



WEST MEMORIAL PLACE



FULLER

WEST MEMORIAL PLACE



2 BUILDING CLASS A CAMPUS

WMP I - 331,404 SF

WMP II - 384,531 SF



HIGHLY EFFICIENT FLOOR PLATES

Rectangular 29,000 SF floor plates with central core



CONNECTED TO NATURE

Outdoor patio and green spaces with connection to Terry Hershey Park and Trail



TOP OF THE LINE AMENITIES

Fitness centers, conference facility with training center, lobby coffee bar, greenspace with bocce ball court, outdoor seating area with pavilion, and on-site dining



UNPARALLELED SUSTAINABILITY FEATURES

LEED Platinum | WELL Health & Safety Rated

BOMA 360 | Energy Star



PREMIER BUILDING COMPONENTS & SYSTEMS

HVAC efficiencies and 24/7 monitoring



PRIME LOCATION IN HOUSTON'S ENERGY CORRIDOR

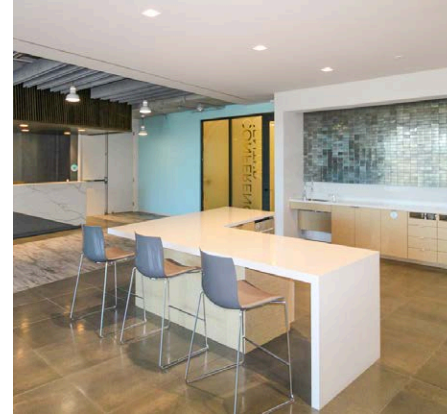
Superior I-10 access and abundant parking

FULLER

a seamless blend of **WORK & PLAY**

STATE OF THE ART FITNESS & WELLNESS

4,000 SF available to building tenants including cardio and weight training equipment, men's and women's showers and locker rooms, and complimentary towel service in each building



ON-SITE GREENSPACE

Lush outdoor patio spaces at each building, large green space in the center of the campus, and an outdoor dining area featuring a bocce ball court



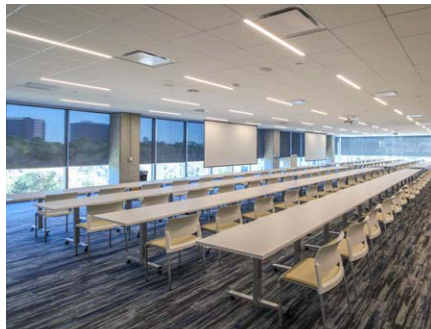
ON-SITE DINING

Including District 7 Grill (breakfast, lunch and dinner with full service bar), Peppercini's Deli (breakfast and lunch), Starbucks lobby coffee bar, and numerous more options within walking distance or a short drive



STATE OF THE ART CONFERENCE CENTER

15,318 RSF conference facility which offers options from huddle rooms to a 250-person training center

