



MEMORIAL CITY | HOUSTON, TEXAS

GATEWAY MEMORIAL CITY

EDGETM
REALTY PARTNERS


MetroNational



MEMORIAL HERMANN

WESTIN

Charles & Ray

ROLEX

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MEMORIAL CITY | HOUSTON, TEXAS

GATEWAY MEMORIAL CITY

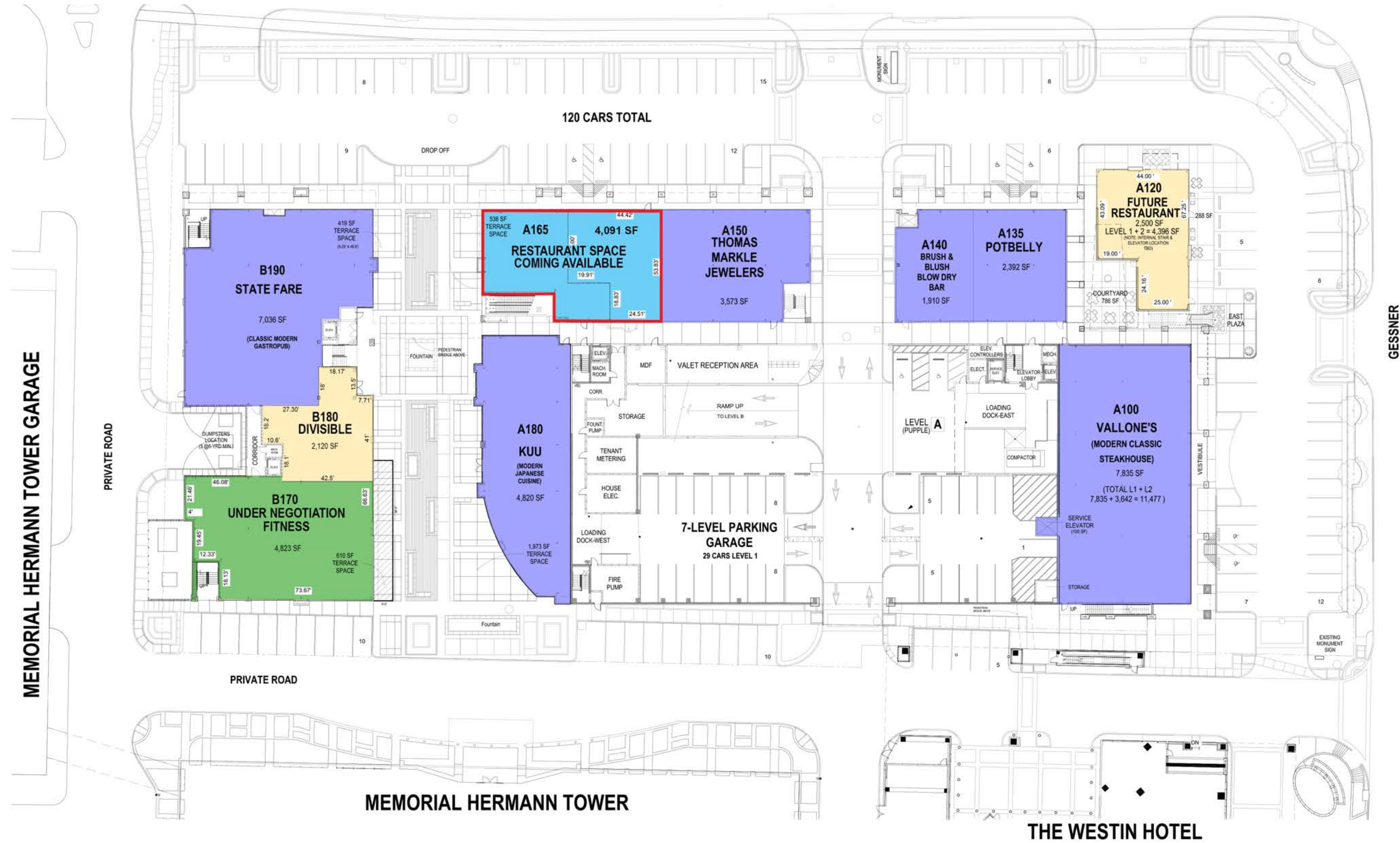


GATEWAY MEMORIAL CITY

The Gateway Memorial City, MetroNational's newest retail venue, features an innovative collection of restaurants and retailers. The two story, 90,000 square foot center, located at the southwest corner of I-10 and Gessner, includes a landscaped, central patio area that offers access to ground floor merchants and opens up to the landmark, 33-story Memorial Hermann Tower. The development is quickly becoming a magnet for Houston foodies, boasting chef-inspired restaurants Churrascos, KUU Restaurant, Vallone's, and Lee Ellis's State Fare Kitchen & Bar. The Gateway is also home to Thomas Markle Jewelers, Brush & Blush Blow Dry Bar, Hanna Dental Implant Center and Charles Schwab.



