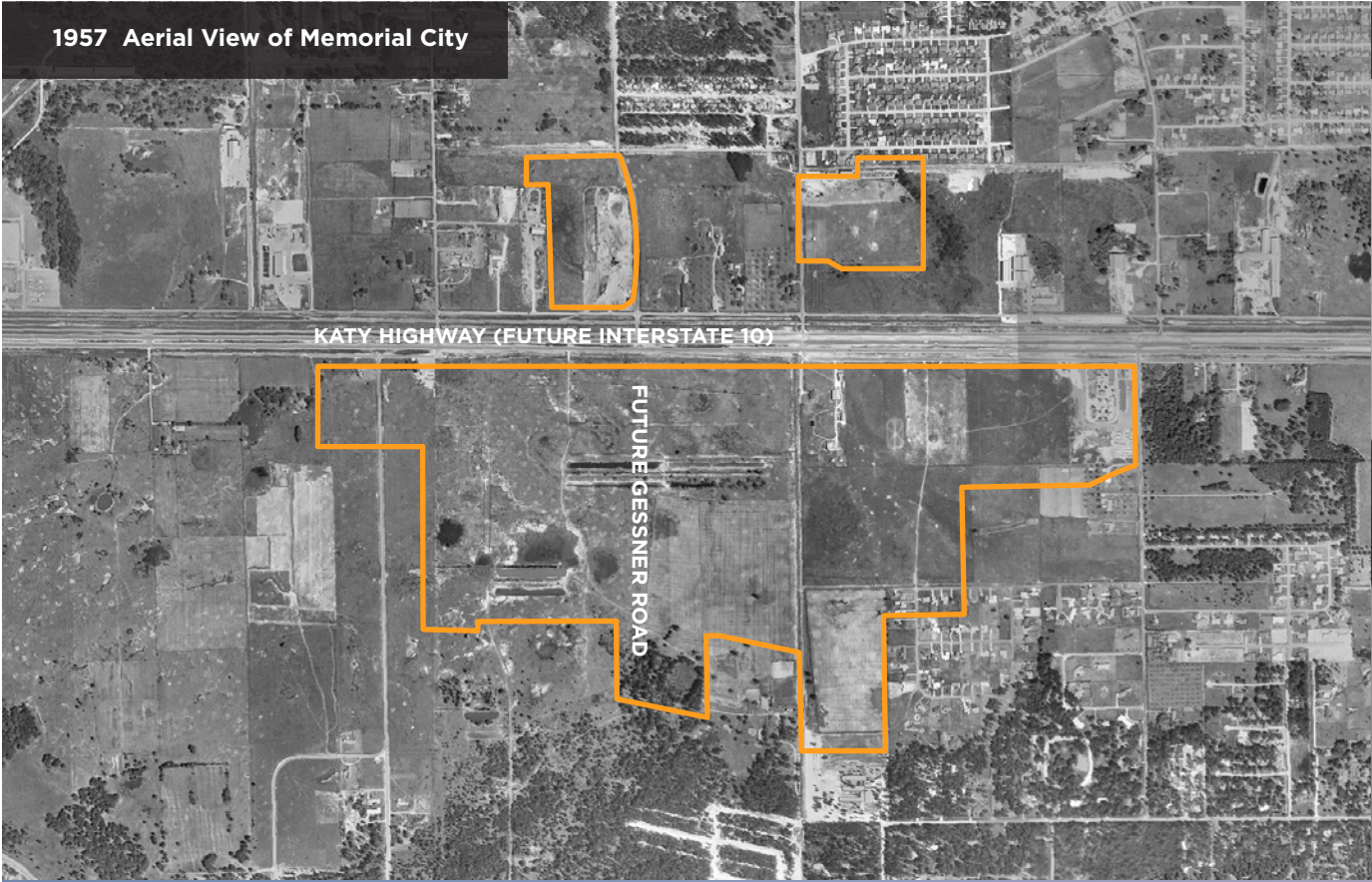




MEMORIAL CITY
HOUSTON, TEXAS



1957 Aerial View of Memorial City



1962 Orig





Original Memorial City Mall Rendering



Our History

A City By Design

In 1959, MetroNational’s founder, Joseph Johnson, purchased approximately 200 acres off of Gessner Road, a raw acreage over 10-miles from Houston central business district. Joe felt there was potential for the area, and that instinct proved prophetic. In 1962, MetroNational started developing a ‘city within a city’ known as Memorial City. After the Memorial City Shopping Center opened in 1966, Joe focused on other amenities that the community would need including multi-family, offices, additional retail, and medical facilities - which resulted in the opening of the Memorial City General Hospital in 1971.



Memorial City

Much More Than a Mall

What began as a vision almost 60 years ago, is now 9 million square feet of mixed-use real estate across 265 contiguous acres. Memorial City is a blend of LEED-certified Class A office space; retail, including the 1.7-million square foot Memorial City Mall; garden and high-rise residential living; upscale hotel accommodations including The Westin Memorial City and Hotel ZaZa Memorial City; and the Memorial Hermann Memorial City Medical Center.

