



MEMORIAL CITY

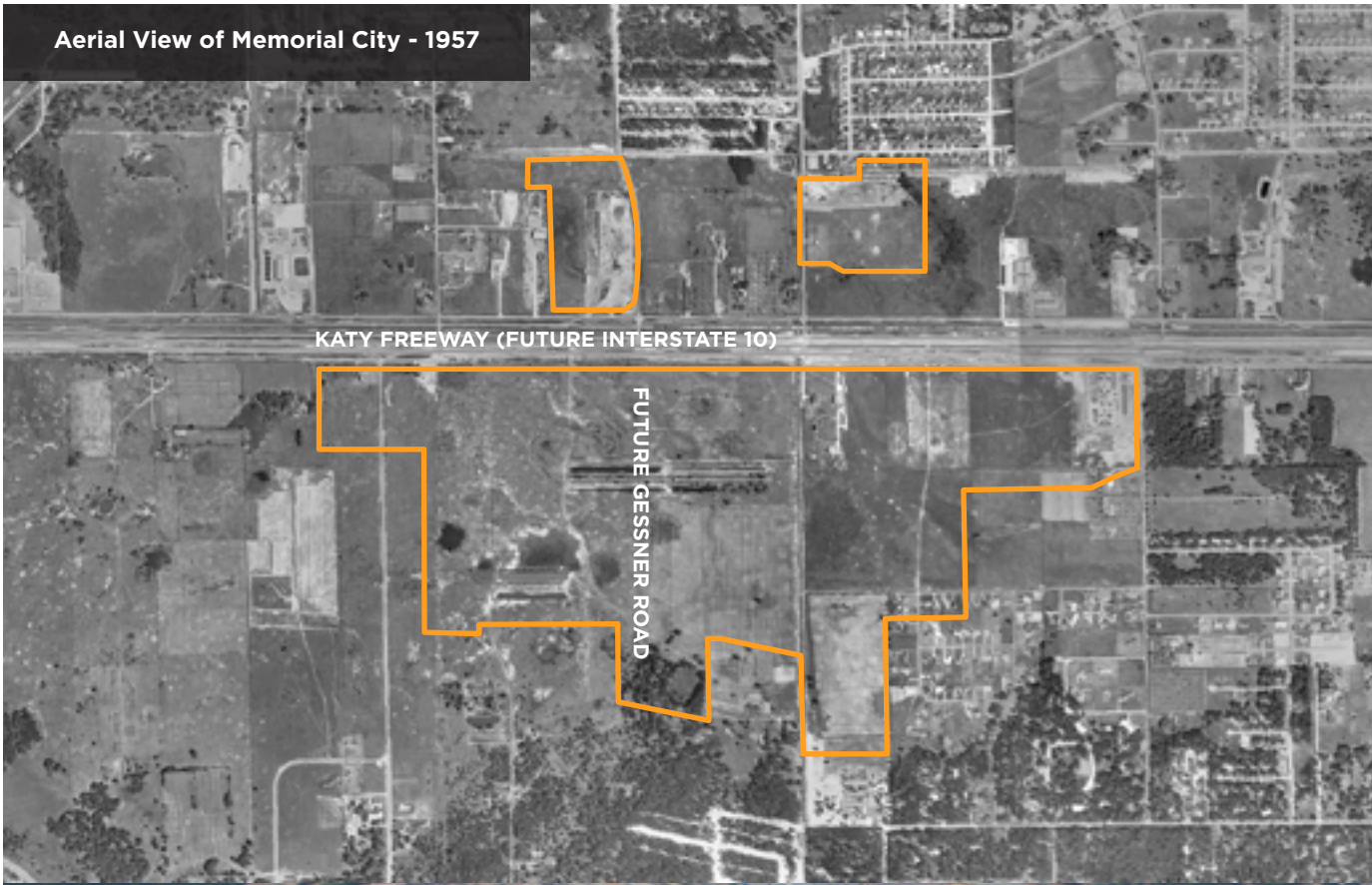
Welcome to Memorial City



Aerial View of Memorial City - 1957

KATY FREEWAY (FUTURE INTERSTATE 10)

