



 AIR LIQUIDE


MetroNational



MEMORIAL CITY

Air Liquide Center

78,000 RSF OF OFFICE SPACE AVAILABLE

Memorial City Master Plan





Floors
1-11

EXIT



Air Liquide Center

consists of two LEED Certification, Class A office buildings located in Memorial City – the geographic population center of Houston – adjacent to the Memorial Villages and within four miles of the Houston Energy Corridor



NORTH TOWER PROPERTY DESCRIPTION

DESCRIPTION	Five story, Class A office building owned and managed by MetroNational, located in Memorial City
ADDRESS	9807 Katy Freeway – Houston, Texas 77024
LOCATION	Southwest corner, Memorial City Way and I-10 access road
RENTABLE SQUARE FEET	± 139,546
TYPICAL FLOOR SIZE	36,560 RSF (levels 2 & 3), ± 26,570 RSF (levels 4 & 5)
STORIES	Five (5)
COMPLETION	May 2015
GARAGE / PARKING	7-level parking garage
STANDARDS AND CERTIFICATIONS	LEED Silver Certification (U.S. Green Building Council)
MAJOR TENANTS	Air Liquide

SOUTH TOWER PROPERTY DESCRIPTION

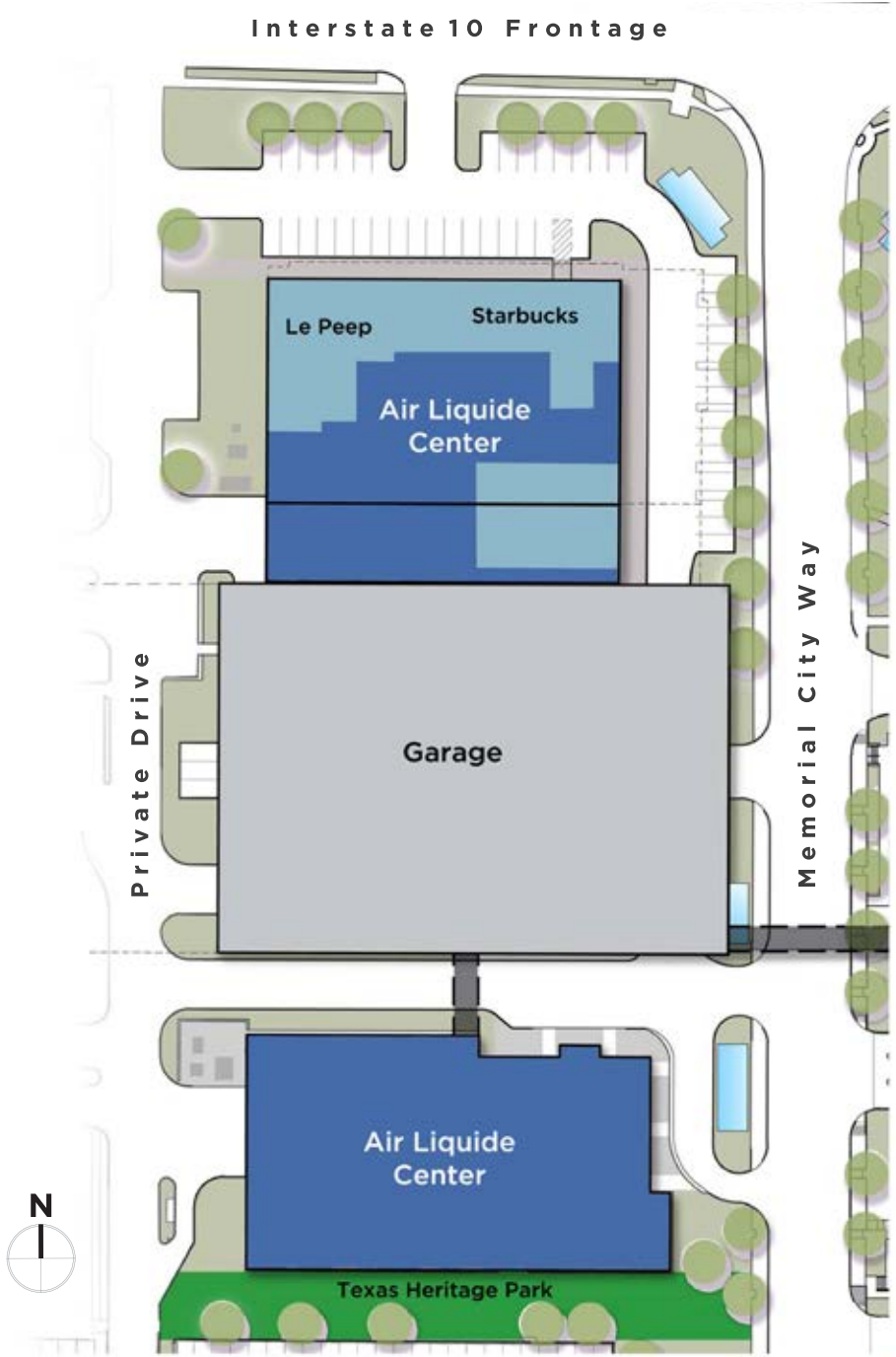
DESCRIPTION	Twenty story, Class A office building owned and managed by MetroNational, located in Memorial City
ADDRESS	9811 Katy Freeway – Houston, Texas 77024
LOCATION	Southwest corner, Memorial City Way and I-10 access road
RENTABLE SQUARE FEET	± 465,914
TYPICAL FLOOR SIZE	± 23,450 – 23,780 RSF
STORIES	Twenty (20)
COMPLETION	October 2015
GARAGE / PARKING	9-level parking garage
STANDARDS AND CERTIFICATIONS	LEED Silver Certification (U.S. Green Building Council)
MAJOR TENANTS	Air Liquide, USI, Texas Mutual Insurance