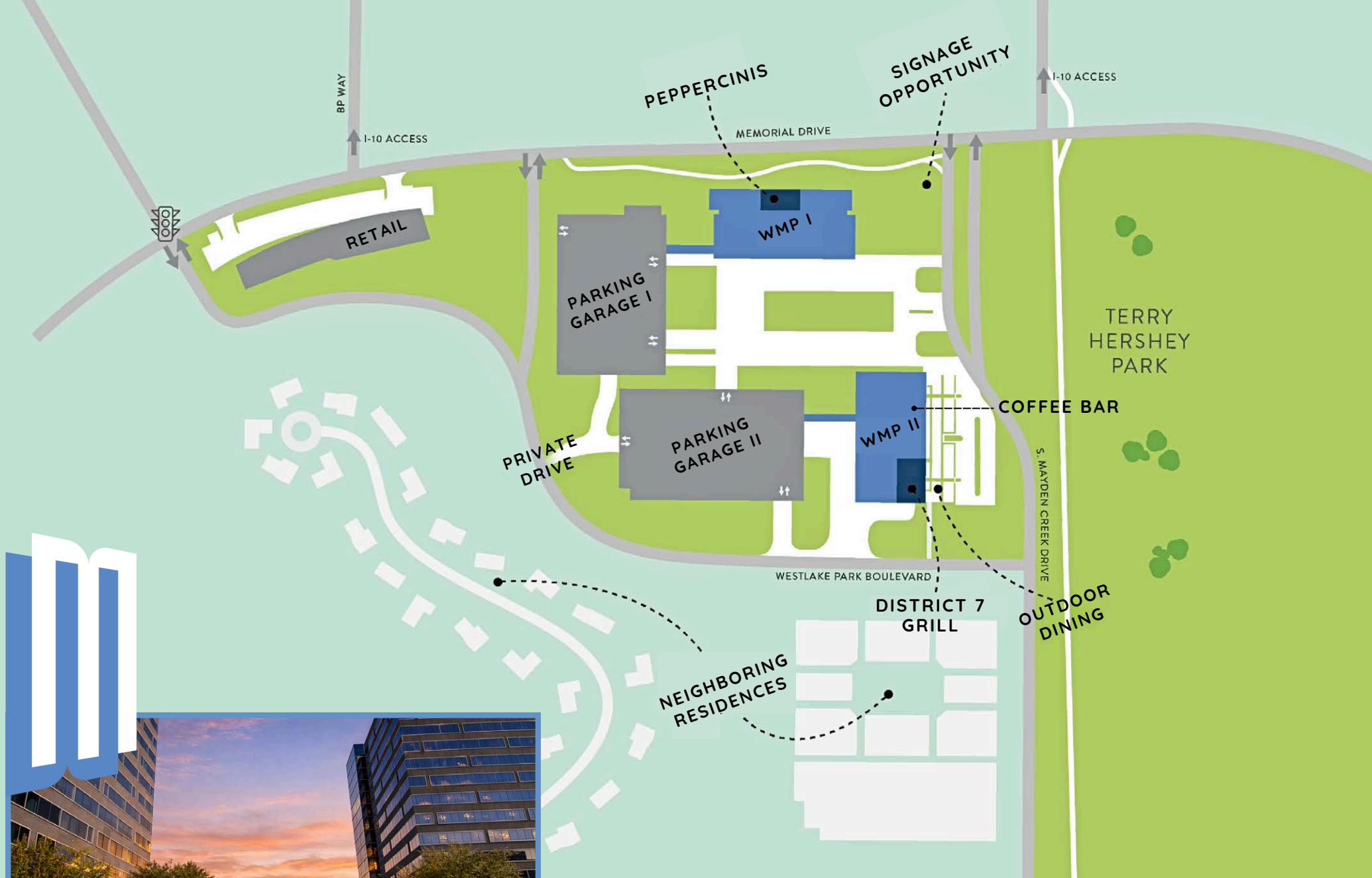


SUPPORTING YOUR COMMUTE

4.0/1,000 parking garage connected to the building via air-conditioned connector, plus an employee-only bike share program

MODERN DESIGN

The design of this LEED Platinum campus minimizes energy costs and reduces environmental impact while fostering efficiency and tenant productivity, with ample sized common areas and oversized restrooms