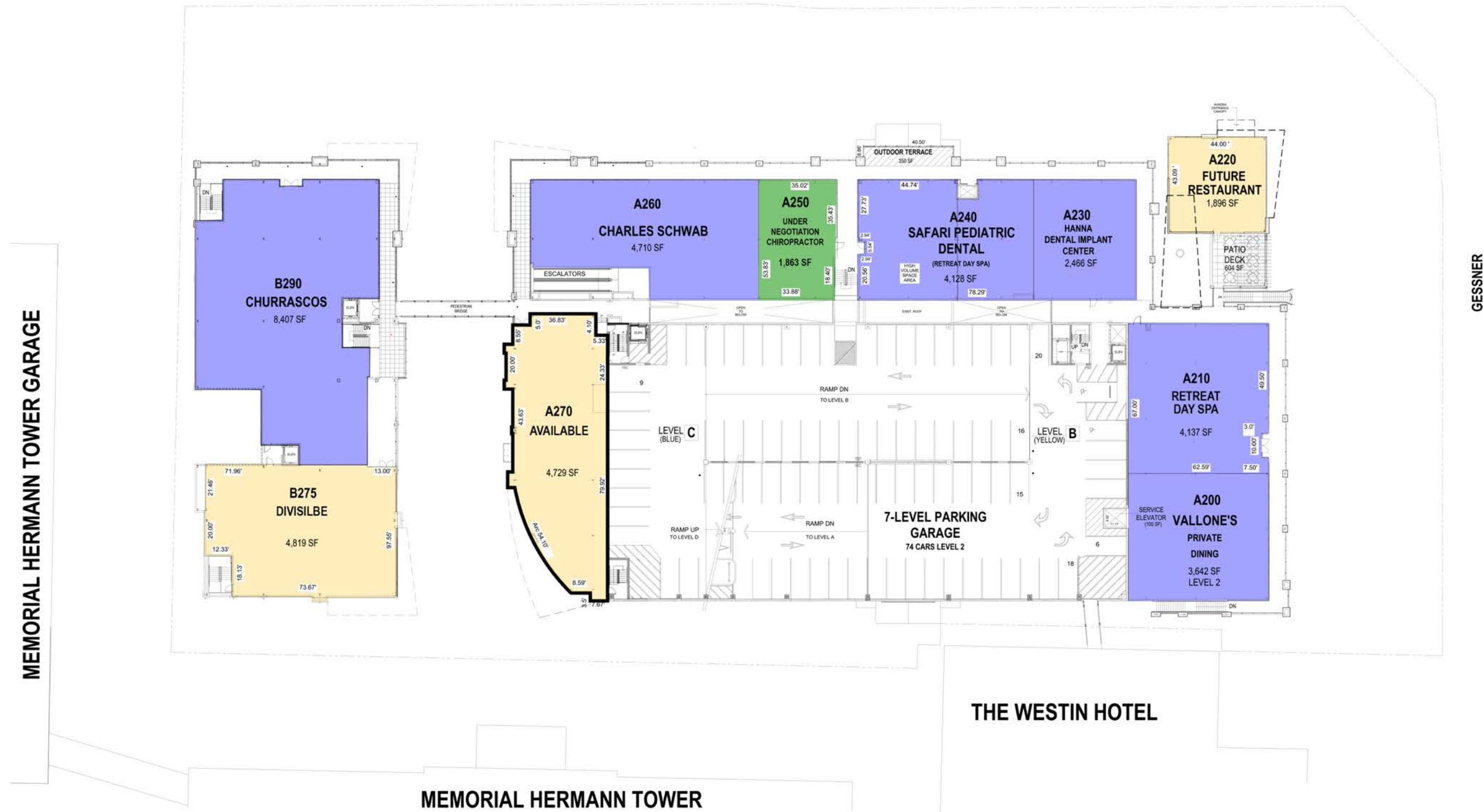
GATEWAY MEMORIAL CITY | SITE PLAN LEVEL ONE



