



MEMORIAL HERMANN TOWER 929 GESSNER



Gessner Rd and Interstate 10 | Class A Office Building in West Houston

Elevated Design for Contemporary Work Life

Position your business for long-term success at Memorial Hermann Tower, a premier office destination in MetroNational's Memorial City district. The building offers a hospitality-driven lobby experience, a 20-person boardroom-style conference room, and efficient vertical circulation with three dedicated elevator banks. Surrounded by an amenity-rich, A+ location, tenants enjoy walkable access to Gateway Shopping Center—including Haywire, State Fare, Kuu, Churrascos, and Potbelly—as well as nearby healthcare, luxury accommodations at The Westin, and vibrant community spaces. Memorial Hermann Tower is part of the Memorial Hermann Memorial City Medical Center, an advanced, national award-winning academic medical center. This is an environment designed to attract top talent, support business growth, and deliver enduring value.



**Katy Freeway East, Gessner
and Interstate 10**



900,000 RSF



33 stories



Completed 2009



Conference room (20 person board room)



On-site security



**Direct access to skywalk connecting
building to parking garage, The Westin
Memorial City and Memorial City Mall**



WELL Health-Safety Rating





MEMORIAL
HERMANN
Pharmacy

Information

MEMORIAL
HERMANN
hospital











Reception
Lounge

Pharmacy

PRIVATE OFFICES: 22
WORKSTATION: 129



ROOM LEGEND

 BREAK ROOM	 OFFICE	 RECEPTION	 WORK ROOM
 CIRCULATION	 OPEN OFFICE	 RESTROOM	
 CONFERENCE	 PHONE	 STORAGE	

Typical Floor Plan

26,000 RSF



Explore your new neighborhood...

INTERSTATE 10



The Westin Memorial City, twenty-one level, 289 key luxury hotel



- Hotel
- Lifestyle and Convenience
- Dining
- Entertainment
- Corporate Neighbors



Haywire, farm-to-fork restaurant featuring locally sourced ingredients and dishes from across Texas

A 1.7 million SF super-regional mall with over 150 distinctive shops & restaurants