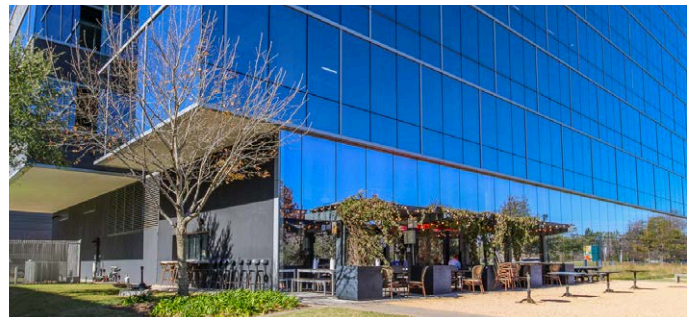
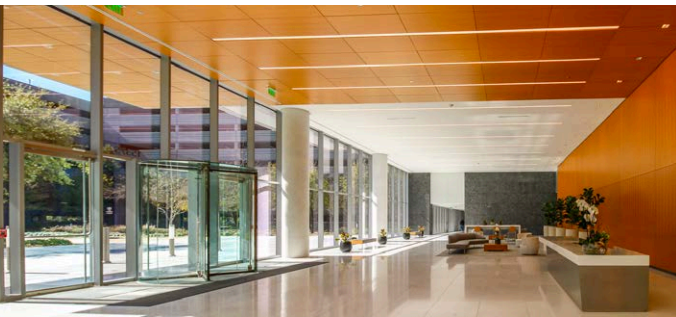
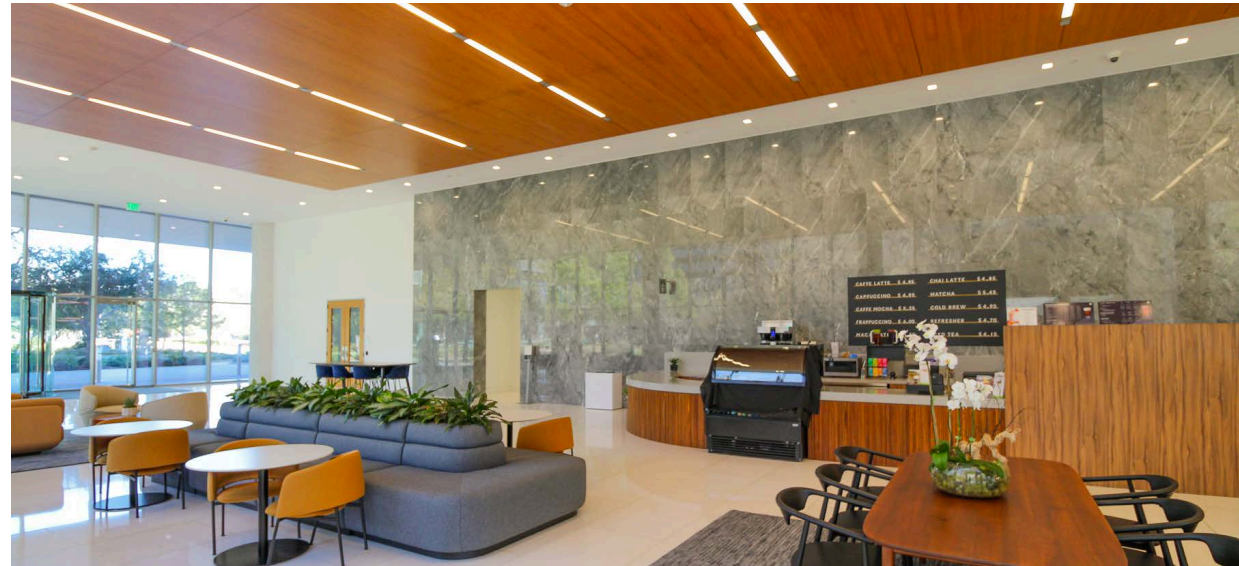


AN IDEAL SETTING

Tranquil and stimulating environment near Houston's 496-acre Terry Hershey Park which connects over 50 miles of hiking and biking trails with pedestrian access under Memorial Drive.



staying healthy **INSIDE & OUT**



LEED PLATINUM CAMPUS

The design of this LEED Platinum campus minimizes energy costs and reduces environmental impact while fostering efficiency and tenant productivity.

INDOOR ENVIRONMENT

Exterior glass curtain wall reduces heat gain to the building, as well as, provides abundant natural lighting and stunning exterior views.

MONITORING

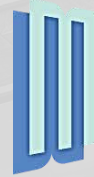
With an integrated building monitoring setup, all info is combined into a single system that is monitored 24/7, resulting in meaningful time savings for tenant requests and building management.

ENERGY EFFICIENCY

Pre-cooling the air with an Energy Recovery Wheel before it goes through mechanical systems requires less energy to cool the building. Daylight harvesting systems generate energy efficient garage lighting, while motion sensors save energy.

INVENTIVE SOLUTIONS

The Demand Control Ventilation System uses CO2 sensors to ensure energy is not wasted by monitoring and regulating the amount of fresh air used depending on the occupancy level.