LEVEL 1

■ SIGNED LEASES
 ■ VACANT
 ■ UNDER NEGOTIATION

GATEWAY MEMORIAL CITY | SITE PLAN LEVEL TWO



LEVEL 2

SIGNED LEASES
 VACANT
 UNDER NEGOTIATION

MEMORIAL CITY MUCH MORE THAN A MALL

Memorial City is truly a city-within-a-city that's a thriving development nestled in the heart of Houston's most popular and affluent community. You can feel a captivating energy and vitality everywhere you turn: from the hustle and bustle in the stores and chef-inspired restaurants, to the constant flow of meetings and conventions at the hotel, and to the lights burning late into the night in the gleaming headquarters of the many corporations who make Memorial City their home. This is a place to do more, find more, and enjoy more.



MARKET HIGHLIGHTS | MEMORIAL CITY



- **\$822** Average Sales Per Square Foot (Memorial City Mall)
- **8.2 million** square feet of existing mixed-use development + **6.3 million** square feet of new/proposed mixed-use development = **14.5 million total square feet**
- **1.5 million** population within a 10 mile radius
- **\$200,000** Median Household Income (Memorial Villages)
- **2,860,000** square feet of Class A office space in Memorial City
- **1,700,000** square foot super regional mall (Memorial City Mall)
- **Highest-Grossing** Macy's in Texas
- **Located at the center** of west Houston's thriving economy
- **Easy access** to Interstate 10 and Beltway 8



MARKET HIGHLIGHTS | HOUSTON



- [Houston MSA Population: 6.2 million](#) - U.S. Census Bureau 2012
- [No. 1: Best Cities for Jobs Creation](#) - Business Insider July 1, 2014
- [No. 1: Top Cities for Global Trade](#) - Global Trade August 2013
- [No. 1: America's Fastest-Growing Cities](#) - Forbes January 27, 2015
- [No. 1: Best City in America](#) - Business Insider July 1, 2014
- [No. 1: Top U.S. Manufacturing Cities](#) - Manufacturers' News January 2014
- [No. 1: Best Cities for Young Entrepreneurs](#) - CreditDonkey February 19, 2014
- [No. 2: Top Metro with the Largest Numeric Population Increase](#) - Houston MSA U.S. Census Bureau March 14, 2013
- [No. 2: Cities With the Most Fortune 500 Companies \(26 Total\) 2014](#)
- [No. 3: Most New Construction](#) - Forbes March 5, 2015



DAYTIME POPULATION

- 1 mile: 59,375
- 5 miles: 331,016
- 10 miles: 1,418,097

TOTAL POPULATION

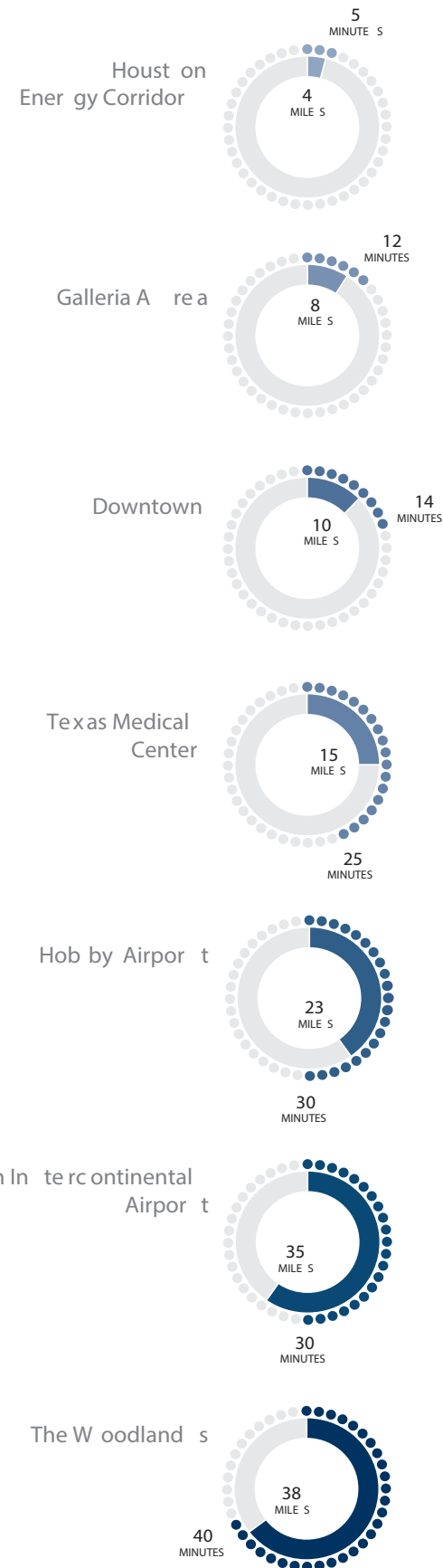
- 1 mile: 13,795
- 5 miles: 424,214
- 10 miles: 1,595,954

