



MEMORIAL CITY PLACE

9821 KATY FREEWAY



Memorial City Way and Interstate 10 | Class A Office Building in West Houston

Elevated Design for Contemporary Work Life

Position your company for success at Memorial City Place, a newly renovated, Class A office destination in Memorial City's The Lawn Development. The building welcomes a hospitality-driven modern lobby with Wi-Fi, flexible Studio Pods, on-site deli, Work & Mother, Well Being amenities, plus a tenant-exclusive app that streamlines the day-to-day experience. Tenants also benefit from a 40-person conference center.

Your business will thrive in an A+ location surrounded by a vibrant, amenity-rich environment. With immediate access to premier shopping, fine dining, luxury hotels, and dynamic community gathering spaces, Memorial City Place keeps your team connected and puts everything within easy reach, supporting talent attraction, productivity, and long-term growth.



Katy Freeway East next to Memorial City Way and Interstate 10



10 stories



Renovations complete in 2026



Card key access



40-Person conference center



24-hour on-site security



On-site deli



Direct access to the Memorial City Skywalk Network, which interconnects a large portion of the 300 acre development, including Memorial City Mall











WELL Health-Safety Rating







ROOMS LEGENDS

 BREAK / WORK ROOMS	 WORKSTATIONS	 CONFERENCE	 RECEPTION
 CIRCULATION	 OPEN OFFICE	 PHONE ROOM	 IT / STORAGE

Typical Floor Plan

±16,512 RSF



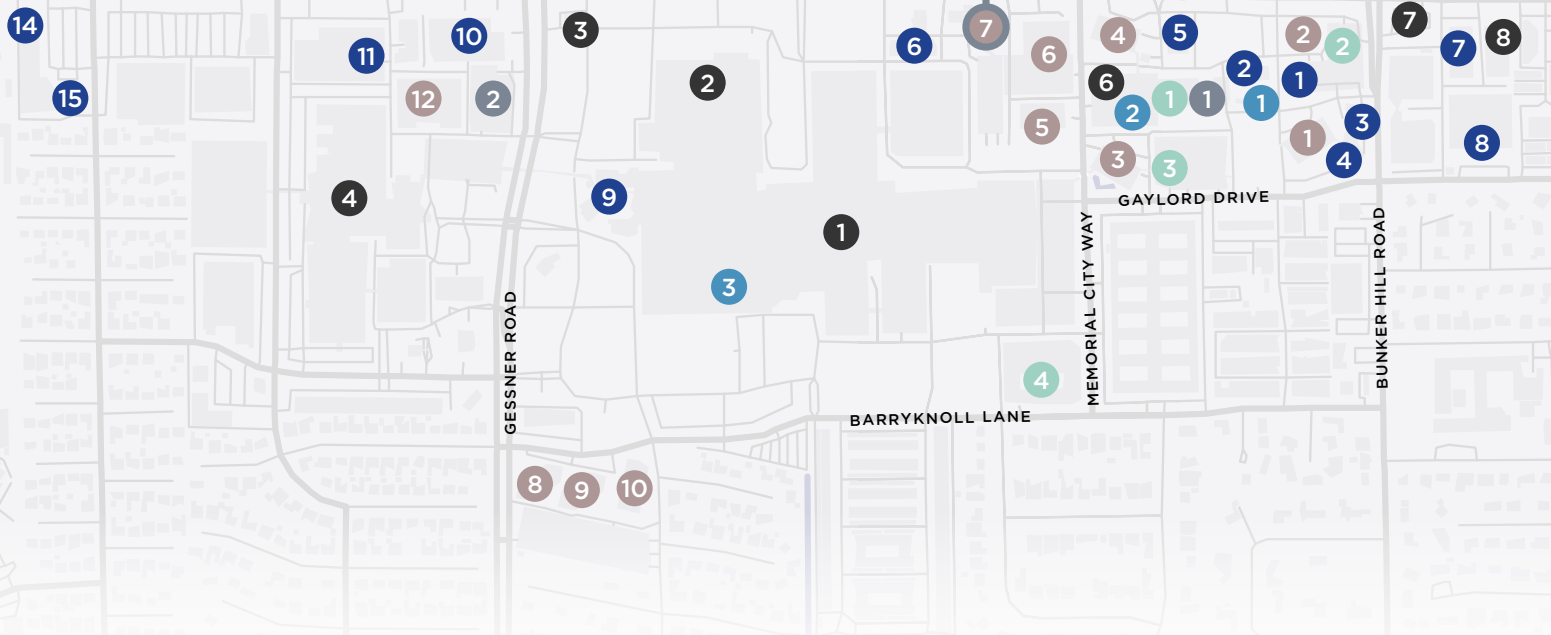
Easy Connectivity for Everyday Convenience

This prime location places you within easy walking distance of an exceptional dining scene, including Michelin-recognized Credence, Island Grill, Liberty Kitchen, Treebeards, Tiny's Milk and Cookies, and Ciro's. You'll also have walkable access to the Memorial City Club fitness center and Memorial City Conference Center.

Nearby, enjoy Memorial City Mall and Hotel ZaZa, plus premier residential communities like The McCarthy, The McKinley, and The Fountains luxury apartments. The Lawn adds beautiful green space for year-round community events and live concerts.

9821

KATY FREEWAY



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 City Place





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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