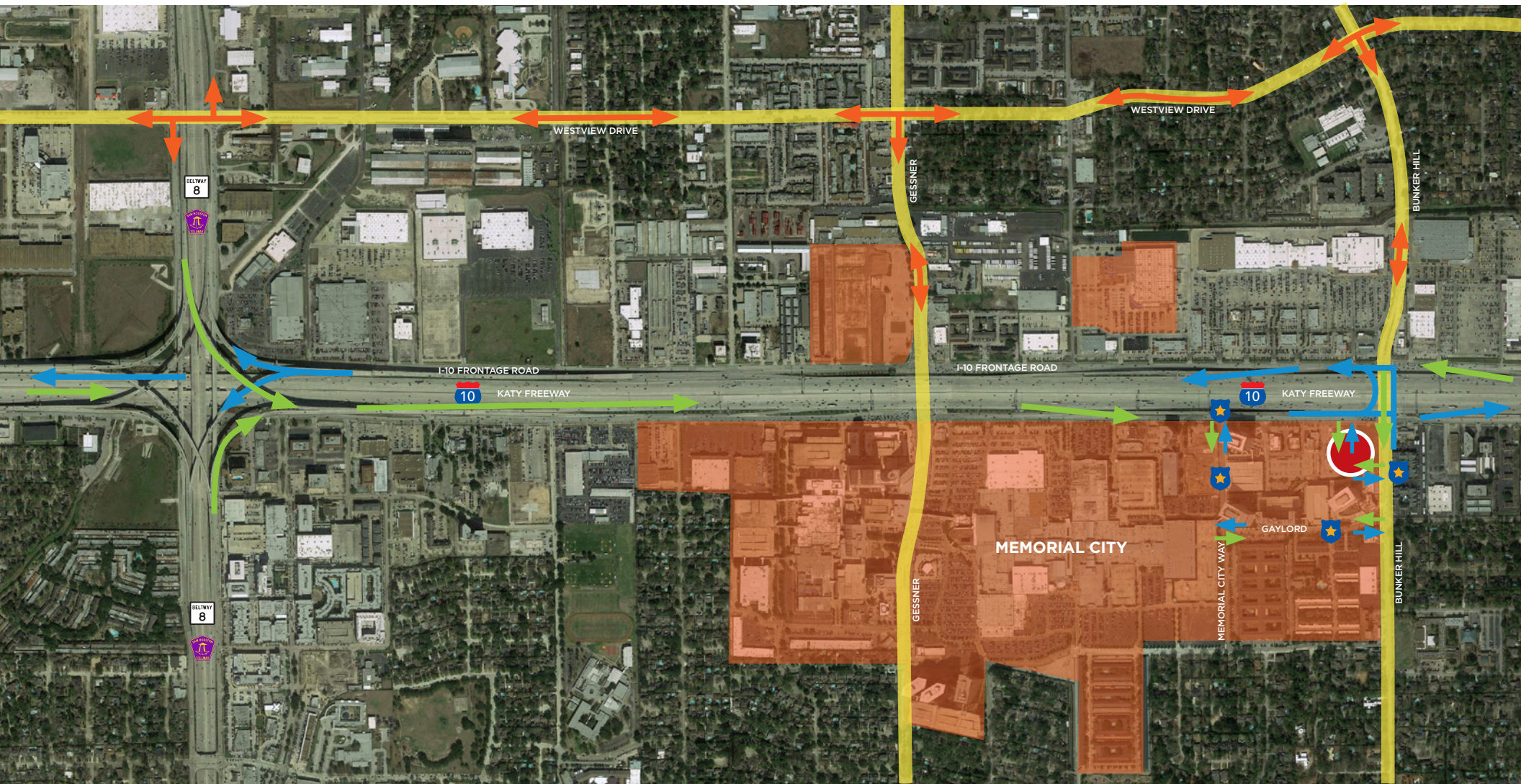
CLOSE TO HOME...FAR FROM ORDINARY




COMMUTING DISTANCES

- Memorial Villages: 1 Mile
- The Galleria: 7 Miles
- The Heights: 11 Miles
- Bellaire: 11 Miles
- Missouri City: 15 Miles
- Sugar Land: 16 Miles
- Katy: 18 Miles
- Cypress: 20 Miles
- Pearland: 28 Miles
- The Woodlands: 38 Miles



