



MetroNational



MEMORIAL CITY

920 Memorial City Way

12,704 RSF OF OFFICE SPACE AVAILABLE

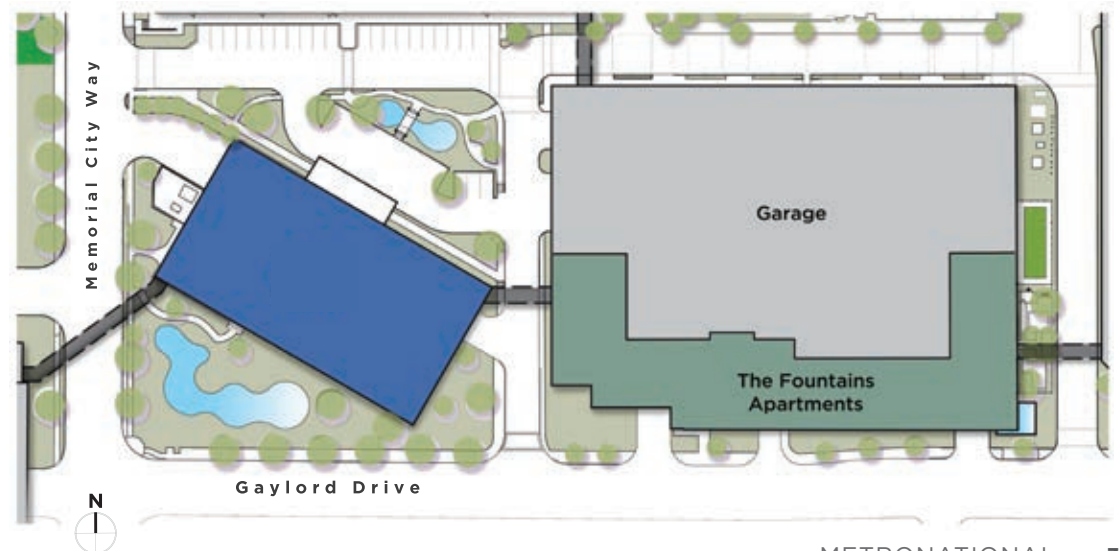


Property Description

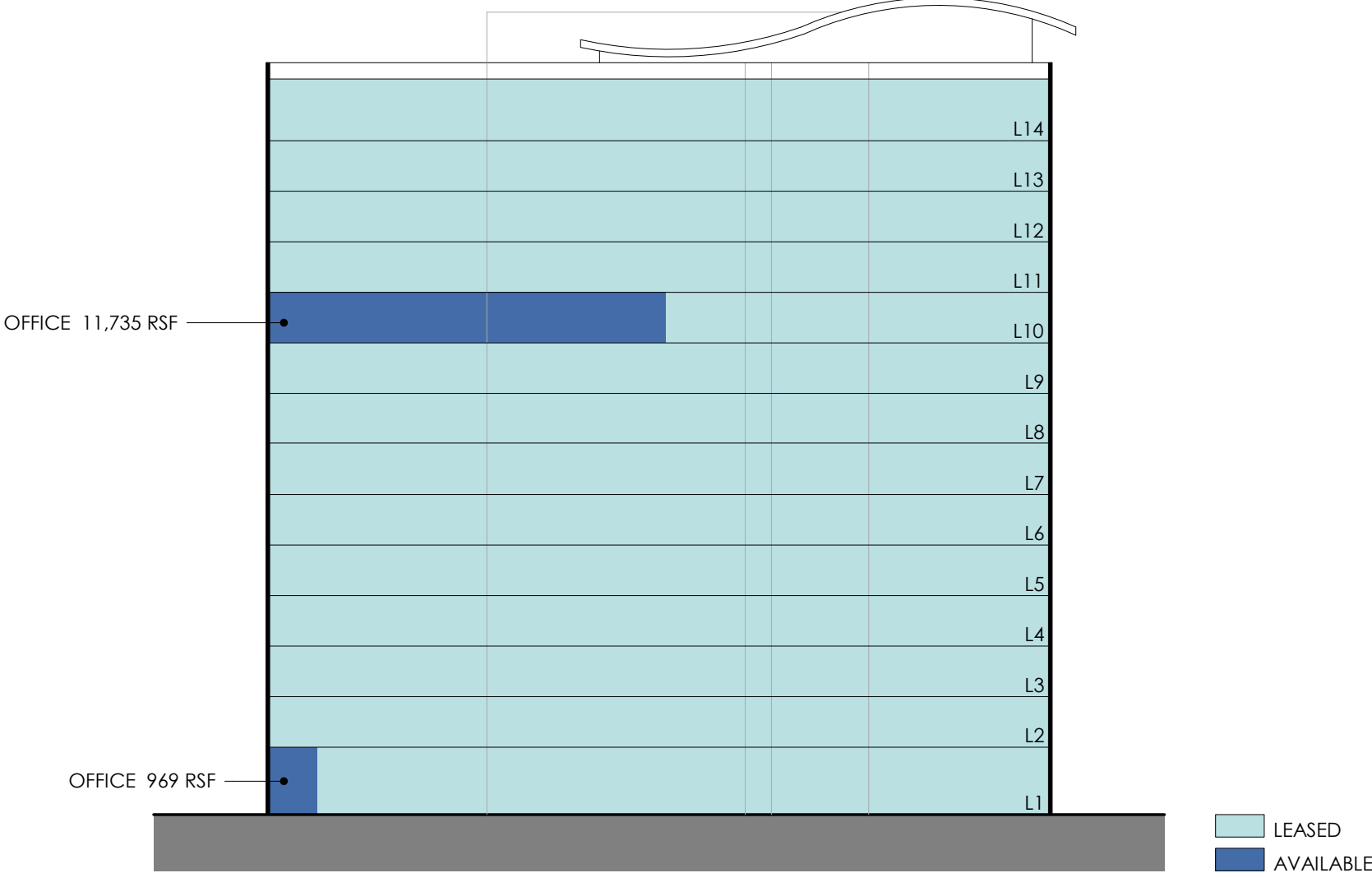
DESCRIPTION	Fourteen story, Class A office building owned and managed by MetroNational, located in Memorial City
ADDRESS	920 Memorial City Way Houston, Texas 77024
LOCATION	Northeast corner, Memorial City Way and Gaylord Drive
RENTABLE SQUARE FEET	± 320,000
TYPICAL FLOOR SIZE	± 23,652 RSF
STORIES	14-story
COMPLETION	2009
GARAGE / PARKING	5- level parking garage consisting of 921 spaces plus an additional 11 surface spaces
STANDARDS AND CERTIFICATIONS	LEED Silver (U.S. Green Building Council)
MAJOR TENANTS	Willis Insurance, Cactus Wellhead, Cardno PPI Technology Services, Renaissance Offshore, FTN Financial

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, 945 Bunker Hill, 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

