



MetroNational



MEMORIAL CITY

# Memorial City Place

9,600 RSF OF OFFICE SPACE AVAILABLE





Frost Bank

# Memorial City Place

is a Class A office building located in Memorial City – the geographic population center of Houston – adjacent to the Memorial Villages and within four miles of the Houston Energy Corridor



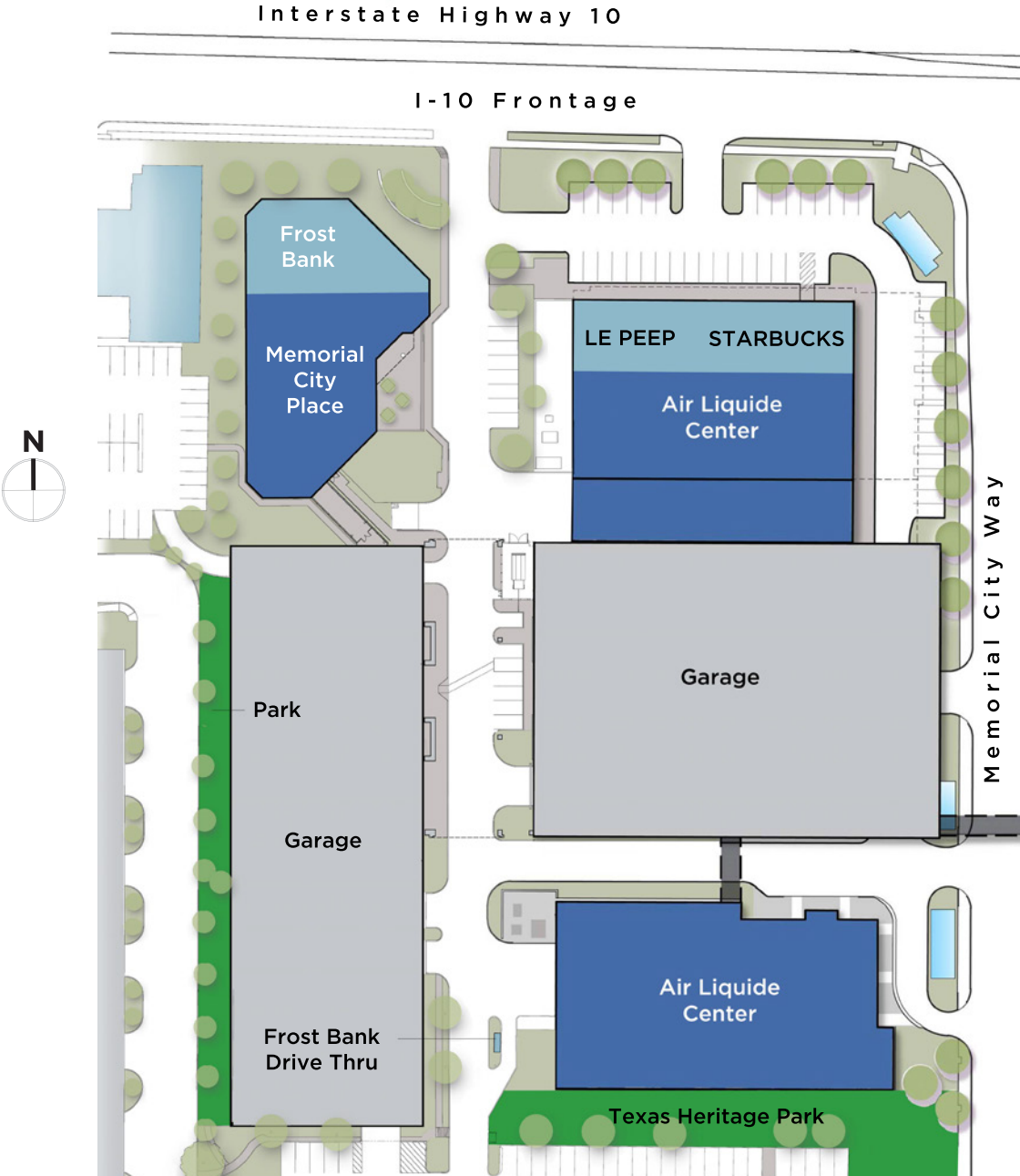
## PROPERTY DESCRIPTION

DESCRIPTION	Ten story, Class A office building owned and managed by MetroNational, located in Memorial City
ADDRESS	9821 Katy Freeway – Houston, Texas 77024
LOCATION	South side of Interstate 10 between Gessner and Bunker Hill
RENTABLE SQUARE FEET	± 152,422
TYPICAL FLOOR SIZE	± 15,648 RSF
STORIES	Ten (10)
COMPLETION	1982
GARAGE / PARKING	6-level parking garage consisting of 560 spaces plus an additional 16 surface spaces
STANDARDS AND CERTIFICATIONS	Energy Star Award
MAJOR TENANTS	Frost Bank, Prime Operating Company, Simmons & Fletcher, Waste Management of Texas, Kraken Oil & Gas