TOTAL HOUSEHOLDS

- 1 mile: 5,478
- 5 miles: 177,498
- 10 miles: 638,212

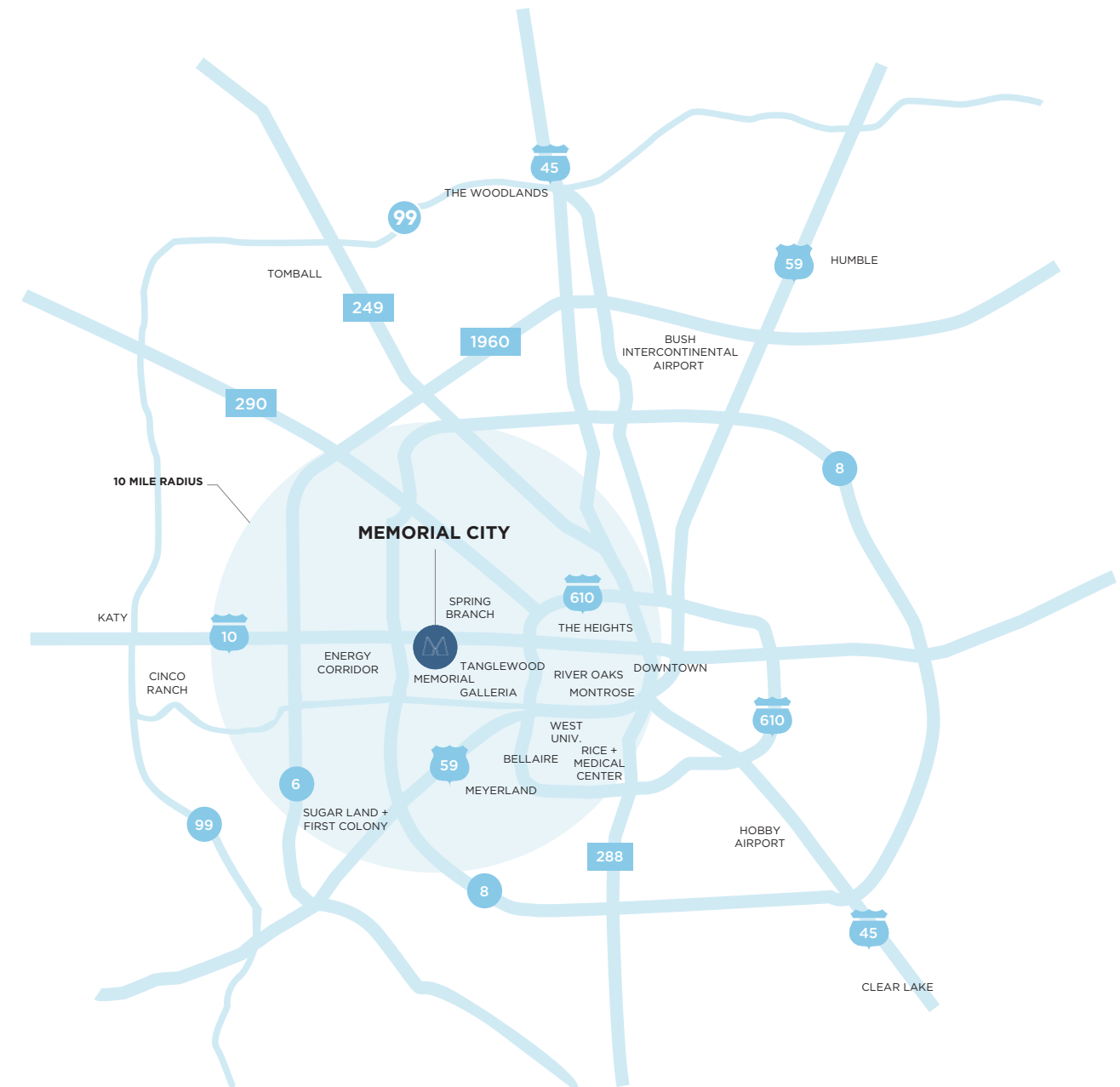
MEDIAN HOUSEHOLD INCOME

- 1 mile: \$125,094
- 5 miles: \$90,624
- 10 miles: \$84,214

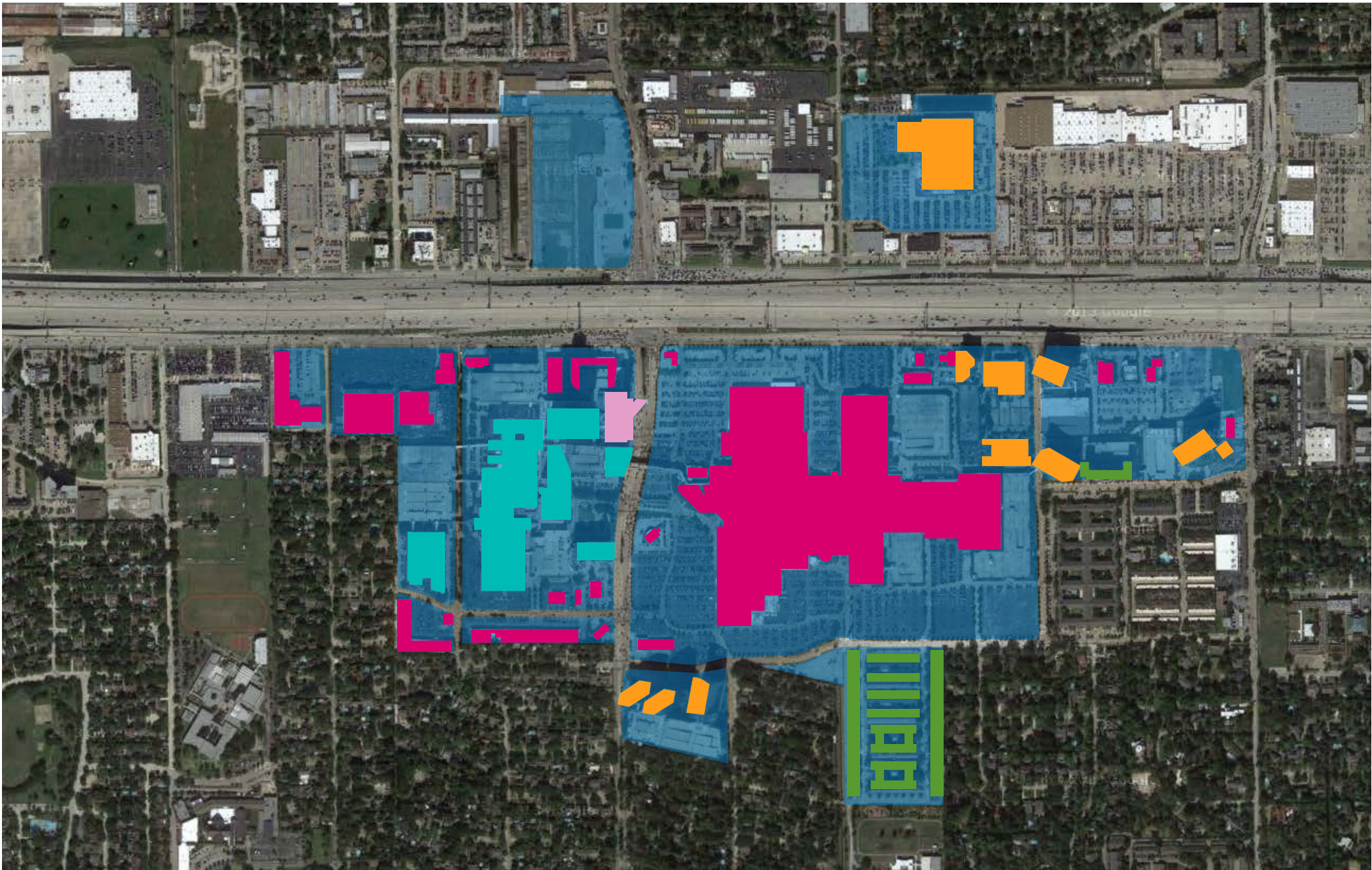


10 MILE RADIUS

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 CURRENT FOOTPRINT



OFFICE
2,859,622 SF

RETAIL
2,138,956 SF

HOSPITALITY
394,845 SF

MULTI-FAMILY
482,502 SF

MEDICAL
2,323,557 SF

8,199,482 GRAND TOTAL SF

MEMORIAL CITY DEVELOPMENT OVERVIEW



- 1 THE DISTRICT AT MEMORIAL CITY**
- Future Hotel ZaZa; 197 keys luxury boutique hotel
 - Future luxury shopping and chef-inspired restaurants; 50,500 SF
 - Future public green space for entertainment and events
 - Future contemporary multi-family apartments; 202 units
 - Future Class A 14-story office building; 368,700 SF
 - Future Pre-Certified LEED Silver Headquarters: Air Liquide; 600,000 SF
 - The Fountains at Memorial City; 114 luxury apartments
 - LEED Silver Headquarters: Cobalt International Energy; 320,000 SF
 - LEED Silver U.S. Headquarters: Nexen Petroleum; 320,000 SF
 - LEED Gold Headquarters: Murphy Exploration & Production; 320,000 SF

- 2 JPMORGAN CHASE CALL CENTER**
- 17.8-acres tract
 - Two-levels totaling 235,200 SF
- 3 MEMORIAL CITY MALL**
- 1.7 Million SF super regional mall