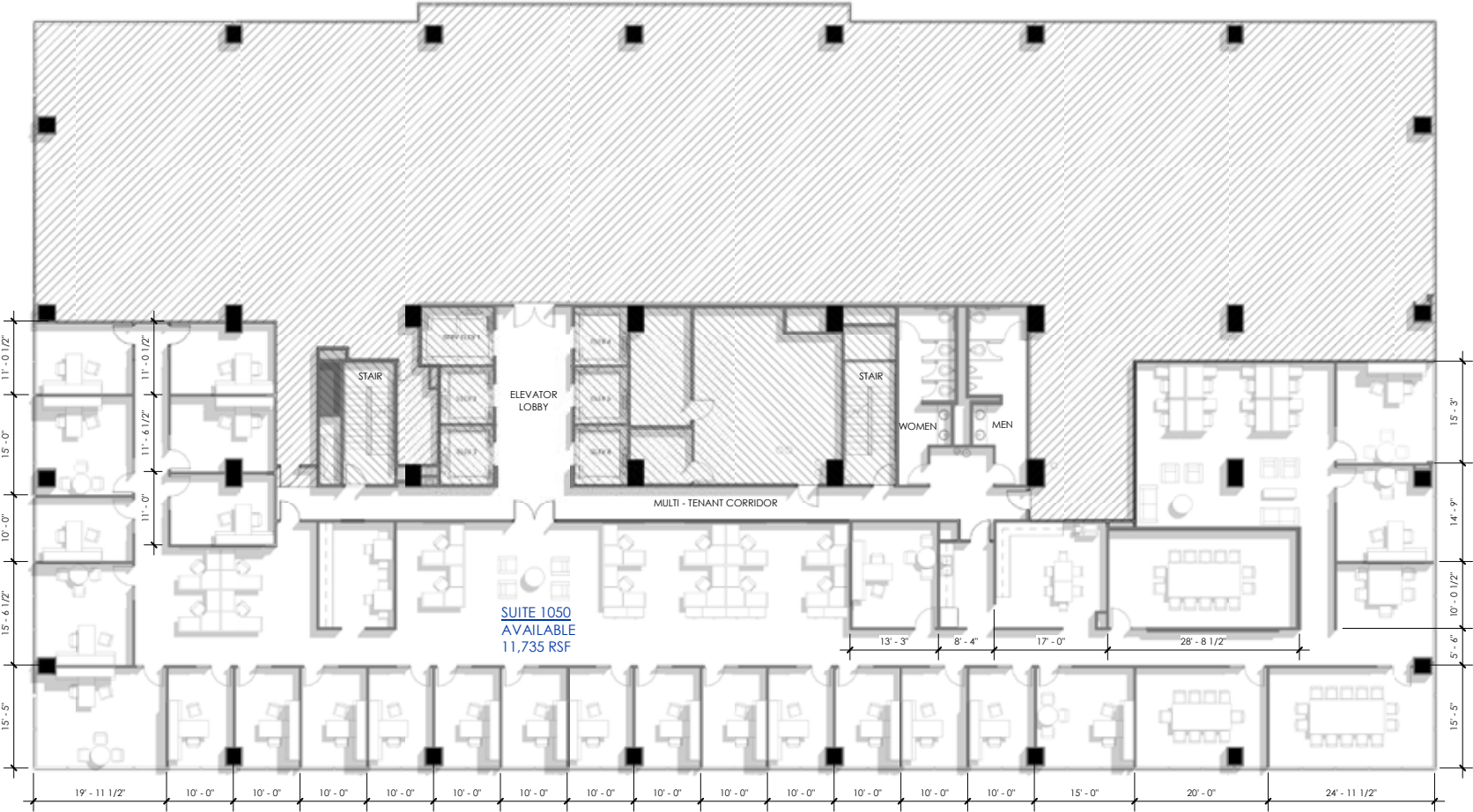


920 Memorial City Way Stacking Chart



12,704 RSF of Office Space Available

Typical Office Floor Plan



CONFERENCE:	3
BREAK ROOM:	1
PRIVATE OFFICE:	25
WORKSTATIONS:	22

TOTAL 47



Memorial City Master Plan



Easy In. Easy Out.

920 Memorial City Way offers convenient site for ingress and egress.
Just minutes from Beltway 8 and other major highways