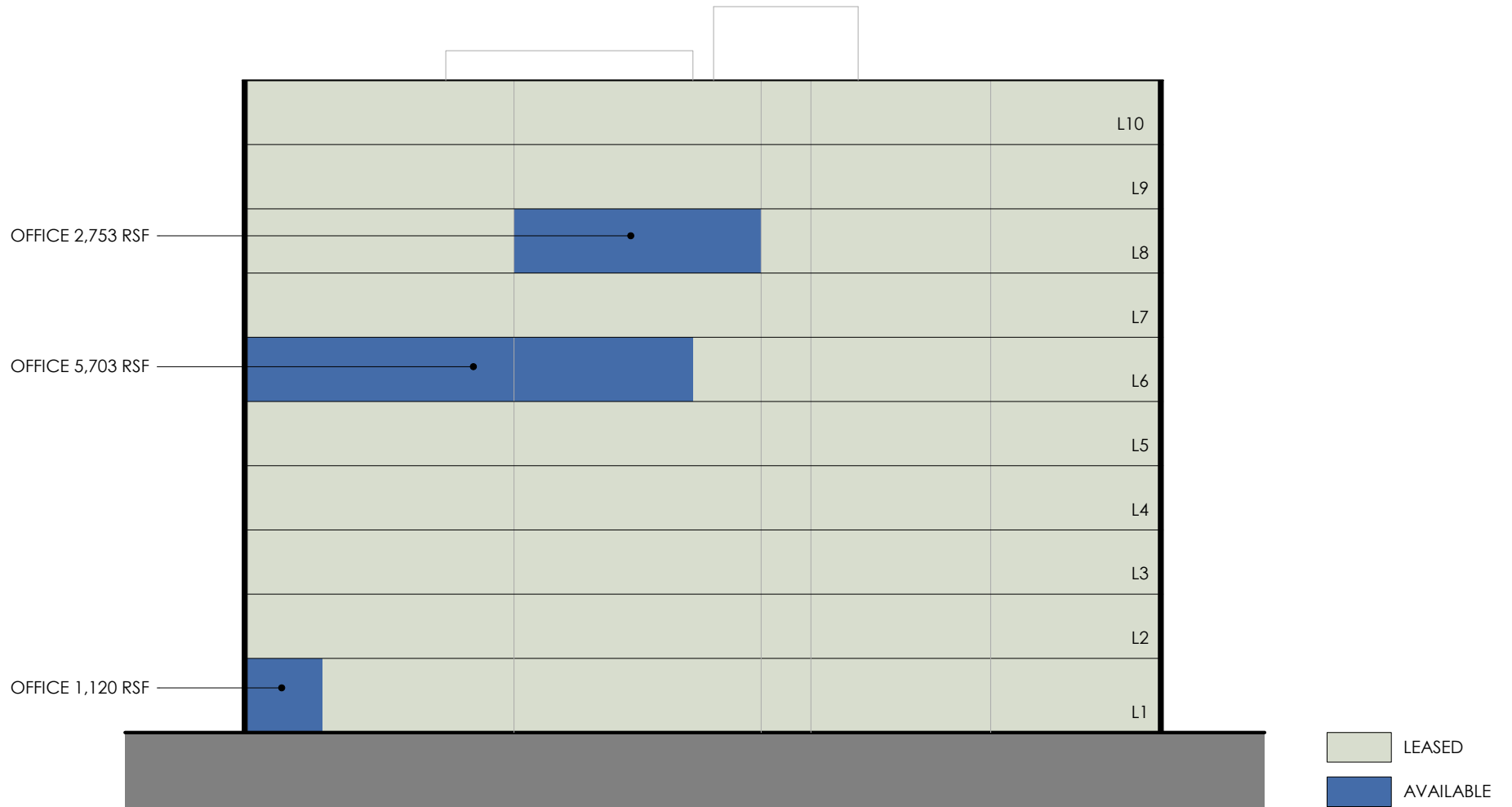
## AMENITIES

- 24-hour on-site security
- Card key access
- Direct access to the Memorial City Skywalk Network, which interconnects a large portion of the 265 acre development, including Memorial City Mall, The Fountains at Memorial City – luxury residential midrise, and the parking garage
- Adjacent / within walking distance to Memorial City Mall, Nexen Tower, Hotel ZaZa Memorial City, The McCarthy highrise apartments, The Fountains at Memorial City luxury – residential midrise, The Lawn greenspace for events & concert and several fine dining establishments
- Complimentary Memorial City Shuttle service
- On-site building management office
- Frost Bank located in lobby