AMENITIES

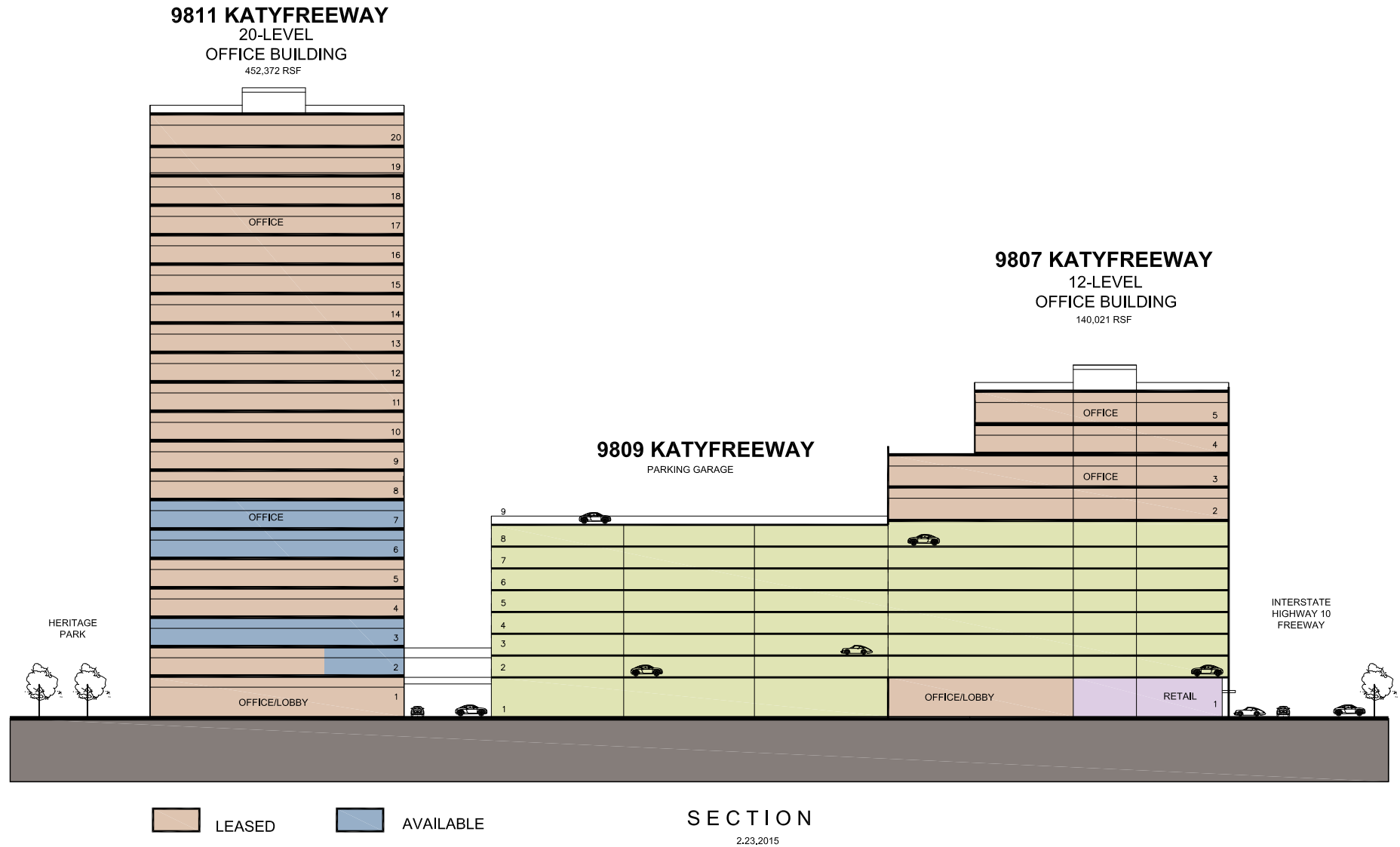
- 24-hour on-site security
- Card key access
- Direct access to the Memorial City Skywalk Network, which interconnects a large portion of the 265 acre development, including Memorial City Mall
- Full-service Starbucks, Le Peep restaurant, Snap Kitchen, dentist, and tailor/dry cleaner located in first level lobby
- Complimentary Memorial City Shuttle service