Memorial City Market Highlights

- Ranked 29th nationally (Memorial City Mall) in Goldman Sachs Global Investment Research's Top 100 Malls for 2015
- 1.6 million daytime population within a 10 mile radius
- \$200,000 Median Household Income (Memorial Villages)
- 3.1 million square feet of Class A office space in Memorial City
- Highest-Grossing Macy's in Texas
- Easy access to Interstate 10 and Beltway 8

DAYTIME POPULATION

- 1 mile: 81,105
- 5 miles: 493,547
- 10 miles: 1,620,146

TOTAL POPULATION

- 1 mile: 14,596
- 5 miles: 411,229
- 10 miles: 1,600,816
- Houston MSA 6.7 million

TOTAL HOUSEHOLDS

- 1 mile: 5,706
- 5 miles: 173,434
- 10 miles: 641,316

MEDIAN HOUSEHOLD INCOME

- 1 mile: \$128,634
- 5 miles: \$109,324
- 10 miles: \$103,921



10 Mile Radius

Conveniently situated along the expansive Interstate 10 freeway – one mile east of Beltway 8 – Memorial City is located at the center of west Houston's thriving economy.

Memorial City Master Plan





Residential | Hotels | Medical

MULTIFAMILY

Make Memorial City your home away from work with four distinct residential developments: The McCarthy highrise apartments (atop Hotel ZaZa Memorial City), The Fountains at Memorial City, The Westin Penthouse Apartments and Memorial City Apartments. The McAdams, a 333 luxury midrise apartment complex—opening Fall 2018—is currently in development adjacent to Memorial City Mall.

THE WESTIN MEMORIAL CITY

Marriott's finest resort in the Houston market, featuring 289 spacious rooms and suites and 30,000 square feet of conference space. The hotel is connected via a convenient network of skywalks to Memorial City Mall and the Memorial Hermann Memorial City Medical Center.

HOTEL ZAZA MEMORIAL CITY

Hotel ZaZa Memorial City blends the best of business travel with the luxury of a destination resort. To that end, the boutique hotel provides 159 creative and exciting guest rooms including ZaZa's renowned Magnificent Seven suites and 11,250 square feet of event and meeting spaces. Additional amenities include the indulgent ZaSpa, Tipping Point Restaurant & Terrace, and the Beach Club pool area.

MEMORIAL HERMANN MEMORIAL CITY MEDICAL CENTER

Spanning over 40 acres and 2.5 million square feet, Memorial Hermann Memorial City is 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.

Amenities SHOP | DINE | MOBILITY | HEALTH

MEMORIAL CITY MALL

A 1.7 million square foot super regional mall featuring over 150 distinctive shops and restaurants. The center can be easily accessed via a network of skywalks connecting to The Westin Memorial City, Memorial Hermann Memorial City Medical Center, several Class A office towers and a luxury residential midrise.

GATEWAY MEMORIAL CITY

A magnet for Houston foodies, Gateway Memorial City boasts four chef-inspired restaurants: Churrascos, KUU Restaurant, and State Fare. Gateway is also home to Thomas Markle Jewelers, Brush & Blush Blow Dry Bar, Hanna Dental, Charles Schwab, Burn Boot Camp, Pediatric Dental Safari and Potbelly.





MEMORIAL CITY CLUB

This state-of-the-art luxury fitness facility is available only to Memorial City office employees. With a full cardio theater, the latest strength training machines, and a large free weight area and group exercise studios, Memorial City Club has something for everyone looking to find a healthy balance in their lives.

MEMORIAL CITY EXPRESS

A complimentary service with all-new shuttle buses, Memorial City Express is the easiest way to get around our community, saving you time, fuel and money - while keeping you safe and secure in air-conditioned comfort. The service operates three convenient routes, Monday - Friday from 11 AM - 2 PM.

SKYWALK NETWORK

The pedestrian-friendly Memorial City Skywalk Network, stretching from the Nexen Tower at Bunker Hill Road to The Westin Houston Memorial City at Gessner Road, connects much of our 265 acre development, including Memorial City Mall.



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

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



MONDAY - FRIDAY 7 AM - 5 PM



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,



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)



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



CEMEX, Group 1 Automotive, Memorial Hermann Healthcare System, Murphy Exploration & Production Company and Nexen Petroleum USA.



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)



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)



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



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

LEASING CONTACT

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WARREN ALEXANDER

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warren.alexander@metronational.com

METRONATIONAL

945 Bunker Hill, Suite 400

Houston, Texas 77024

713.973.6400

MetroNational.com



MEMORIAL CITY

MEMORIAL CITY

Memorial City, the city within a city, is a 265-acre mixed-used development located in the heart of thriving West Houston. Owned and managed by MetroNational, Memorial City contains 9 million square feet of developed real estate incorporating a blend of Class A office space; retail including Memorial City Mall; luxury midrise apartments; chef-inspired restaurants; upscale hotel accommodations including The Westin Memorial City and Hotel ZaZa Memorial City; the Memorial Hermann Memorial City Medical Center, the second largest medical campus in the Houston Metropolitan area; and The Square at Memorial City, a state-of-the-art green space for events, concerts and festivals. For more information, visit www.memorialcity.com.

METRONATIONAL

MetroNational is a privately-held real estate investment, development, and management company headquartered in Houston, Texas. Each MetroNational property, spanning office, retail, restaurant, hospitality and healthcare, fully integrates MetroNational's best-of-class services, providing the highest quality and enduring value. The company, which was founded in 1954, owns and manages more than 9.2 million square feet of commercial real estate properties primarily located in Greater Houston. MetroNational's largest development is Memorial City located in West Houston. For more information, visit www.memorialcity.com.



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