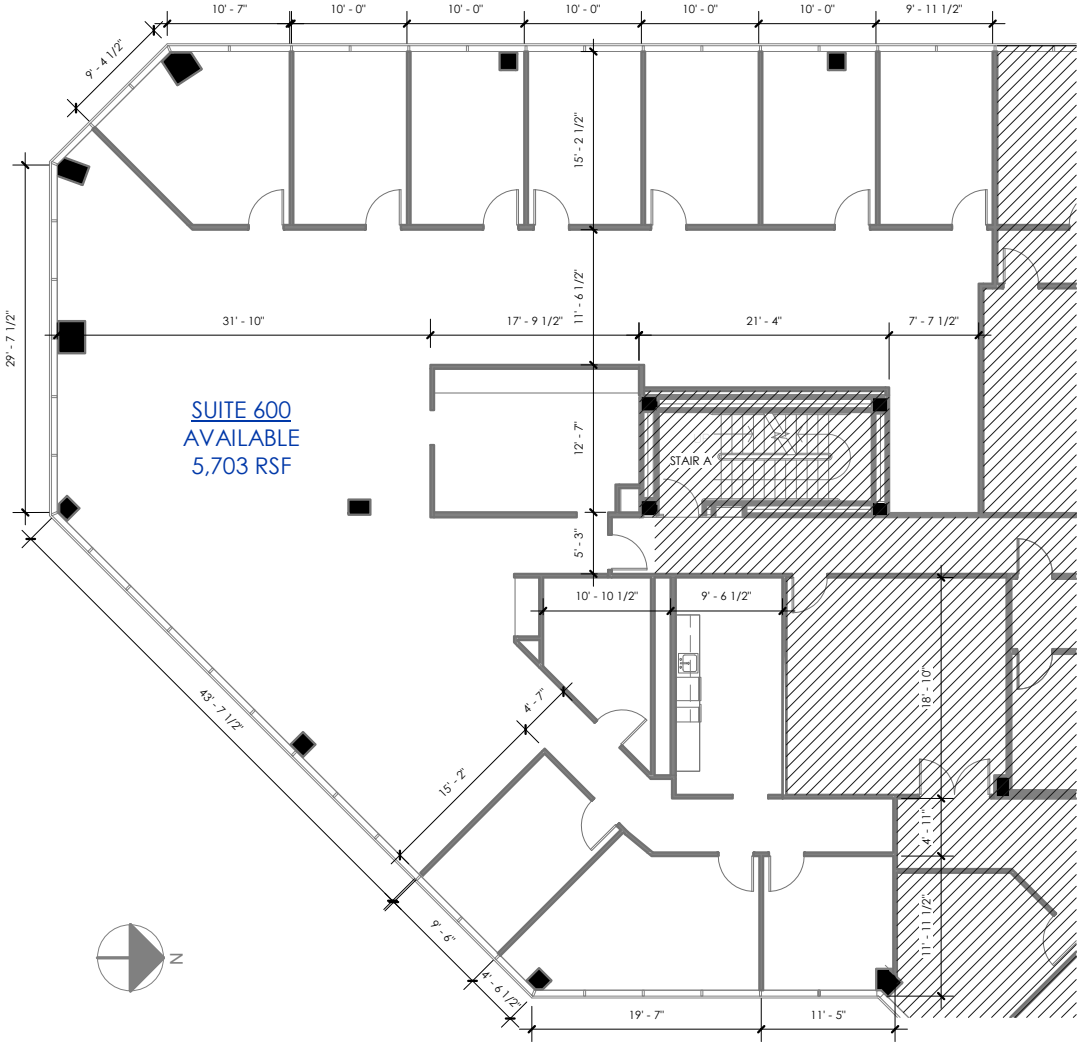
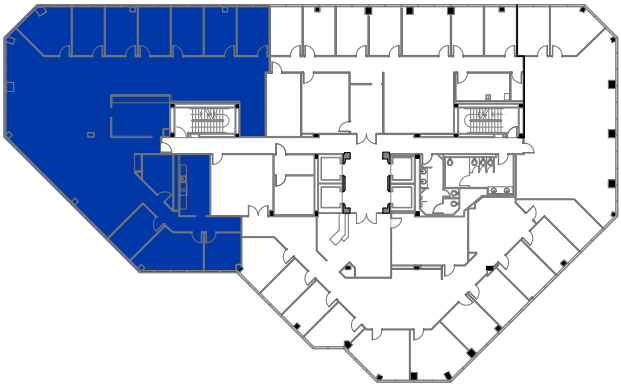
# Site Plan