→ Ingress

→ Egress

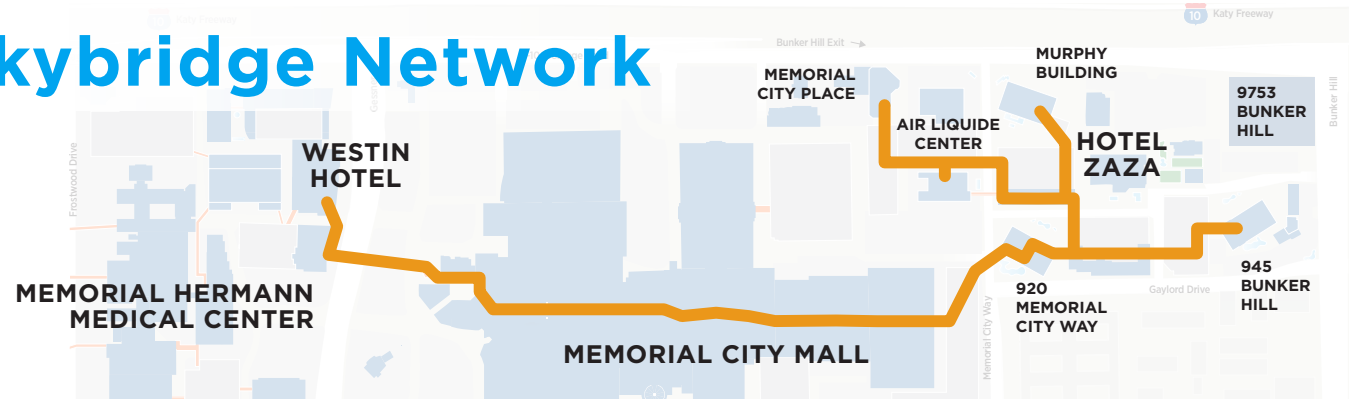
👮 Traffic Officer

CAMPUS Connectivity

Memorial City has **seven skybridges** that keep shoppers, tenants, residents and guests unified - from the cutting edge technology of Memorial Hermann Medical Center to major hotels and conferencing centers to collaborative space on multiple rooftop sky gardens. **At lunchtime, you can make the quick 8 minute walk to Memorial City Mall, grab a bike and explore all the paths around our campus and the Memorial Villages or hop on our free shuttle at any time.**



Skybridge Network



16 Minute
Walk to the Medical Campus

8 Minute
Walk to Memorial City Mall

Covered
Walkway



Free Shuttle Service

Four routes in Memorial City to save time, fuel and money



AMENITIES By The Numbers Over **300**

 **60⁺**
EATERIES
within walking distance
of 9753 Bunker Hill



100⁺
**RETAIL,
SERVICE &
CLOTHING
STORES** 

Over **300**
**FESTIVALS
AND EVENTS**
every year in
Memorial City



Condé Nast
Traveler ranked
Hotel ZaZa
Memorial City as

No. 2 hotel in Houston
and Top 10 in
Texas



5 
SPAS within
Memorial City



24
CLASSES

Memorial City Club -
exclusively for office
tenants; classes include
yoga, spin, meditation
and personal training



MEMORIAL CITY By The Numbers



9 MILLION square feet of existing mixed-use development



3.3 MILLION square feet of Class A office space

2.3

MILLION square feet of Medical space



2.1 MILLION square feet of retail space



1.25 MILLION square feet of multi-family space



470K square feet of hospitality space





590,000
Households
in West Houston

WEST HOUSTON is Talent Rich



540,000
Jobs
in West Houston



44.7%
of the adults have a college
degree – compared with
37.8% in the Houston region

Population Growth

2010 1.47 M

2020 1.81 M (+346,000)

2030 2.16 M (+368,000)

2040 2.52 M (+369,000)

West Houston continues to thrive. From 2010-2040, the population is estimated to increase 71%, from 1.47 million to 2.52 million and job growth is estimated to increase 84%, from 450,000 to 830,000.

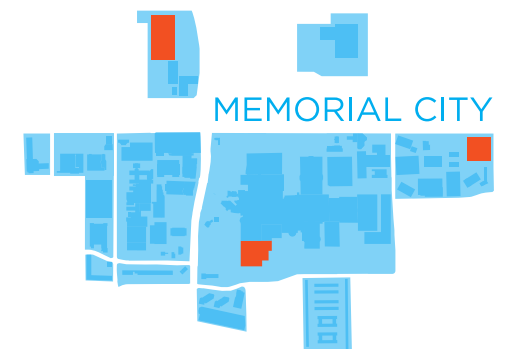
West Houston provides access to a talent-rich workforce:

- **44.7% of the adults have a college degree** – compared with 37.8% in the Houston region
- **35.9% of the engineers in the Houston region live in the area**
- **58.8% of the population are working age adults** (18 - 65 year old) – the highest percentage in the Houston region

Growth is Underway



MetroNational's long-term vision is focused on the expansion and redevelopment of Memorial City's 9-million square foot campus. In order to continue providing the best tenant amenities, MetroNational currently has several mixed-used projects underway including the transformation of Memorial City Mall - starting with the Sears box - with multiple greenspaces, aspirational retail, chef-inspired restaurants, a boutique hotel, and Class A office buildings. Construction is currently underway at Bunker Hill Rd. and I-10 on The McKinley Memorial City (residential highrise) and an adjacent 9-story, 186,000 square foot office tower.