FUTURE GESSNER ROAD



Memorial Hermann Tower Construction - 2008



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 - 2005



Joseph J. Johnson, MetroNational Founder



1954

Joseph J. Johnson Enterprises established

1959

Joseph J. Johnson purchases 200 plus acres, Memorial City established

1971

Opening of Memorial City General Hospital

1978

MetroNational Corporation established as legal entity

1992

Memorial City Hospital North Tower Phase II completed

1994

Memorial Hermann Memorial City Medical Center established

1999

Three Memorial City Plaza completed

Baseball USA completed

1966

Memorial City Shopping Center completed

1966-1980

The Shops at Memorial City completed (multiple phases)

1967-1971

Memorial City Apartments completed (multiple phases)

1981

One Memorial City Plaza completed (first highrise office building)

Professional Building II completed

1983

Two Memorial City Plaza completed

Memorial City Hospital North Tower Phase 1 completed

1988

Acquisition of Memorial City Place





Edna Johnson, Mayor Kathy Whitmire, and Bob Bryant attend groundbreaking at Memorial City Medical Center

2011

The Westin Memorial City hotel completed

2012

Nexen Tower completed

2013

Murphy Building completed

Memorial City Village completed (retail center)

Gateway Memorial City completed (lifestyle center)

JPMorgan Chase Call Center acquired

2014

The Treehouse Memorial City completed (Highest-rated LEED building in Texas)



2003

Memorial City Mall renovation completed

Memorial City Medical Center East Tower completed

Memorial City Medical Center Professional Building III completed

2006

Memorial City Medical Center Professional Building IV completed

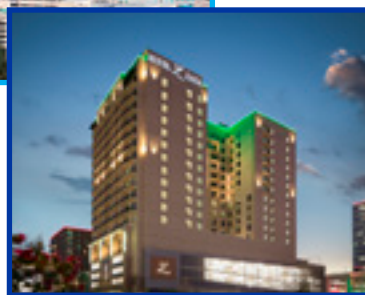
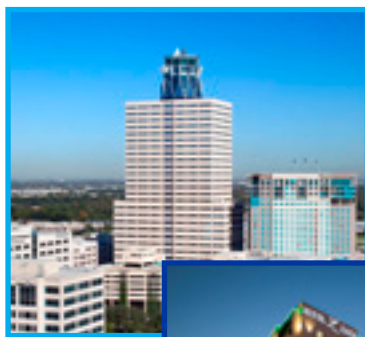
2009

Memorial Hermann Tower completed

920 Memorial City Way completed

2010

The Fountains at Memorial City completed (luxury apartments)



2016

9807 and 9811 Katy Freeway completed – Air Liquide USA moves in

The Square at Memorial City completed (greenspace)

2017

10100 Katy Freeway completed – CEMEX USA headquarters moves in

The Lawn at Memorial City completed (greenspace)

Hotel ZaZa Memorial City completed

2018

The McCarthy Highrise Apartments completed

2019

The McAdams Memorial City Luxury Midrise Apartments

2020

The McKinley Memorial City



much more than a mall



Memorial City

Much More Than a Mall

What began as a vision more than 60 years ago, is now almost 10 million square feet of mixed-use real estate across 300 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.

MetroNational Overview

- Founded in 1954; longtime Houston developer
- One of the largest privately-held real estate investment, development, and management companies in Houston, Texas
- Portfolio Summary:
 - MetroNational's total footprint is over 500 acres
 - Memorial City, city-within-a-city, is a 300-acre mixed-use development
 - MetroNational's overall portfolio comprises over 10 million square feet
 - Memorial City contains almost 10 million square feet of developed real estate

Memorial City By-The-Numbers:

- Memorial City contains 3.2 million square feet of Class A office space including Air Liquide Center, Murphy Building, 945 Bunker Hill, 920 Memorial City Way, 10100 Katy Freeway, Memorial City Plaza, and Memorial City Place
- Retail: 2.1 million square-feet including the 1.7 million square foot Memorial City Mall and Gateway Memorial City
- Restaurants: Memorial City offers a wide range of restaurants including State Fare, Churrascos, KUU, Liberty Kitchen at The Treehouse, Perry's Steakhouse & Grille, Ciro's Italian Grill, The Rouxpour, Goode Co. Seafood, and Guadalajara Hacienda, Mia's Table, and Torchy's Tacos
- Hospitality: 289-key The Westin Memorial City and 159-key Hotel ZaZa Memorial City
- Multifamily: Highrise, midrise and garden apartments with a current count of 998 units and 278 in development. Properties include The McCarthy, The Fountains, The McAdams, The McKinley (in development), and Memorial City Apartments.
- Medical: Memorial Hermann Memorial City Medical Center is the second largest medical complex in the region, totally 2.5 million square feet.
- Greenspaces: Two state-of-the-art greenspaces totaling 11,000 square feet: The Square and The Lawn at Memorial City