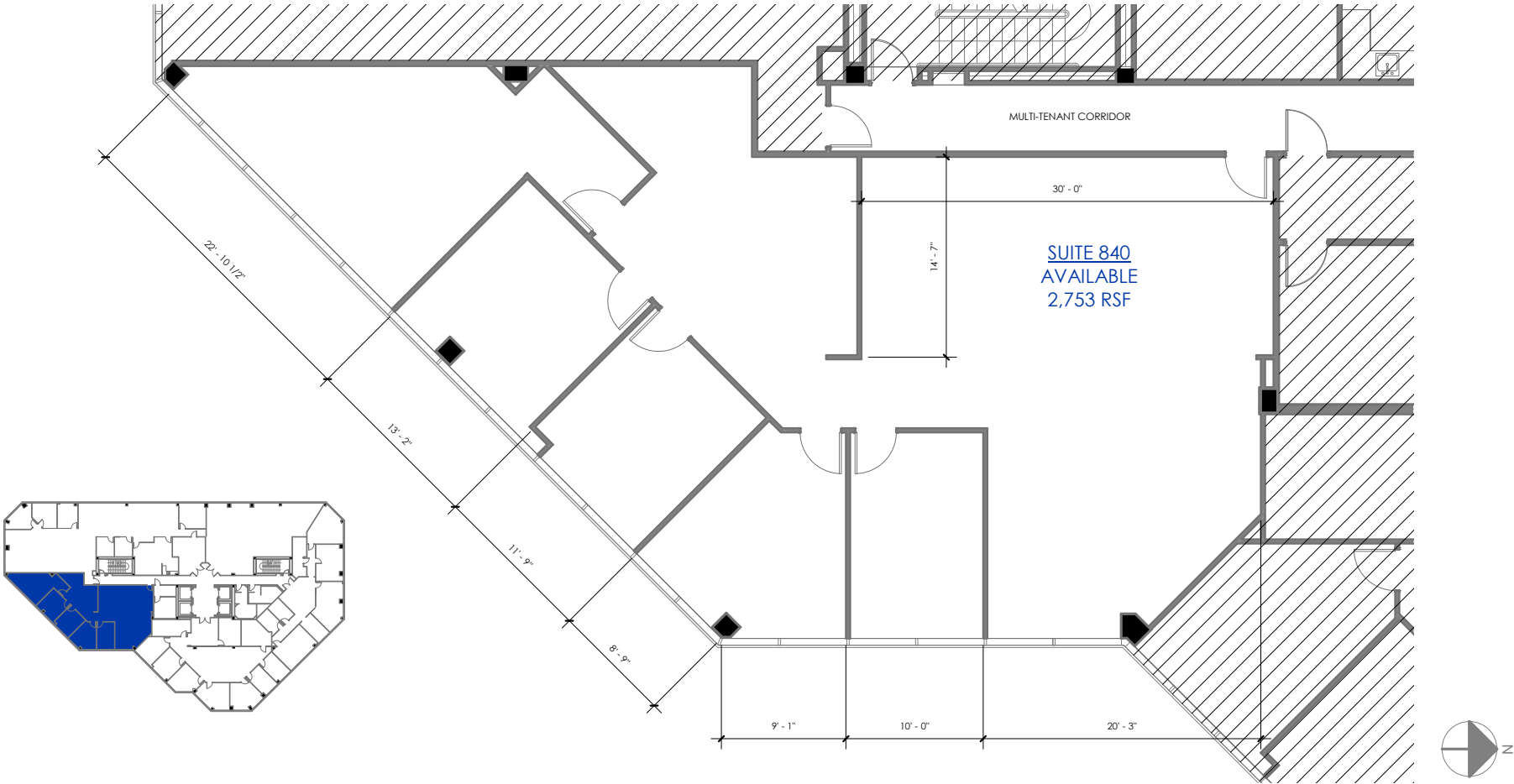
# Stacking Chart



# Typical Office Floor Plan Level 6



# Typical Office Floor Plan Level 8



# Memorial City Skybridge Network & Restaurants



- 1 KATY FREEWAY RETAIL CENTER III**  
Jason's Deli
- 2 KATY FREEWAY RETAIL CENTER I**  
Goode Co. Seafood  
Kabob Korner  
Kolache Factory  
Smoothie King
- 3 SHOPS AT MEMORIAL CITY**  
Cazadores Mexican Restaurant  
Eatfitters Memorial  
The Flying Biscuit Café  
Kim Son Café  
Orange Leaf Yogurt  
Pita Pit  
Subway  
Three Brothers Bakery
- 4 10100 KATY FREEWAY**  
Leibman's

- 5 GATEWAY MEMORIAL CITY**  
Churrascos  
KUU Restaurant  
Potbelly  
State Fare
- 6 THE WESTIN**  
024 Grille  
024 Lounge  
Starbucks
- 7 MEMORIAL CITY MALL**  
American Cookie/Pretzelmaker  
American Cookie/TCBY Yogurt  
Auntie Anne's Pretzels  
Berryhill Baja Grill  
Bistro Thai  
California Pizza Kitchen  
Charleys Philly Steaks  
Dolce & Cannoli (coming soon)  
The Cheesecake Factory  
Chick-fil-A

- Chipotle Mexican Grill  
Cinnabon  
G.W. Cheesesteak  
Garbanzo Mediterranean Grill  
Luciano Pizzeria  
Maggiano's  
Marble Slab Creamery  
Master Wok  
McDonald's  
Nestle Toll House Café  
Perry's Steakhouse & Grille  
Pholicious  
Popfancy Pops  
Potato Corner  
Salata  
Sarku Japan  
Starbucks  
Subway  
Sultan Pepper Mediterranean  
Taco Bell  
Yogurtland

- 8 AIR LIQUIDE CENTER**  
Snap Kitchen  
Le Peep  
Starbucks
- 9 RESTAURANT ROW**  
Ciro's Italian Grill  
Guadalajara Hacienda
- 10 HOTEL ZAZA**  
Tipping Point
- 11 MEMORIAL CITY VILLAGE**  
Island Grill  
Shiple's Do-Nuts
- 12 THE TREEHOUSE MEMORIAL CITY**  