Bunker Hill Development Ingress, Egress & Access

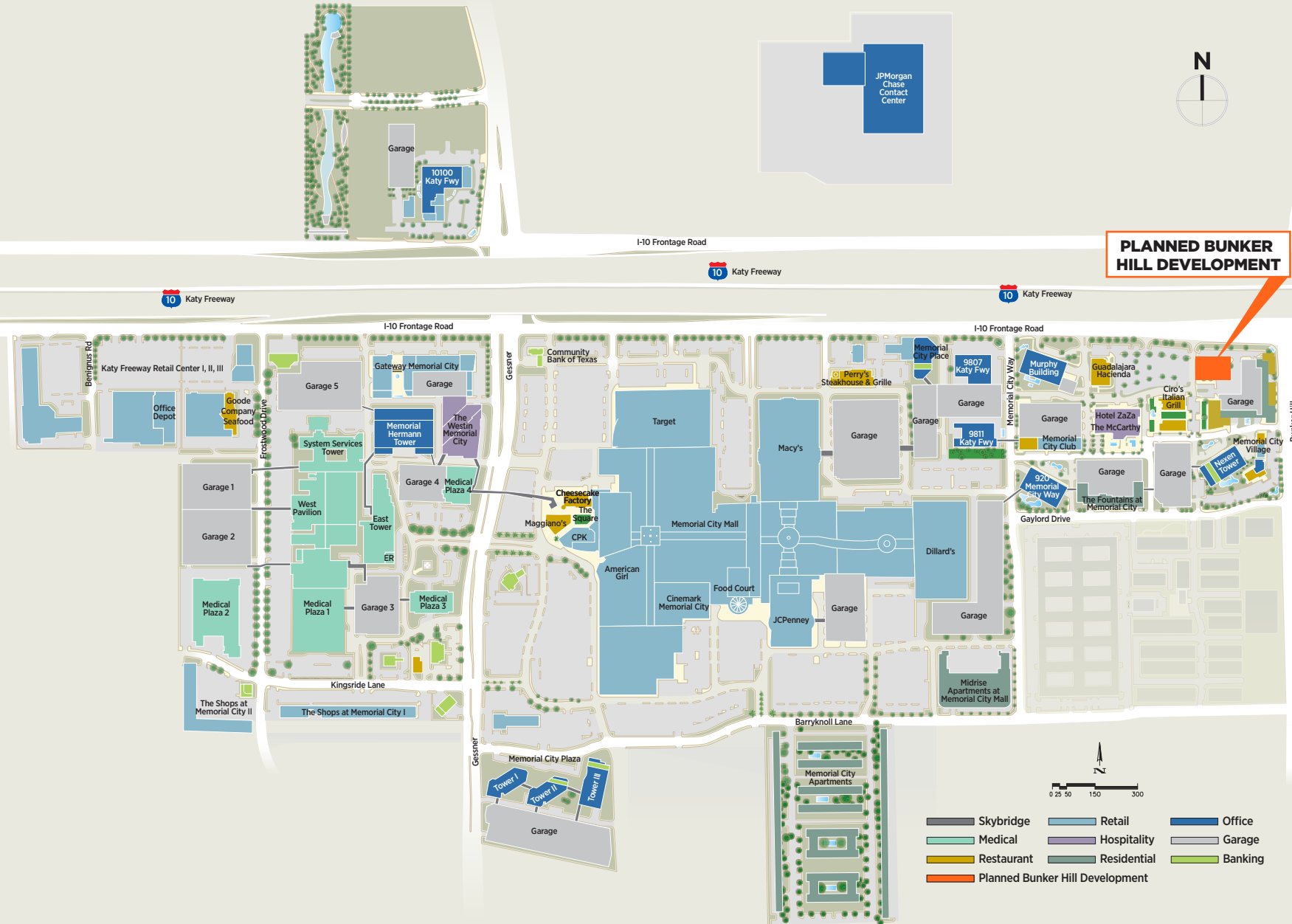


-  Ingress
-  Egress
-  Proposed Traffic Officer

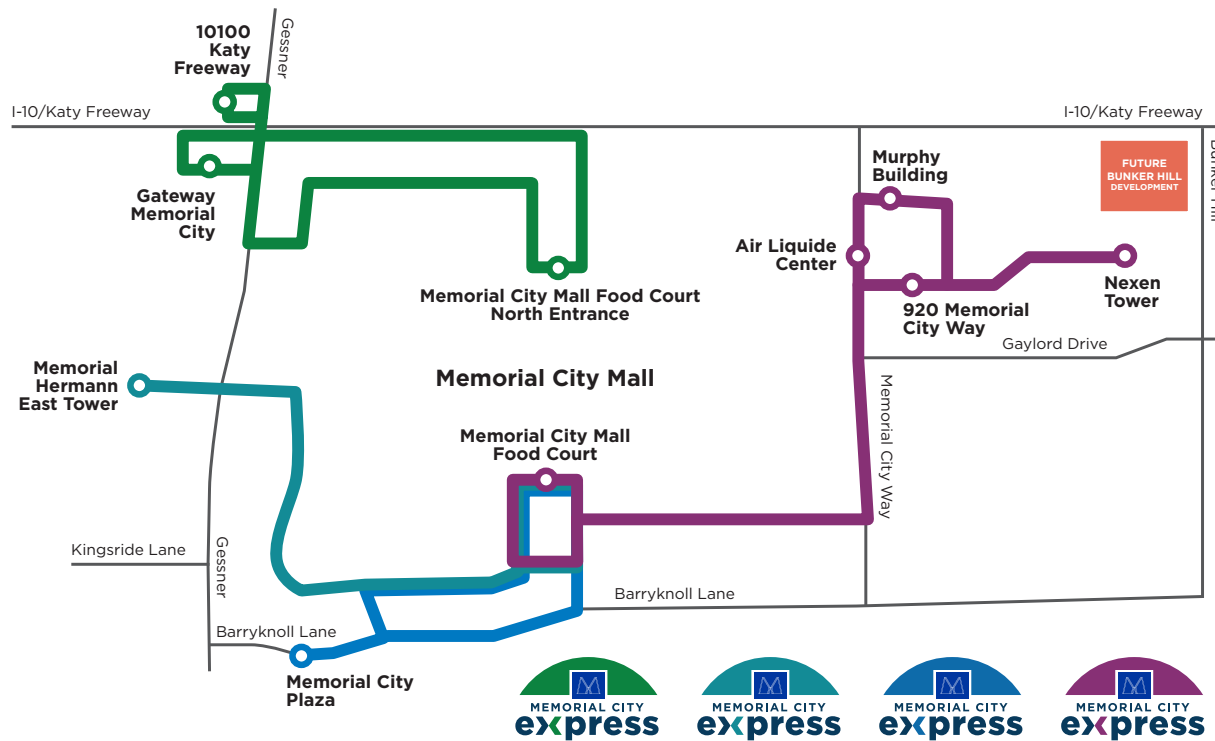


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Memorial City Master Plan



Memorial City Express - Free Shuttle Service



ADVANTAGES:

- Saves time, fuel and money
- Safe and secure
- Front door pick-up & drop-off
- Free service
- Ride in air-conditioned vehicles
- Relaxing experience
- Travel with your friends & colleagues
- Round trip average 10-20 minutes

● GESSNER NORTH ROUTE

Stops include:

- Gateway Memorial City
- Memorial City Mall Food Court North Entrance
- 10100 Katy Freeway

● HEALTHCARE CAMPUS ROUTE

Stops include:

- Memorial City Mall Food Court
- Memorial Hermann East Tower

● THE PLAZAS ROUTE

Stops include:

- Memorial City Mall Food Court
- Memorial City Plaza

● BUNKER HILL ROUTE

Stops include:

- Memorial City Mall Food Court
- 920 Memorial City Way
- Nexen Tower
- Murphy Building
- Air Liquide Center

**MONDAY - FRIDAY
11 AM TO 2 PM**

Shuttle Hot Line Number
713-586-6277



Memorial City Skywalk Network - **The Yellow Brick Road**

Skywalk Network and Shuttles

enhancing pedestrian mobility

8 Minute Walk

to Memorial City Mall

16 Minute Walk

to the Westin Hotel



An aerial photograph of a city grid, likely Los Angeles, with a blue overlay. The text "Memorial City Amenities" is centered in white.

Memorial City Amenities

Memorial City Restaurants

Within a 5 to 10 minute walk or shuttle from the Future Bunker Hill Development, Memorial City offers a wide range of restaurants for every taste and budget.



024 Grille
Berryhill
California Pizza Kitchen
The Cheesecake Factory
Chick-fil-A
Chipotle Mexican Grill
Churrascos

Ciro's Italian Grill
Five Guys
The Flying Biscuit Cafe
Freebirds
Goode Co. Seafood
Garbanzo Mediterranean Grill

Guadalupe Hacienda
Island Grill
Kim Son Cafe
KUU Restaurant
Le Peep
Leibman's
Liberty Kitchen

Maggiano's Little Italy
McDonald's
Olive Garden
Panda Express
Perry's Steakhouse
Salata
Snap Kitchen

Starbucks
State Fare
Subway
Tipping Point
Which Wich

Memorial City Club - Luxury Fitness Exclusively for Tenants



SOUTHWEST CORNER OF BUNKER HILL AND KATY FREEWAY



Residential & Hotels

MULTIFAMILY

If you are looking for the good life on Houston's west side, Memorial City currently offers two distinct residential developments:

- The Fountains at Memorial City: 114 well-appointed apartments; just a five minute walk to Memorial City Mall
- The McCarthy: 133 luxury highrise apartments atop Hotel ZaZa Memorial City
- The McAdams - Midrise Apartments at Memorial City Mall: Opening 2019, featuring 333 luxury units

HOTEL ZAZA MEMORIAL CITY

New luxury boutique hotel with a style all its own:

- 159 luxurious rooms and suites
- 11,250 SF of conference space
- ZaSpa
- Tipping Point Restaurant & Terrace

THE WESTIN MEMORIAL CITY

Ranked #7 on the 2014 U.S. News & World Report list of Best Houston Hotels.

- Connected via skybridge to Memorial City Mall and next to Gateway Memorial City
- 289 spacious rooms and suites
- 30,000 SF of conference space





Shop & Dine

MEMORIAL CITY MALL

A 1.7 million square foot super regional mall featuring over 150 distinctive shops and restaurants including Macy's, Dillard's, American Girl, Apple, Zara, Michael Kors, Coach, Johnston & Murphy, TUMI, Perry's Steakhouse & Grille, Maggiano's Little Italy, The Cheesecake Factory, and California Pizza Kitchen.

GATEWAY MEMORIAL CITY

A magnet for Houston foodies, Gateway Memorial City boasts chef-inspired restaurants and luxury boutiques including Churrascos, KUU Restaurant, State Fare, Thomas Markle Jewelers, Brush & Blush Blow Dry Bar, and Burn Boot Camp.



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GROUP 1 AUTOMOTIVE

MEMORIAL CITY MEANS BUSINESS



Cabot Oil & Gas Corporation



MetroNational | Best of Class

At MetroNational, we base everything on a core concept: that each property is a total environment, with development, property management, maintenance, landscaping and security

**METRONATIONAL**

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services fully integrated. We know what it takes to support tenants, retailers and residents, and we work hard to ensure that we create destinations where businesses and people thrive.