 - 150+ distinctive stores and restaurants
 - Featured stores: Macy's, Dillard's, American Girl, Michael Kors, Apple Store, Ben Bridge Jewelers, Coach
 - Featured restaurants: Perry's Steakhouse, The Cheesecake Factory, California Pizza Kitchen
 - Attractions: Cinemark movie theater, NHL-sized ice rink, children's play castle

- 4 WEST END MEMORIAL CITY**
- Double LEED Platinum: Treehouse Memorial City and retail; 20,100 SF
 - Future outdoor dining and entertainment center totaling 48,300 SF
 - Connected to Memorial City Mall and The Westin Memorial City via skywalk
 - Vibrant patio area for outdoor dining, events and entertainment
 - Featuring proposed Maggiano's and other fine dining restaurants
- 5 MEMORIAL CITY PLAZA**
- 3 Class A office towers - I, II and III
 - 963,000 total SF
 - TOBY Award Recipient - Office Building; multiple years
- 6 THE WESTIN MEMORIAL CITY**
- 289 well-appointed rooms and extended stay suites, and 5 penthouse apartments
 - 30,000 SF of flexible meeting and conference space

- Direct access to Mall and Medical Center via enclosed Skywalk
- 7 GATEWAY MEMORIAL CITY**
- Upscale lifestyle center featuring chef-inspired restaurants, luxury boutiques, health & beauty, and financial services
 - Two-levels totaling 90,000 SF of mixed-use space