Liberty Kitchen



# Conference Center and Meeting Room

Memorial City provides a number of meeting spaces as conference rooms and boardrooms. Use our meeting rooms for presentations, interviews, client pitches or training for your company.

## MetroNational Management Office

960 MEMORIAL CITY WAY

For reservation, contact:

Zenobia Hendricks 713.722.4892

Terry Reese 713.586.6296

### ASSEMBLY/TRAINING CENTER

- Capacity: up to 120 seats
- Room size: 38' x 59'
- Overhead Projector
- Wireless Internet Access

### CONFERENCE ROOM

- Capacity: 8 seats
- Room size: 16' x 15'
- Built-In TV
- Conference Phone
- Wireless Internet Access

### HUDDLE ROOM

- Capacity: 4 seats
- Room size: 10' x 10'
- Wireless Internet Access

## 920 Memorial City Way

For reservation, contact:

Zenobia Hendricks 713.722.4892

### MEETING ROOM

- Capacity: 12 seats (additional stackable chairs available)
- Room size: 34' x 26'
- Wireless Internet Access

**MONDAY - FRIDAY 7 AM - 5 PM**

## Two Memorial City Plaza

820 GESSNER

For reservation, contact:

Melody Joy 713.468.4928

### CONFERENCE ROOM

- Capacity: 12 seats
- Room size: 16' x 14'
- Built-In AV
- Built-In Screens
- Built-In TV
- Overhead Projector
- Conference Phone
- Wireless Internet Access

### MEETING ROOM

- Capacity: 6 seats
- Room size: 11' x 14'
- Built-In TV
- Wireless Internet Access

## Memorial Hermann Tower

929 GESSNER

For reservation, contact:

Joneen Morris 832.408.4061

### MEETING ROOM (LEVEL 20)

- Capacity: 19 seats
- Room size: 40' x 30'
- Wireless Internet Access

## Memorial City Place

9821 KATY FREEWAY

For reservation, contact:

Terry Reese 713.586.6296

### MEETING ROOM

- Capacity: 12 seats
- Room size: 25' x 16'
- Wireless Internet Access



# Memorial City Club - Luxury Fitness Exclusively for Tenants



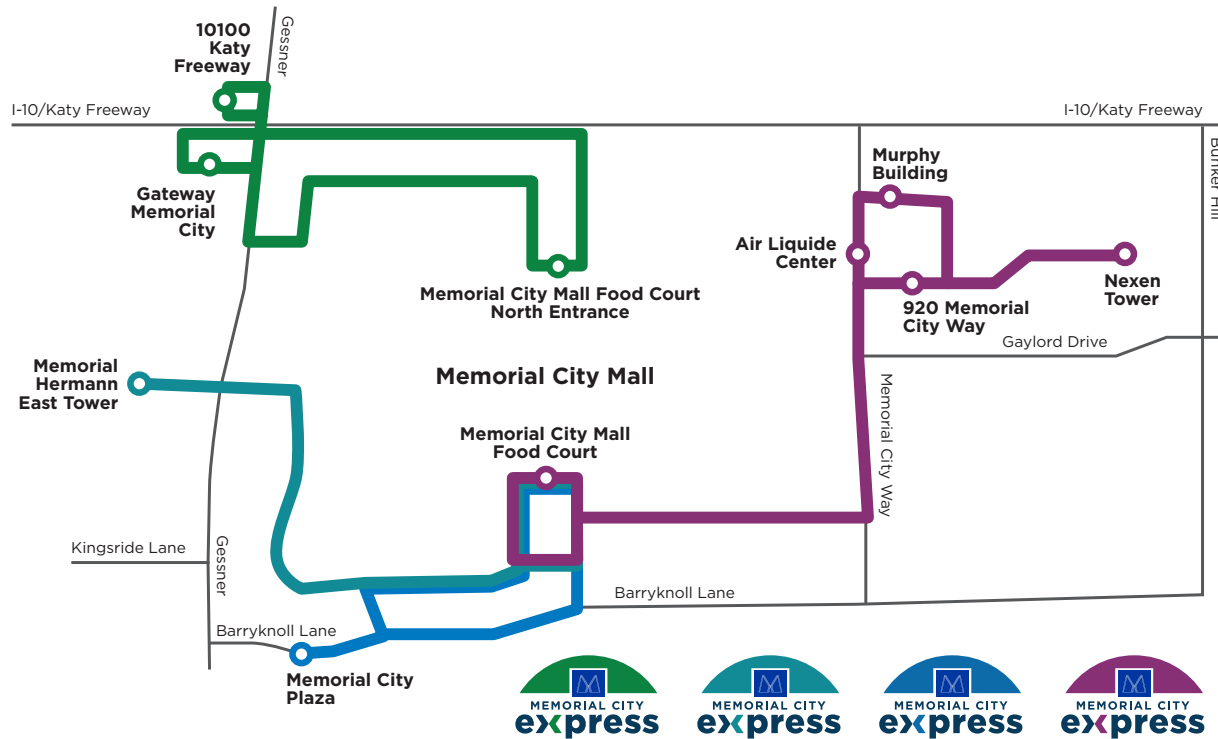
MetroNational

9821 KATY FREEWAY

MEMORIAL CITY PLACE

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# 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**





## MULTIFAMILY

Make Memorial City your home away from work with four distinct residential developments (670 total units): The Fountains at Memorial City, The Westin Penthouse Apartments, The McCarthy and The McAdams at Memorial City Mall (opening Fall 2018).



## HOTEL ZAZA MEMORIAL CITY

Features included the ZaSpa, Tipping Point Restaurant & Terrace, the signature Magnificent 7 luxury suites, and the resort-style Beach Club pool area.

- 159 luxurious rooms and suites
- 11,250 SF of conference space



## 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 adjacent to the restaurants of Gateway Memorial City.

- 289 spacious rooms and suites
- 30,000 SF of conference space



## MEMORIAL HERMANN MEMORIAL CITY

An advanced, award-winning medical center offering high-level care previously found only in the Texas Medical Center. Repeatedly ranking in the top 5% of U.S. hospitals, Memorial City has won accolade after accolade for patient safety and exemplary clinical quality.



# The Center of It All

The focal point of the thriving Memorial City development is Memorial City Mall - a 1.7 million SF super regional mall featuring over 150 distinctive shops and restaurants. The center can be easily accessed via a network of skybridges connecting to The Westin Memorial City, Memorial Hermann Memorial City Medical Center, several Class A office towers and a luxury residential midrise.