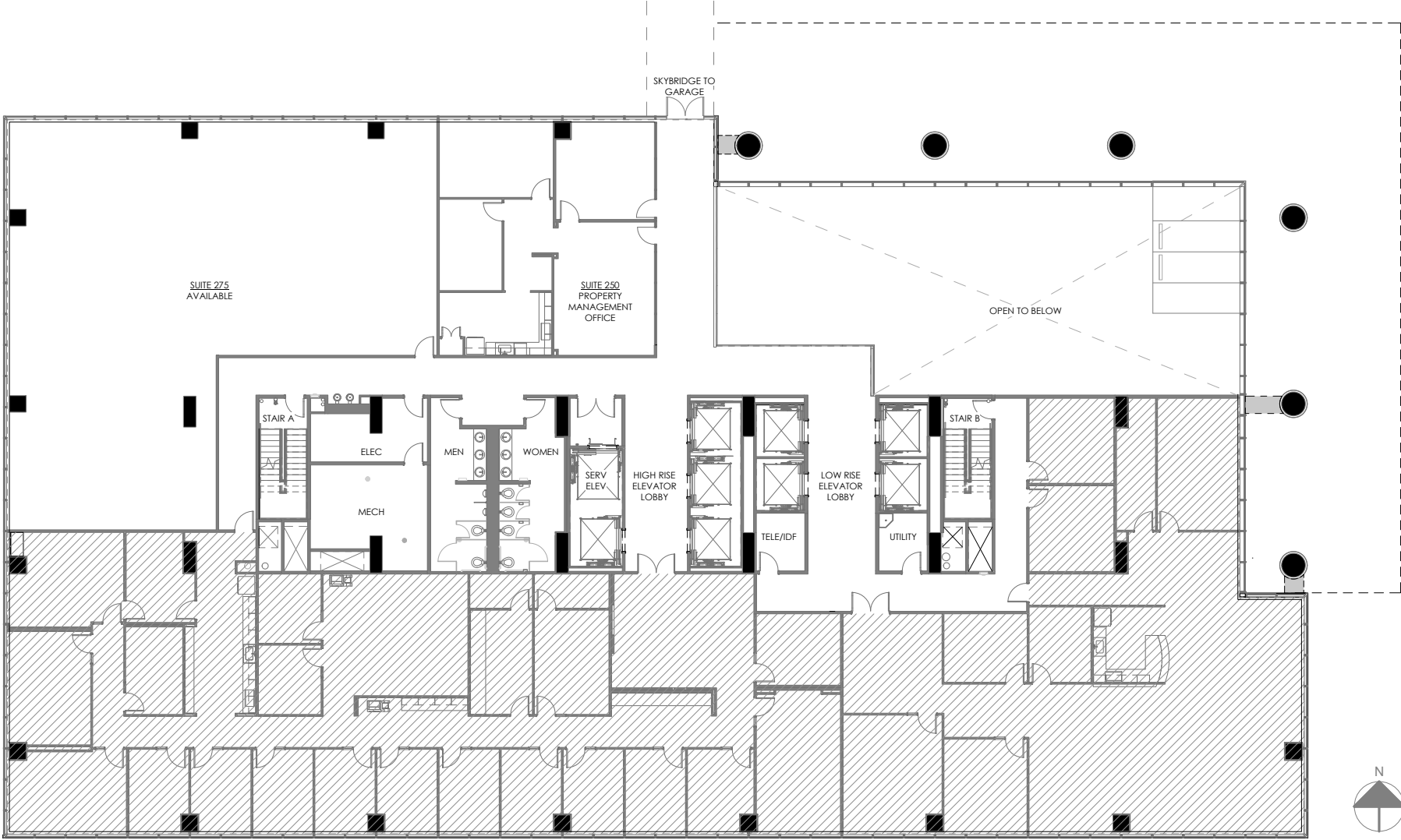
Site Plan



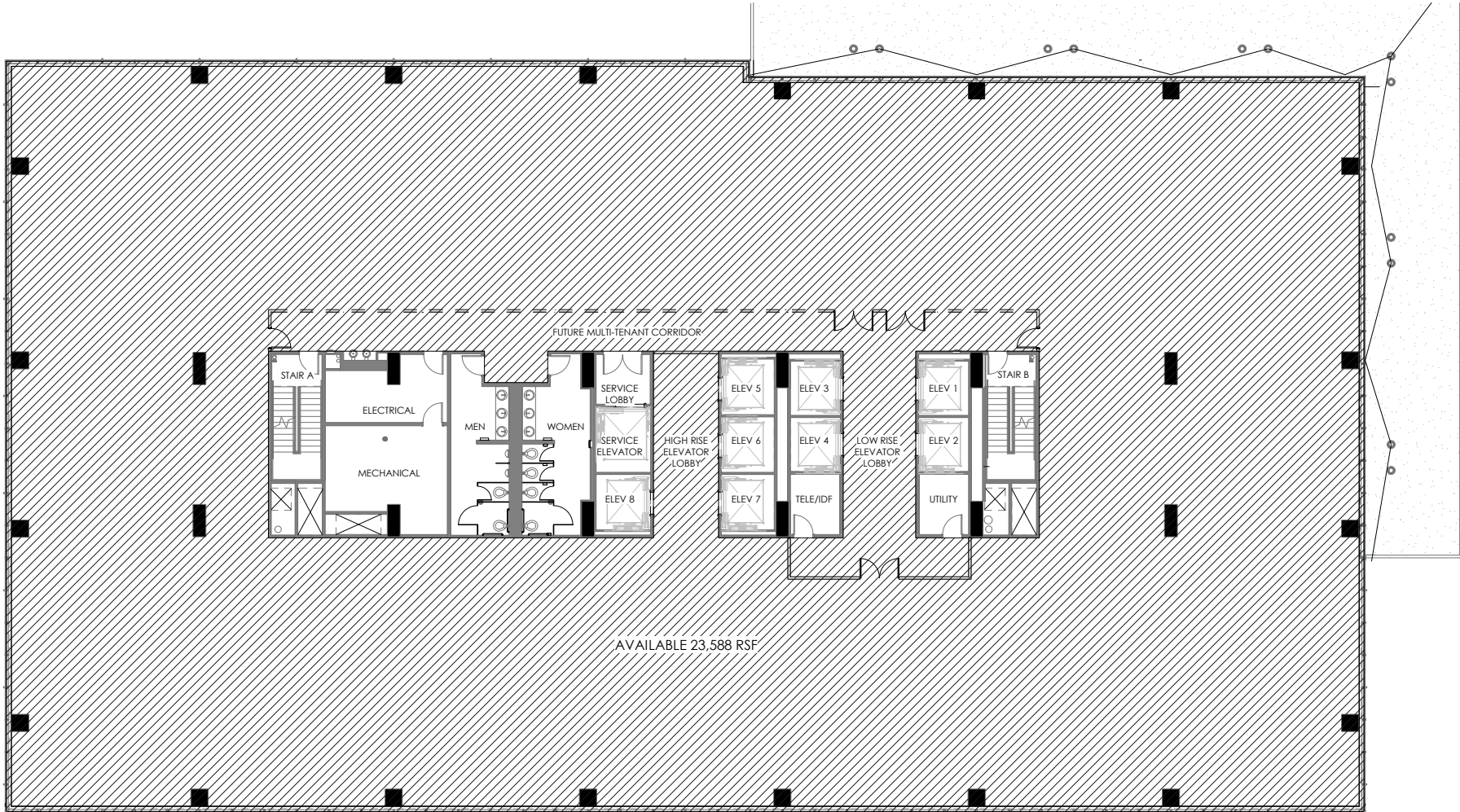
Stacking Chart



Typical Office Floor Plan of South Tower Level 2

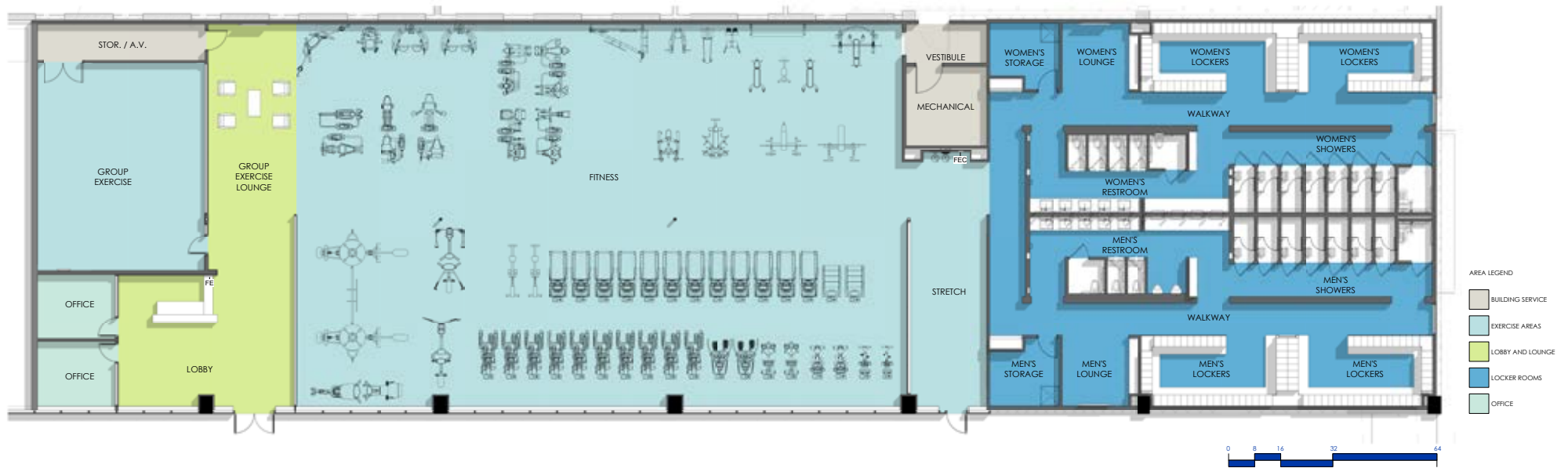


Typical Office Floor Plan of South Tower Level 3, 6 & 7

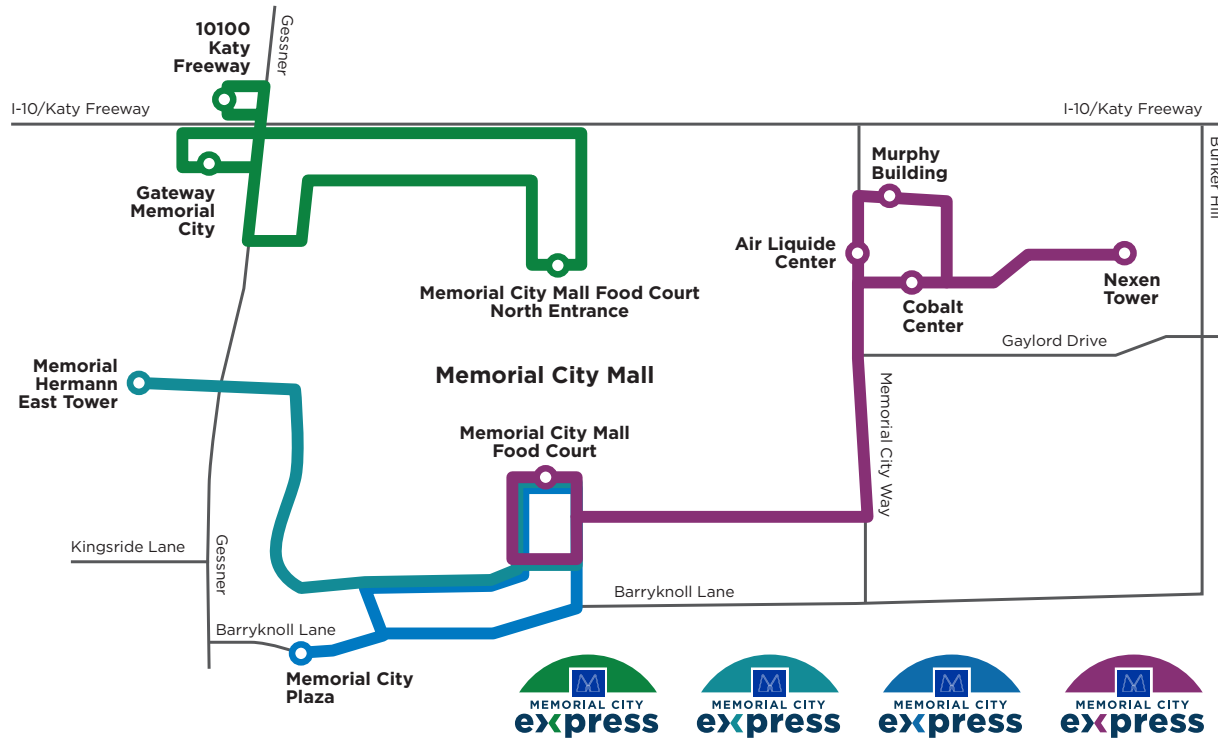


23,588 RSF

Memorial City Club - Luxury Fitness Exclusively for Tenants



Memorial City Express - Free Shuttle Service



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
- Cobalt Center