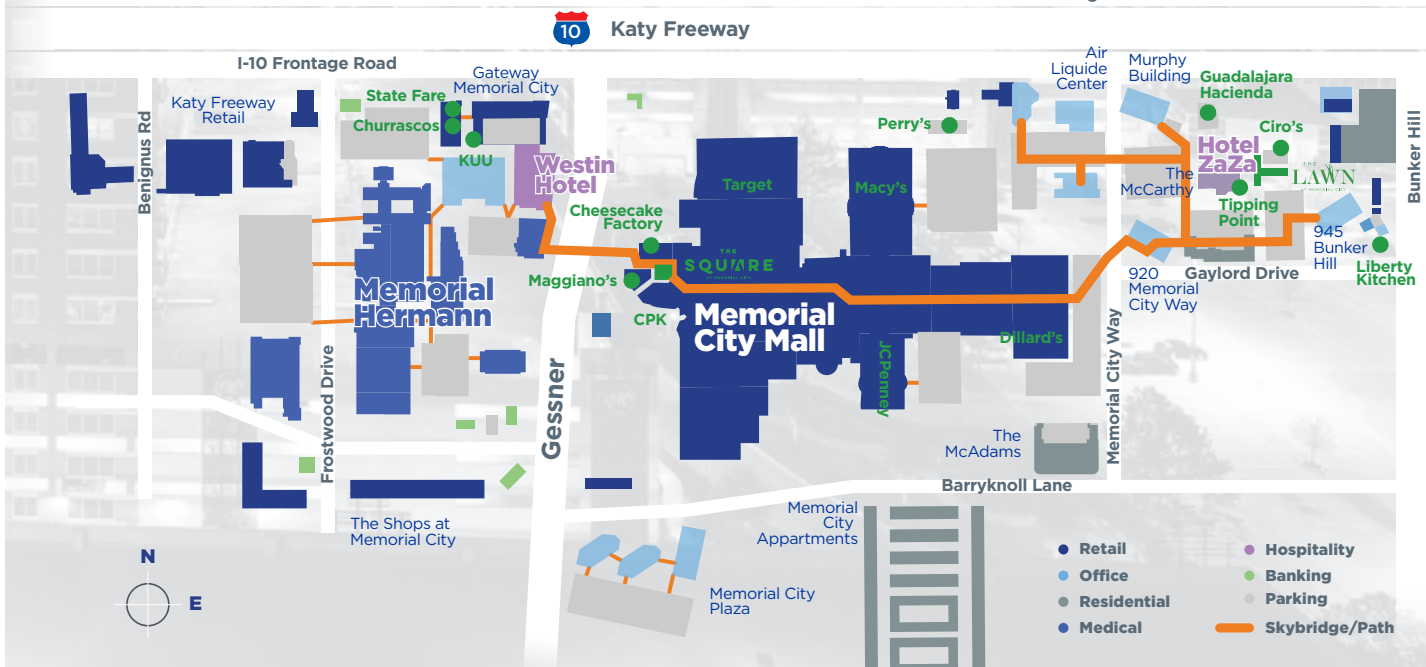
The Center of It All

Memorial City is located at the geographic population center of Houston, Texas - in the heart of the affluent Memorial Villages and within four miles of the Houston Energy Corridor.