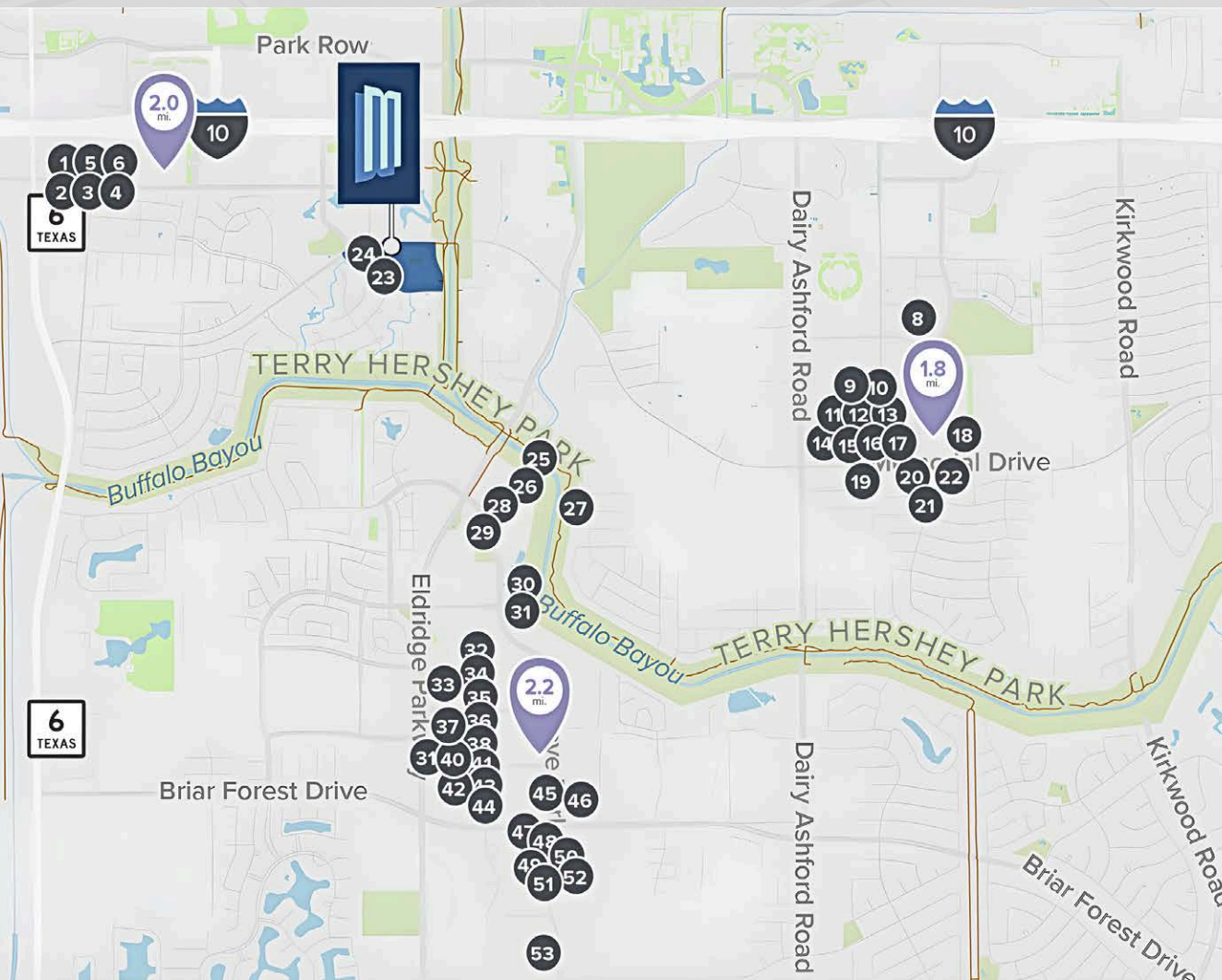


WEST MEMORIAL PLACE I

WEST MEMORIAL PLACE II

premium location to

NEARBY AMENITIES



Trolley Friendly

1	Ginger Thai	4	Pasta Lomonte's
2	Watson's	5	North China
3	Lupe Tortilla	6	Salata



Car Friendly

7	Becks Prime	15	Original Napoli
8	Panera Bread	16	Ninfa's Mexican
9	Sushi Jin	17	Jason's Deli
10	Randalls	18	Firehouse Subs
11	Pho & Crab	19	Taco Bell
12	Hungry's	20	Mod Pizza
13	Walgreens	21	Smoothie King
14	La Hacienda Mexican	22	Schlotzsky's



Bike Friendly

23	District 7 (on site)	39	Kroger
24	Café Benedicte	40	Starbucks
25	Chipotle	41	McDonalds
26	Sylvia's Enchilada Kitchen	42	La Madeine
27	Houston BBQ Company	43	Chick-fil-A
28	Petit Café	44	Potbelly Sandwiches
29	Poblano's Mexican Grill	45	Russo's Pizzeria
30	BB's Tex-Orleans	46	LA Fitness
31	Subway	47	Smashburger
32	Rattan Pan Asian	48	Café Red Onion
33	Le Mistral	49	Bullritos
34	Naam Khao Thai	50	Nom Nom Noodles
35	Aka Sushi	51	Jersey Mike's Subs
36	Tacos 'N' Frankies	52	Jack in the Box
37	Bamboo Garden	53	Flippin' Patties
38	Pecan Creek Grille		