- Nexen Tower
- Murphy Building
- Air Liquide Center

**MONDAY - FRIDAY
11 AM TO 2 PM**

Shuttle Hot Line Number
713-586-6277



Residential | Hotels | Medical



MULTI-FAMILY

Make Memorial City your home away from work with four distinct residential developments (537 total units): The Fountains at Memorial City, The Westin Penthouse Apartments, Memorial City Apartments, and Hotel ZaZa Apartments (opening in 2018).

HOTEL ZAZA MEMORIAL CITY

(opening Fall 2017)
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
- 11,500 SF of conference space

THE WESTIN MEMORIAL CITY

Ranked #7 on the 2014 U.S. News & World Report list of Best Houston Hotels. 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

MEMORIAL HERMANN MEMORIAL CITY

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.

The Center of It All

The focal point of the thriving Memorial City development is Memorial City Mall - a 1.6 million SF super regional mall featuring over 150 distinctive shops and restaurants. The center can be easily accessed via a network of skybridges connecting to The Westin Memorial City, Memorial Hermann Memorial City Medical Center, several Class A office towers and a luxury residential midrise.

Featured stores and restaurants include Macy's, American Girl, Dillard's, ZARA, Banana Replublic, Sephora, Michael Kors, Coach, Ben Bridge Jeweler, Pandora, Apple, Perry's Steakhouse & Grille, The Cheesecake Factory, Maggiano's Little Italy and California Pizza Kitchen.