Memorial City Market Highlights:

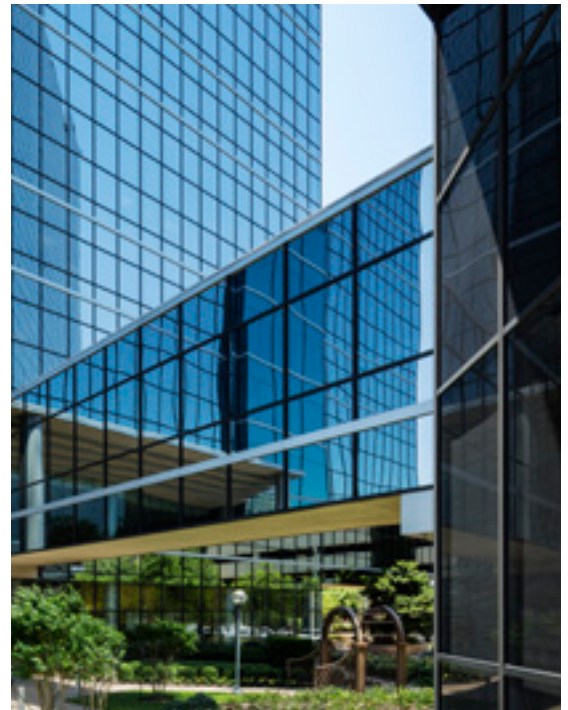
- \$800 Average Sales Per Square Foot - Memorial City Mall
- Almost 10 million square feet of existing mixed-use development
- Memorial City Mall ranked 20th nationally in Travel & Leisure's list of America's Most-Visited Shopping Malls in 2017
- 1.6 million population within a 10 mile radius
- \$250,000 Median Household Income - Memorial Villages
- 3.2 million square feet of Class A office space in Memorial City
- 1.7 million square foot super regional mall - Memorial City Mall
- Highest-Grossing Macy's in Texas
- Easy access to Interstate 10 and Beltway 8



Big Business

Home to Corporate Headquarters

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; McGriff, Seibels & Williams; Memorial Hermann Healthcare System; Murphy Exploration & Production Company; Oiltanking North America and CNOOC Limited.





Big Premier Hotel Accommodations Night

In an effort to meet market demand on Houston's west side and accommodate national and international business and leisure travelers, MetroNational opened The Westin Memorial City in 2011 and Hotel ZaZa Memorial City in 2017.

Hotel ZaZa Memorial City ►

Ranked one of the best hotels in Texas by the readers of Condé Nast Traveler. Features include the ZaSpa, a lobby level signature restaurant and lounge experience opening to a resort-style pool, the Beach Club.

- 159 luxurious rooms and suites
- 11,250 SF of conference space

The Westin Memorial City ▼

Connected via skybridge to Memorial City Mall and adjacent to the restaurants of Gateway Memorial City.

- 289 spacious rooms and suites
- 30,000 SF of conference space







Liberty Kitchen at The Treehouse

Enjoy modern, American comfort food for lunch, dinner and weekend brunch. Liberty Kitchen is committed to fresh, quality local products with fish being delivered daily.

713.468.3745

936 BUNKER HILL



KUU Restaurant

KUU is a word that translates to "the art of eating" in Japanese. More than just a name, it is something that Chef Adison Lee truly believes in. From the elegant plating, to the freshness of their fish, art infuses everything at KUU.

713.461.1688

GATEWAY MEMORIAL CITY
947 GESSNER



TIPPING POINT RESTAURANT & TERRACE

An al fresco dining and a lounge experience with a view overlooking the Beach Club, it is a true destination within itself.

713.986.9800

9787 KATY FREEWAY



State Fare

State Fare has favorites and new classics that are as bold and diverse as the state of Texas. Southern hospitality featuring fresh, made-from-scratch Texas food in a casual, fun atmosphere.

832.831.0950

GATEWAY MEMORIAL CITY
947 GESSNER

Big Flavor Restaurant Guide

Memorial City is quickly becoming one of Houston's top foodie destinations with an array of award-winning, chef-inspired restaurants.



Perry's Steakhouse & Grille

Perry's offers an unmatched dining experience that will satisfy your cravings and inspire your appetite. Featuring their well-loved, award-winning menu, the restaurant boasts an elegant atmosphere and eclectic ambiance.

832.358.9000

MEMORIAL CITY MALL
9827 KATY FREEWAY





Ciro's Italian Grill

Ciro's offers specialties that span the regions of Italy with mouthwatering appetizers, pizzas, soups and entrees typical of Tuscany, Sicily and Southern Italy. An authentic wood-burning pizza oven and carefully made pasta testify to the skill of the staff in our open kitchen.

713.467.9336

9755 KATY FREEWAY

Maggiano's Little Italy

Since 1991, Maggiano's has been proud to serve delicious Italian-American dishes to all our guests. Try classic dishes like Chicken Parmesan or more inspired Italian-American entrees like Beef Tenderloin Medallions. Whether you're celebrating with family or with friends, Maggiano's would be happy to host your next dinner or special event.