 - Featured tenants include Churrascos, Vallone's, Ogden's Pour Society, KUU Restaurant, Thomas Markle Jewelers, Brush & Blush Blow Dry Bar, Hanna Dental Implant Center and Charles Schwab.
- 8 MEMORIAL HERMANN TOWER AND MEMORIAL HERMANN MEMORIAL CITY MEDICAL CENTER**
- Landmark 33-story high-rise; 900,000 SF
 - Tenants include Memorial

- Hermann Health System, CEMEX – U.S. Headquarters, and GEMSA
 - 2.3 Million SF Class A medical campus and professional offices
 - Women's Memorial Hermann Hospital
 - Memorial Hermann Cancer Center
 - Bobetta Lindig Breast Center
 - Heart & Vascular Institute - Memorial City
 - Children's Memorial Hermann Hospital
- 9 NORTHWEST CORNER FUTURE DEVELOPMENT**
- Future mixed-use development; 18-acres
 - Class A office, hotel, and residential components
- 10 KATY FREEWAY RETAIL**
- 215,000 total SF of retail and restaurants

MEMORIAL CITY MASTER PLAN



- Skybridge
- Medical
- Restaurant
- Gateway Memorial City Retail Development
- Retail
- Hospitality
- Residential
- Office
- Garage
- Banking

LEASING CONTACT INFO

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the

agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

EDGE Realty Partners	9000663	info@edge-re.com	713 900 3000
Broker Firm Name	License No.	Email	Phone
<hr/>			
Buyer, Seller, Landlord or Tenant	Date		

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.