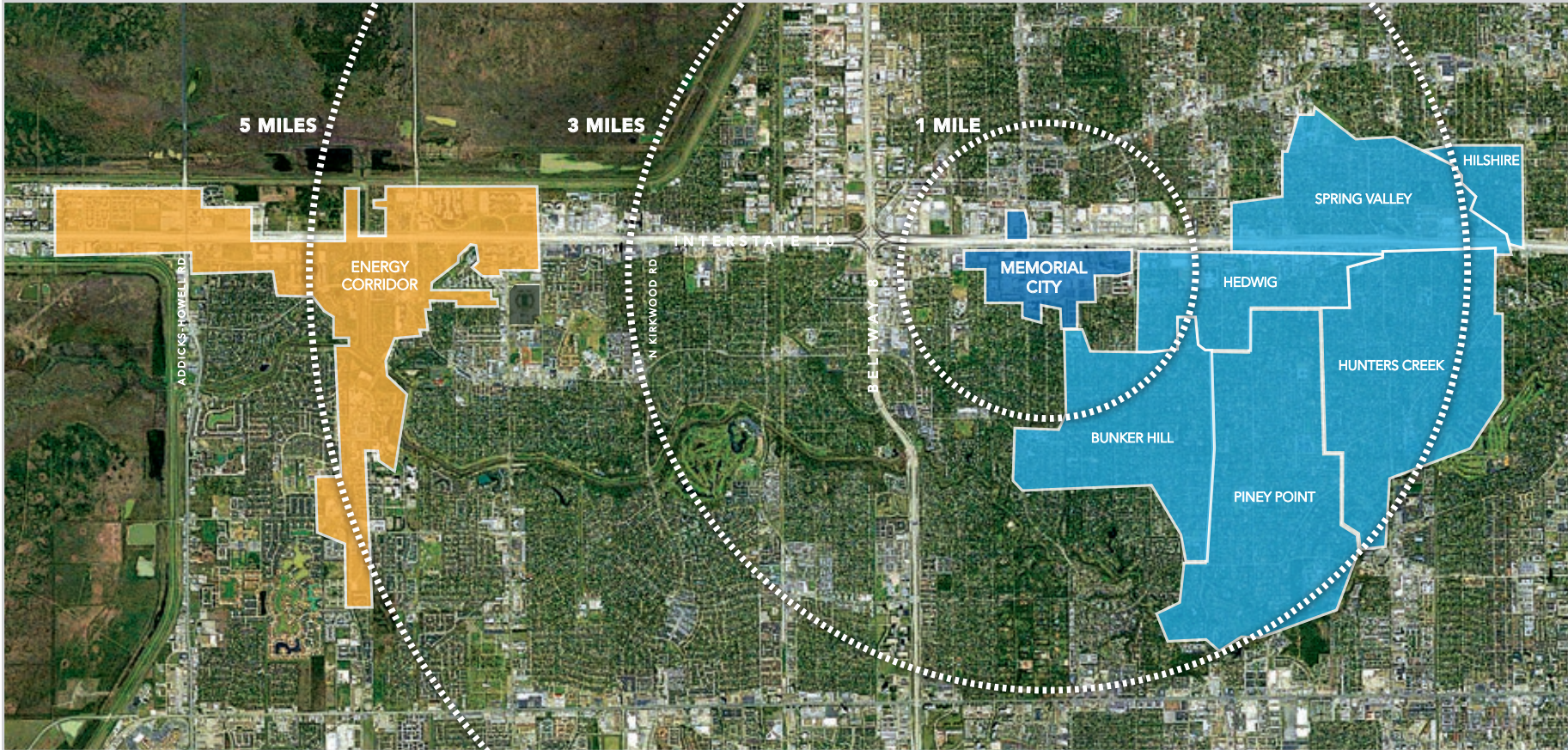
MEMORIAL CITY

Owned and managed by MetroNational since 1962, Memorial City is a mixed-use, master planned development located at the geographic population center of Houston, Texas – in the heart of the affluent Memorial Villages and within four miles of the flourishing Energy Corridor.

The city-within-a-city boasts a combined 8.6 million square feet across its 265-acre footprint, consisting of Class A office buildings, retail centers, including Memorial City Mall, the Memorial Hermann Memorial City Medical Center – the region's second largest medical campus, the 289-key Westin Memorial City, and multi-family residential.



Key Proximity Highlights



HOUSTON ENERGY CORRIDOR

The Houston Energy Corridor is the third largest employment center in the region, with 75,000 employees. With over 20 million SF of office space, the district is home to numerous prominent energy companies including ExxonMobil Chemical Company, BP America, ConocoPhillips, Shell Exploration, and hundreds of engineering firms.

MEMORIAL VILLAGES

Memorial City, located in the affluent 77024 zip code, borders not only the wealthiest communities in Texas, but also the entire United States. The Memorial Villages, which include the cities of Hunters Creek, Piney Point, Bunker Hill, Spring Valley, Hedwig, and Hilshire, have an Average Household Income of over \$250,000 annually.



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



METRONATIONAL

945 Bunker Hill, Suite 400
Houston, Texas 77024
713.973.6400

BRAD MACDOUGALL

713.586.6252
brad.macdougall@metronational.com

MetroNational.com

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.