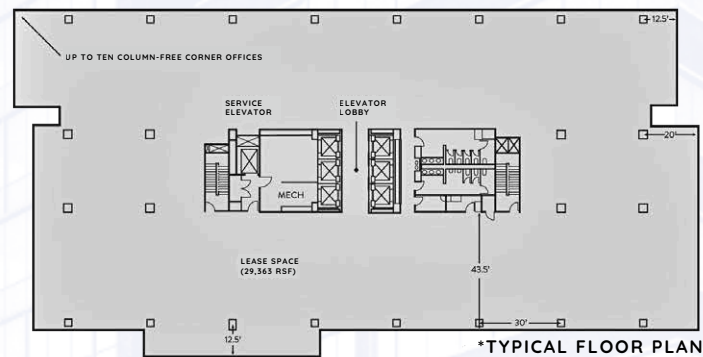
WEST MEMORIAL PLACE I

WEST MEMORIAL PLACE II

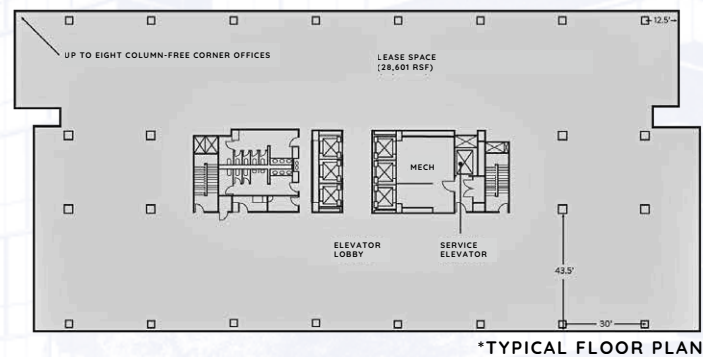
WEST MEMORIAL PLACE I



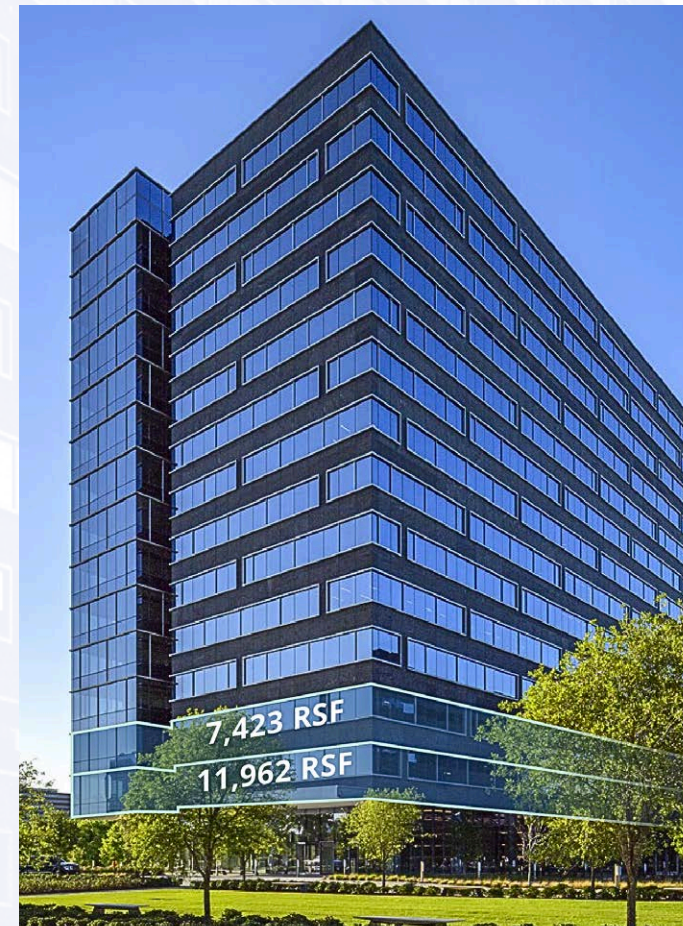
WMP I



WMP II



WEST MEMORIAL PLACE II



AVAILABILITIES





WEST MEMORIAL PLACE

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