713.461.0692

MEMORIAL CITY MALL
602 MEMORIAL CITY MALL

Guadalajara Hacienda

Take a seat at our Hacienda, Houston's home for fine Mexican food. Settle in at our table and enjoy favorites like marinade fajitas, melt in your mouth enchiladas and spicy campeche, or choose from one of many creations unique to our kitchen.

713.461.5300

9799 KATY FREEWAY

The Cheesecake Factory

The Cheesecake Factory features over 30 legendary cheesecakes and desserts and more than 250 menu selections made in-house each day, using only the highest quality ingredients, which combines to create our remarkable tastes.

713.932.6344

MEMORIAL CITY MALL
303 MEMORIAL CITY

rant

p





Big Living

Multifamily

If you are looking for the good life on Houston's west side, Memorial City currently offers four distinct residential developments comprising a total of 998 units. Area highlights include the Memorial City Apartments, The McCarthy highrise apartments which sits atop the Hotel ZaZa Memorial City, the spacious and well-appointed The Fountains at Memorial City, and the luxury midrise apartments at The McAdams. Opening in 2021 is the exciting new luxury highrise at The McKinley, a new gem on Houston's horizon.





The McKinley - Opening 2021



The McAdams features 333 units with spacious kitchens, 10' ceilings and a rooftop infinity edge pool.



Big Innovations

Memorial Hermann Memorial City

The second largest medical campus in Houston, 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.





Big Bold Results Fitness

Memorial City Club is a luxury fitness club exclusively for Memorial City office & medical tenants. Memorial City Club offers personal training, small group training, fitness testing and prescription, and body composition testing – and even yoga, spinning and kick boxing group classes. Whatever your level of comfort or involvement, we've got it.

960 MEMORIAL CITY WAY, SUITE 110
713.800.8500



Big Free Shuttle Service Wheels

Memorial City Express Shuttle Service

Introducing the all-new complimentary Memorial City Express Shuttle Service for Memorial City tenants. It's the easiest way to get around our community, saving you time, fuel and money — while keeping you safe and secure in air-conditioned comfort.



ADVANTAGES:

- Saves time, fuel and money
- Safe and secure
- Front door pick-up & drop-off
- Free service
- Ride in air-conditioned vehicles
- Relaxing experience
- Travel with your friends & colleagues
- Round trip average 10-20 minutes

● GESSNER NORTH ROUTE

Stops include:

- Gateway Memorial City
- Memorial City Mall Food Court North Entrance
- 10100 Katy Freeway

● HEALTHCARE CAMPUS ROUTE

Stops include:

- Memorial City Mall Food Court
- Memorial Hermann East Tower

● THE PLAZAS ROUTE

Stops include:

- Memorial City Mall Food Court
- Memorial City Plaza

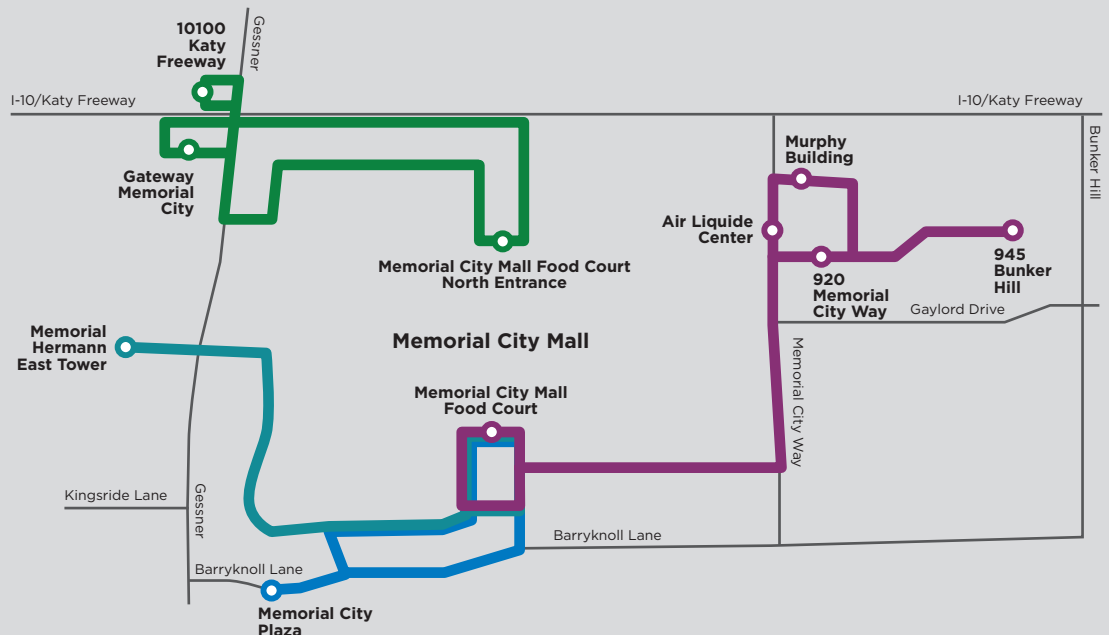
● BUNKER HILL ROUTE

Stops include:

- Memorial City Mall Food Court
- 920 Memorial City Way
- 945 Bunker Hill
- Murphy Building
- Air Liquide Center

MON - FRI | 11 AM TO 2 PM

Shuttle Hot Line Number
713-586-6277



Big Fun

The greenspaces at Memorial City

The Square is Memorial City's outdoor venue and greenspace for family fun. Highlights include a 24' x 14' big screen TV, a children's soft play area and direct patio access to The Rouxpour, The Cheesecake Factory and Maggiano's Little Italy.

The Square is located on the west side of Memorial City Mall near American Girl and Ice Skate Memorial City.

The Lawn, Memorial City's newest greenspace, is located next to Hotel ZaZa Memorial City. The 7,000 SF space is home to weekly music performances, food & wine festivals, markets and more!

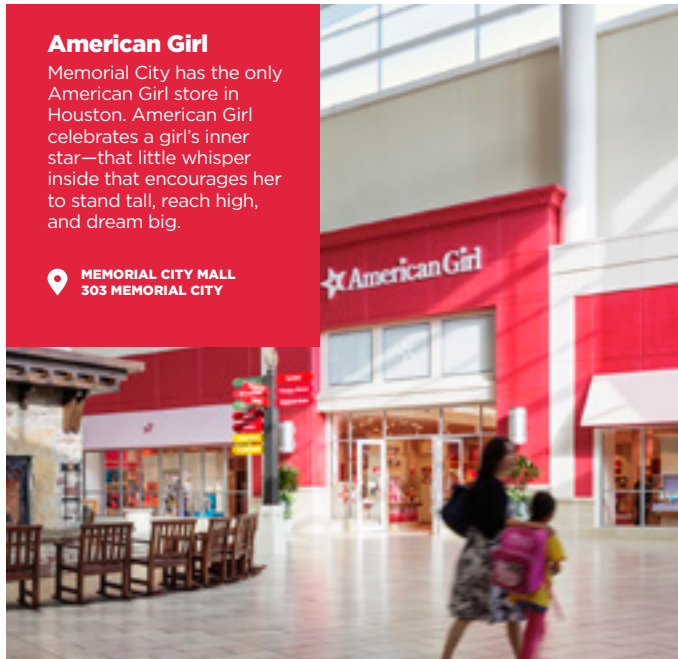


Big Brand Shopping Guide

If you can't find it here, maybe it doesn't exist! From your favorite department store to chic boutiques and children's specialty shops, we've got it all right here in Memorial City.

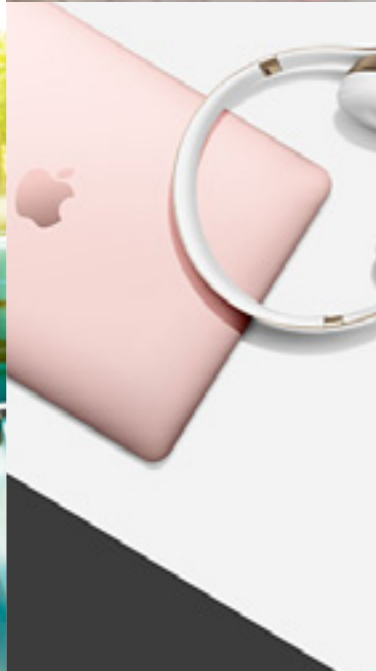
American Girl
 Memorial City has the only American Girl store in Houston. American Girl celebrates a girl's inner star—that little whisper inside that encourages her to stand tall, reach high, and dream big.