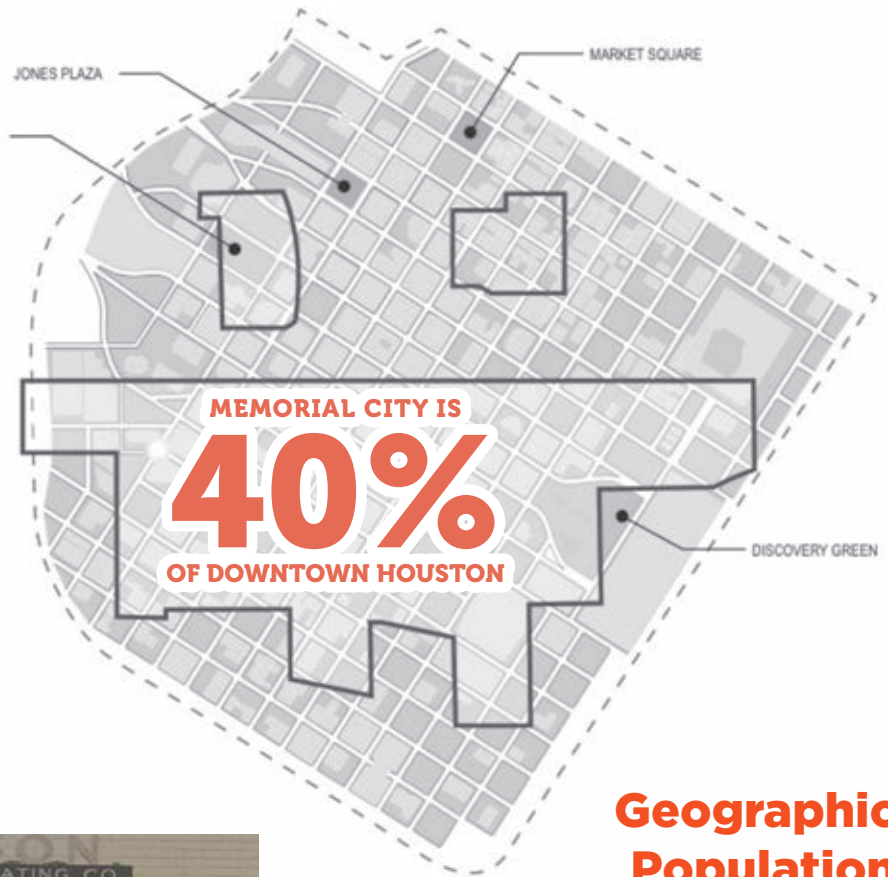


BUILDING Community

**At MetroNational,
we are builders –
and stewards.**

Since that day in 1954 when Joseph Johnson saw the potential in 200 acres of raw land off of Gessner Road in West Houston, we have endeavored to create, expand and sustain a true mixed-use community – Memorial City. Today our thriving 265 acre home, which includes a regional mall, hotels, restaurants, high-rise residential and office towers, is now **the geographic population center of Houston, located in one of the city’s most affluent zip codes.**

**Houston’s Original
Mixed-Use Development**
Locally Owned and Operated Since 1954



**Geographic
Population
Center
of Houston**



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 CNOOC International.



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)



945 Bunker Hill Rd

945 BUNKER HILL RD
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 186,000
- Typical Floor Size: ± 22,505 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)



9753 Bunker Hill Rd

9753 BUNKER HILL RD
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 186,000
- Typical Floor Size: ± 22,505 RSF
- Stories: Nine (9)
- Completion: 2020
- Garage / Parking: Adjacent to 9753 Bunker Hill
- Standards and Certifications: Designed to achieve LEED Silver (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)



Memorial City Place

9821 KATY FREEWAY
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 152,422
- Typical Floor Size: ± 15,648 RSF
- Stories: Ten (10)
- Completion: 1982
- Garage / Parking: 6-level parking garage, 560 spaces, 16 surface spaces
- Standards and Certifications: Energy Star Award



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

Everything. Under One Owner.



METRONATIONAL

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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 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.