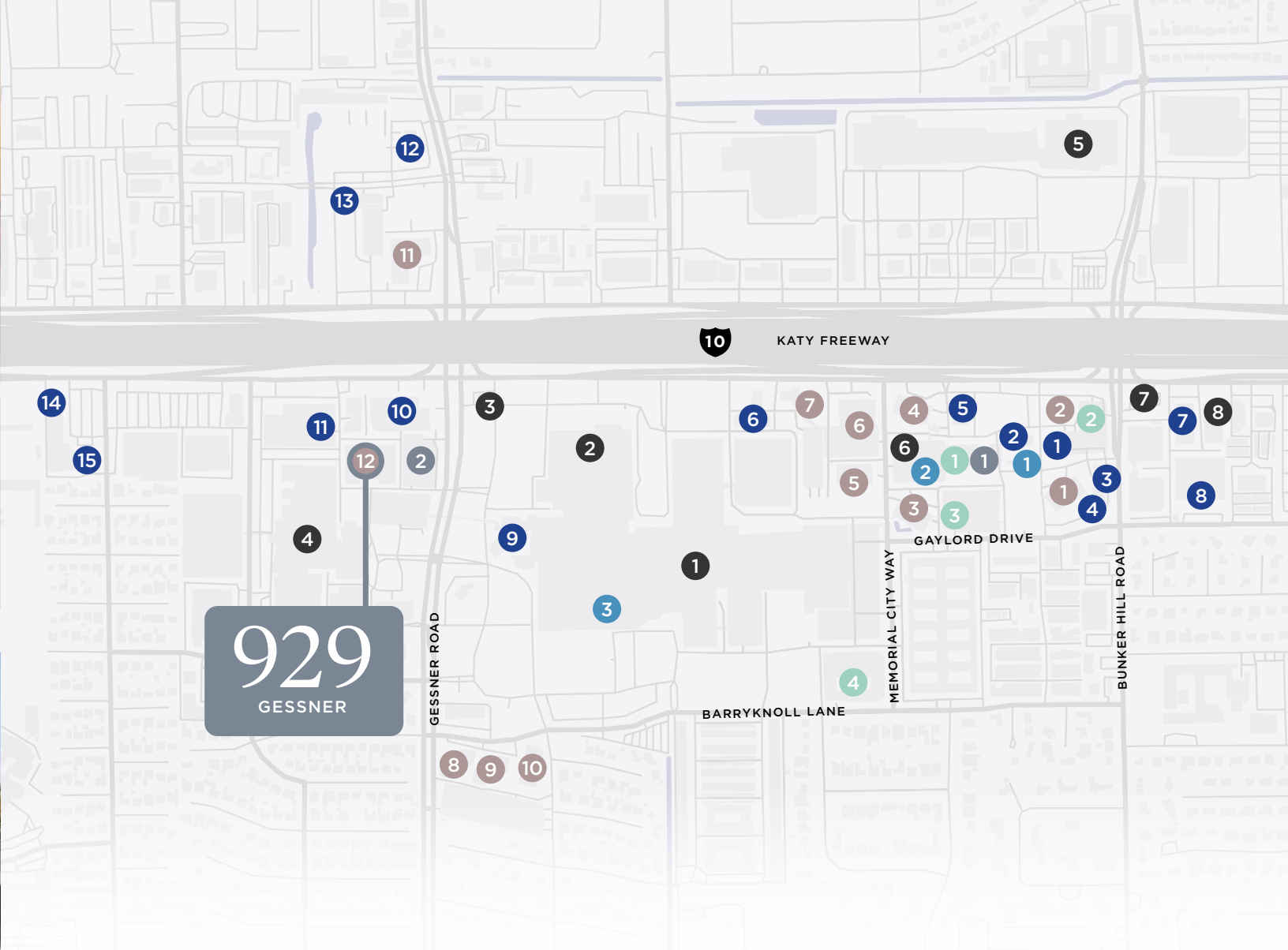
...all within walking distance



Easy Connectivity for Everyday Convenience

Memorial City is MetroNational's owned-and-managed, 300-acre, amenity-rich mixed-use destination designed to make the workday easier and life more convenient. With everything within walking distance or a short drive, it brings together 10+ million square feet of office, retail, hospitality, and residential uses so employees can do more without going far, helping businesses attract talent, support productivity, and keep teams connected before, during, and after the workday. From Memorial Hermann Memorial City Medical Center and Memorial City Mall to Hotel ZaZa and The Westin, plus a deep mix of fine and casual dining, fitness options, and conference spaces for meetings of any size, Memorial City functions as a true workplace amenity, built for everyday ease.





929
GESSNER

DINING

- | | | | |
|-------------------|-------------------------|---------------------------|----------------------|
| 1 Credence | 5 Guadalajara Hacienda | 9 The Cheesecake Factory | 12 Torchys Tacos |
| 2 Ciro's | 6 Perry's Steakhouse | 9 Maggiano's Little Italy | 12 Mia's Table |
| 2 Common Bond | 7 Masraff's | 10 Haywire | 13 Kirby's Ice House |
| 3 Island Grill | 7 Bean & Bottle | 10 KUU | 14 Katz's |
| 3 Shipley Do-Nuts | 8 Treebeards | 10 State Fair | 15 Pit Room |
| 4 Liberty Kitchen | 8 Tiny's Milk & Cookies | 11 Goode Co Seafood | |

LIFESTYLE AND CONVENIENCE

- | | |
|---------------------------------|---------------|
| 1 Memorial City Mall | 5 HEB |
| 2 Target | 6 Origin Bank |
| 3 First Horizon Bank | 7 PNC Bank |
| 4 Memorial Hermann Medical Ctr. | 8 Frost Bank |

RESIDENCES

- | |
|-----------------|
| 1 The McCarthy |
| 2 The McKinley |
| 3 The Fountains |
| 4 The McAdams |

ENTERTAINMENT

- | |
|-----------------------------|
| 1 The Lawn at Memorial City |
| 2 Memorial City Club |
| 3 Cinemark Memorial City |

HOTEL

- | |
|--------------|
| 1 Hotel ZaZa |
| 2 The Westin |

CORPORATE NEIGHBORS

- | | | |
|-------------------------|---------------------|-------------------|
| 1 945 Bunker Hill Rd | 5 9807 Katy Fwy | 9 820 Gessner |
| 2 9753 Katy Freeway | 6 9811 Katy Fwy | 10 840 Gessner |
| 3 920 Memorial City Way | 7 9821 Katy Freeway | 11 10100 Katy Fwy |
| 4 9805 Katy Freeway | 8 800 Gessner | 12 929 Gessner |



BUILDING BETTER LIVES

As a family-owned, privately held company, MetroNational stays focused on what matters most: the long-term success of Memorial City and our West Houston developments. For over 70 years, we've lived, worked, and invested here, which allows us to make independent decisions and provide the stability you can count on for years to come.

Memorial Hermann Tower





990 Town and Country — Acquired in 2025



CityCentre Retail — Acquired in 2025

Building On Our Legacy

SINGULAR FOCUS | A lasting commitment to Memorial City and West Houston.

FOREVER OUTLOOK | Built for long-term partnerships, not quick wins.

DEEPLY ROOTED IN HOUSTON | We live here. We work here. We invest here.

INDEPENDENT DECISION-MAKING | Fast, focused decisions.

FAMILY-OWNED & PRIVATELY HELD | 70+ years of generational leadership.

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