Featured stores and restaurants include Macy's, American Girl, Dillard's, ZARA, Banana Republic, Sephora, Michael Kors, Coach, Ben Bridge Jeweler, Pandora, Apple, Perry's Steakhouse & Grille, The Cheesecake Factory, Maggiano's Little Italy and California Pizza Kitchen.





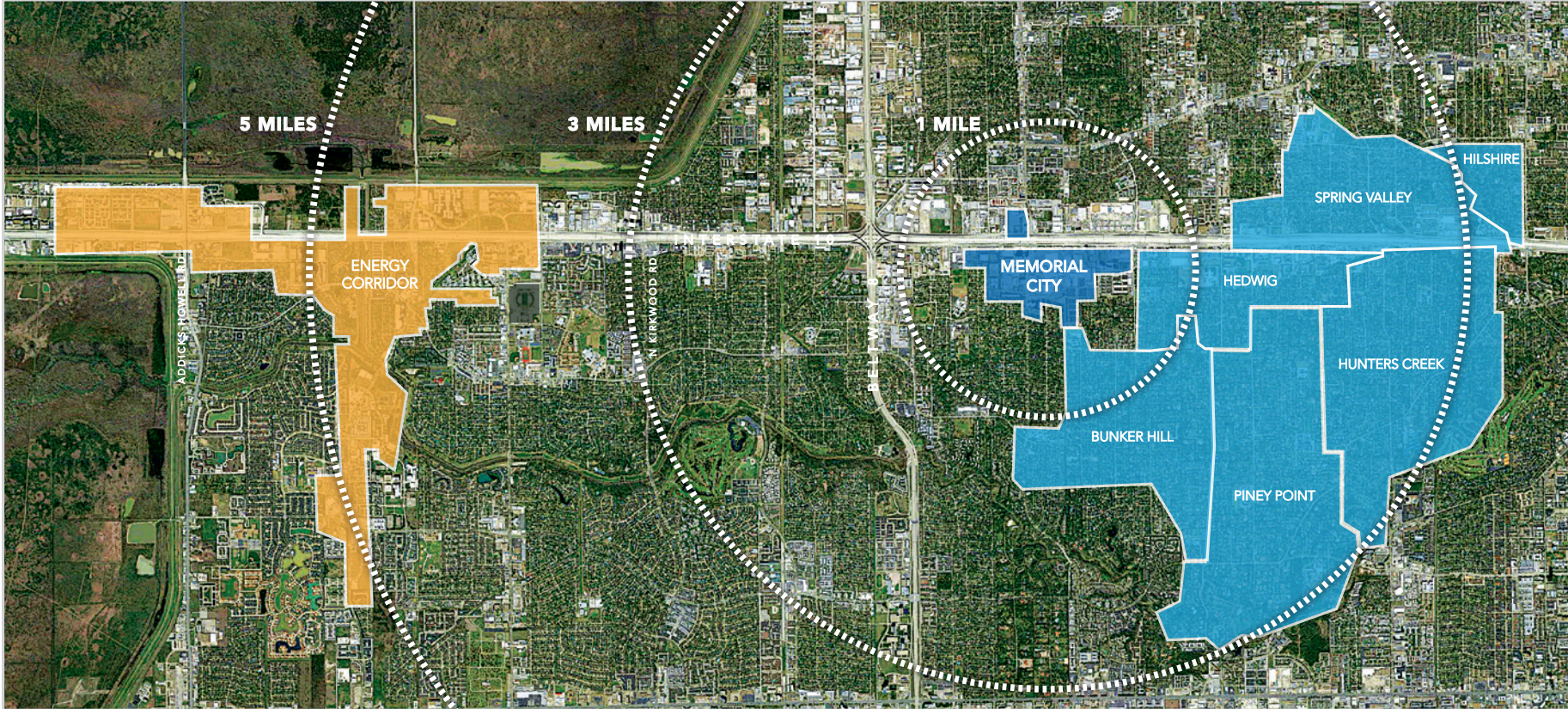
## MEMORIAL CITY

Owned and managed by MetroNational since 1959, Memorial City is a mixed-use, master planned development located at the geographic population center of Houston, Texas – in the heart of the affluent Memorial Villages and within four miles of the flourishing Energy Corridor.