MEMORIAL CITY MALL
 303 MEMORIAL CITY



Michael Kors
 Michael Kors is the leading American fashion designer for luxury accessories and sportswear. The company's heritage is rooted in producing polished, sleek, sophisticated American sportswear with a jet-set attitude.

MEMORIAL CITY MALL
 303 MEMORIAL CITY



Apple Store

The Apple Store is the best place to try all of Apple's products and find great accessories. Their specialists will take the time to answer your questions and set up your new Apple product just the way you want it.

MEMORIAL CITY MALL
 303 MEMORIAL CITY

Thomas Markle Jewelers
 Established in 1981, Thomas Markle Jewelers has become Houston's most trusted family jeweler and one of Texas' premier Rolex dealers. They take pride in offering first class service alongside the finest jewelry available in West Houston.

GATEWAY MEMORIAL CITY
 947 GESSNER



Zara

Check out the largest Zara in Texas at Memorial City Mall. At Zara, the customer is at the heart of their unique business model, which includes design, production, distribution and sales through our extensive retail network.

MEMORIAL CITY MALL
 303 MEMORIAL CITY



Coach

A leading design house of modern luxury accessories and lifestyle collections. Coach is defined by a free-spirited, all-American attitude, reimagining luxury for today with authenticity and innovation.

MEMORIAL CITY MALL
303 MEMORIAL CITY



Disney

There's a place where shopping for that perfect something is magical. One that transports you, surprise you and truly wows you. That's the Disney Store.

MEMORIAL CITY MALL
303 MEMORIAL CITY



White House Black Market

When you are looking for an effortless and refined look that feels tailor-made, then White House Black Market is the answer. Customers admire their expert craftsmanship and attention to details that always stand out.

MEMORIAL CITY MALL
303 MEMORIAL CITY



TUMI

Since 1975 TUMI has been known for its innovative designs of soft, ultra-functional, travel bags. They believe in the beauty of purpose and creating solutions even before problems arise.

MEMORIAL CITY MALL
303 MEMORIAL CITY



Pandora

Pandora's signature charm bracelet has enabled women to create their own style and express life's milestones and moments for 20 years. Start your story today.

MEMORIAL CITY MALL
303 MEMORIAL CITY



Big LEED

The Treehouse Memorial City

The Treehouse Memorial City serves as MetroNational's development, design and construction office. The building features a roof-top garden with solar panels and rainwater collection, daylight harvesting lights and reclaimed wood flooring. Awarded double LEED Platinum certification by the U.S. Green Building Council, with a score of 95 points, the highest credit point total for a project in Texas and the second-highest in the country.



SUSTAINABLE BUILDING INITIATIVES

LEED Platinum, Gold and Silver Certifications

- For Building Design + Construction: Core and Shell (BD+C:CS)
- For Existing Buildings: Operations + Maintenance (EB:O+M)
- For Interior Design + Construction: Commercial Interiors (ID+C:CI)
- Building Automation System

- After-hours shut off of over 80% of building lighting saves approximately 1,899,000 kilowatt-hours per year

Restroom Motion Sensors

- Saves approximately 216,000 kilowatt-hours per building per year

Energy-Efficient Chemical Water Treatment

- For cooling of buildings saves 750,000 kilowatt-hours per year

Green Cleaning Chemicals

- At least 60% of the cleaning and paper products used are approved as Green Seal and Environmental Choice for low VOC content and low environmental impact

Water Use Reduction

- The installation of low-flow, automatic water closets, urinals and faucets saves approximately 600,000 gallons per year compared to similar buildings





MEMORIAL CITY

MEMORIAL CITY

Memorial City, the city-within-a-city, is a 300-acre mixed-use development located in the heart of thriving West Houston. Owned and managed by MetroNational, Memorial City contains almost 10 million square feet of developed real estate incorporating a blend of Class A office space; retail including Memorial City Mall; luxury highrise and 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 and The Lawn at Memorial City, two state-of-the-art greenspaces 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 10 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.metronational.com.



945 BUNKER HILL, SUITE 400 | HOUSTON, TEXAS 77024 | 713.973.6400 | MEMORIALCITY.COM