The city-within-a-city boasts a combined 9 million square feet across its 265-acre footprint, consisting of Class A office buildings, retail centers, including Memorial City Mall, the Memorial Hermann Memorial City Medical Center – the region's second largest medical campus, the 159-key Hotel ZaZa Memorial City, the 289-key Westin Memorial City, and multi-family residential.



# Key Proximity Highlights



## HOUSTON ENERGY CORRIDOR

The Houston Energy Corridor is the third largest employment center in the region, with 75,000 employees. With over 20 million SF of office space, the district is home to numerous prominent energy companies including ExxonMobil Chemical Company, BP America, ConocoPhillips, Shell Exploration, and hundreds of engineering firms.

## MEMORIAL VILLAGES

Memorial City, located in the affluent 77024 zip code, borders not only the wealthiest communities in Texas, but also the entire United States. The Memorial Villages, which include the cities of Hunters Creek, Piney Point, Bunker Hill, Spring Valley, Hedwig, and Hilshire, have an Average Household Income of over \$250,000 annually.

According to a 2017 Affluence Score report by the *Houston Business Journal*, 77024 is the number 4 ranked zip code in the state of Texas: 2017 National Affluence Rank: 96 (of 22,568 zip codes)

- 2017 Texas Affluence Rank: 4
- 2017 Houston Affluence Rank: 3
- Median household income: \$114,223
- Households with incomes of \$150,000 or more: 41.2%
- Workers with earnings of \$100,000 or more: 38.9%

# Memorial City – We Mean Business

With its central location, convenient accessibility and unparalleled amenities, a host of leading international and domestic companies have chosen Memorial City for their corporate headquarters – including: Air Liquide, CEMEX, Group 1 Automotive, Memorial Hermann Healthcare System, Murphy Exploration & Production Company and Nexen Petroleum USA.



## 920 Memorial City Way

920 MEMORIAL CITY WAY  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2009
- Garage / Parking: 5-level parking garage, 921 spaces, 11 surface spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)



## 10100 Katy Freeway

10100 KATY FREEWAY  
HOUSTON, TEXAS 77024

- Rentable Square Feet: 240,500
- Typical Floor Size: 40,587 RSF
- Stories: Six (6)
- Completion: 2017
- Garage / Parking: 7 levels, 718 spaces approx., 155 surface spaces
- Tracking LEED Certification



## Air Liquide Center North

9807 KATY FREEWAY  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 139,546
- Typical Floor Size: ± 36,560 RSF (levels 2 & 3), ± 26,570 RSF (levels 4 & 5)
- Stories: Five (5)
- Completion: 2015
- Garage / Parking: 7-level parking garage
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)



## Air Liquide Center South

9811 KATY FREEWAY  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 465,914
- Typical Floor Size: ± 23,450 – 23,780 RSF
- Stories: Twenty (20)
- Completion: 2015
- Garage / Parking: 9-level parking garage
- Standards and Certifications: LEED Gold Certification (U.S. Green Building Council)



## Murphy Building

9805 KATY FREEWAY  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2013
- Garage / Parking: 4 levels, 914 spaces, 41 surface parking spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)



## Nexen Tower

945 BUNKER HILL RD  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2012
- Garage / Parking: 5-level parking garage, 901 spaces, 50 surface spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)



## One Memorial City Plaza

800 GESSNER  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 240,000
- Typical Floor Size: ± 20,382 RSF
- Stories: Twelve (12)
- Completion: 1981
- Garage / Parking: 7-level parking garage, 787 spaces, 11 surface spaces
- Standards and Certifications: LEED EB:O+M Gold Certification (U.S. Green Building Council)



## Two Memorial City Plaza

820 GESSNER  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 360,000
- Typical Floor Size: ± 20,600 RSF
- Stories: Eighteen (18)
- Completion: 1983
- Garage / Parking: 10-level parking garage, 1,180 spaces, 9 surface spaces
- Standards and Certifications: Energy Star Award



## Three Memorial City Plaza

840 GESSNER  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 327,000
- Typical Floor Size: ± 24,302 RSF
- Stories: Fourteen (14)
- Completion: 1999
- Garage / Parking: 10-level parking garage, 885 spaces, 7 surface spaces
- Standards and Certifications: LEED EB:O+M Silver Certification



## Memorial Hermann Tower

929 GESSNER  
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 900,000
- Typical Floor Size: ± 26,000 RSF
- Stories: Thirty-three (33)
- Completion: 2009
- Garage / Parking: 7-level parking garage, 2,066 spaces, 11 surface spaces



## 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.