



  
MetroNational



MEMORIAL CITY

# Three Memorial City Plaza

86,300 RSF OF OFFICE SPACE AVAILABLE

# Memorial City Master Plan





Comer

# Three Memorial City Plaza

is a Certified LEED Existing Buildings: Operations + Maintenance Silver, Class A office building located in Memorial City - the geographic population center of Houston - adjacent to the Memorial Villages and within four miles of the Houston Energy Corridor



## PROPERTY DESCRIPTION

DESCRIPTION	Fourteen story, Class A office building owned and managed by MetroNational, located in Memorial City; one of three office towers in the Memorial City Plaza complex, totally 927,000 SF
ADDRESS	840 Gessner - Houston, Texas 77024
LOCATION	Southeast corner, Gessner and Barryknoll Lane
RENTABLE SQUARE FEET	± 327,000
TYPICAL FLOOR SIZE	± 24,302 RSF
STORIES	Fourteen (14)
COMPLETION	1999
GARAGE / PARKING	Adjacent parking garage connected via covered skybridge, ground level visitor parking, second level and above contract parking
STANDARDS AND CERTIFICATIONS	LEED Existing Buildings: Operations + Maintenance Silver Certification (U.S. Green Building Council)
RECOGNITION	BOMA TOBY Award: The Outstanding Building of the Year
MAJOR TENANTS	Cabot Oil & Gas, Doris USA, PursuitOil & Gas, Sumitomo Corporation

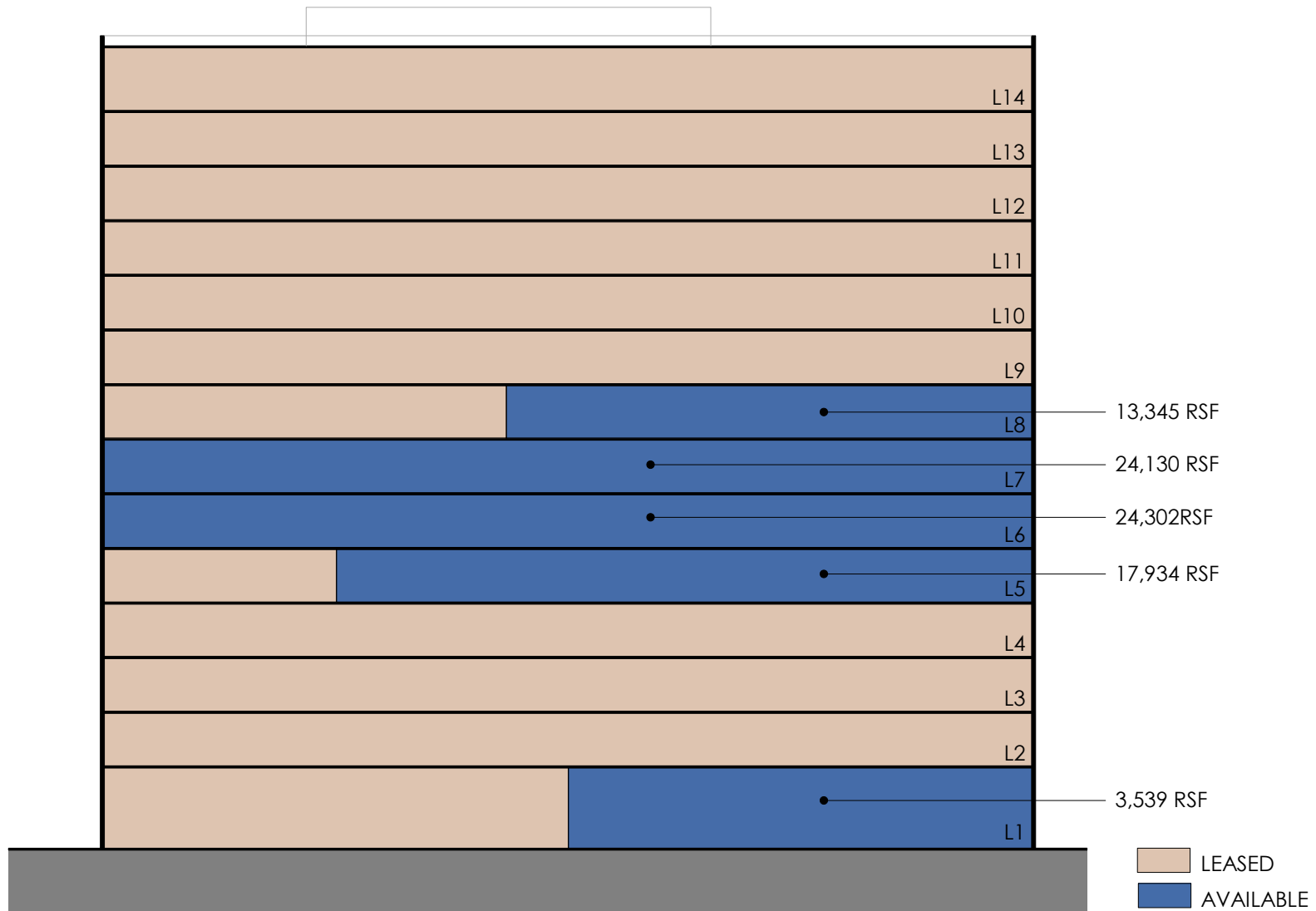
## AMENITIES

- 24-hour on-site security
- Card key access
- Air conditioned skywalks interconnecting all three buildings and parking garages
- Adjacent / within walking distance to Memorial City Mall and The Shops at Memorial City
- Complimentary Memorial City Shuttle service
- On-site building management office
- Comerica Bank
- On-site FedEx storefront, Skyline Deli and travel agency

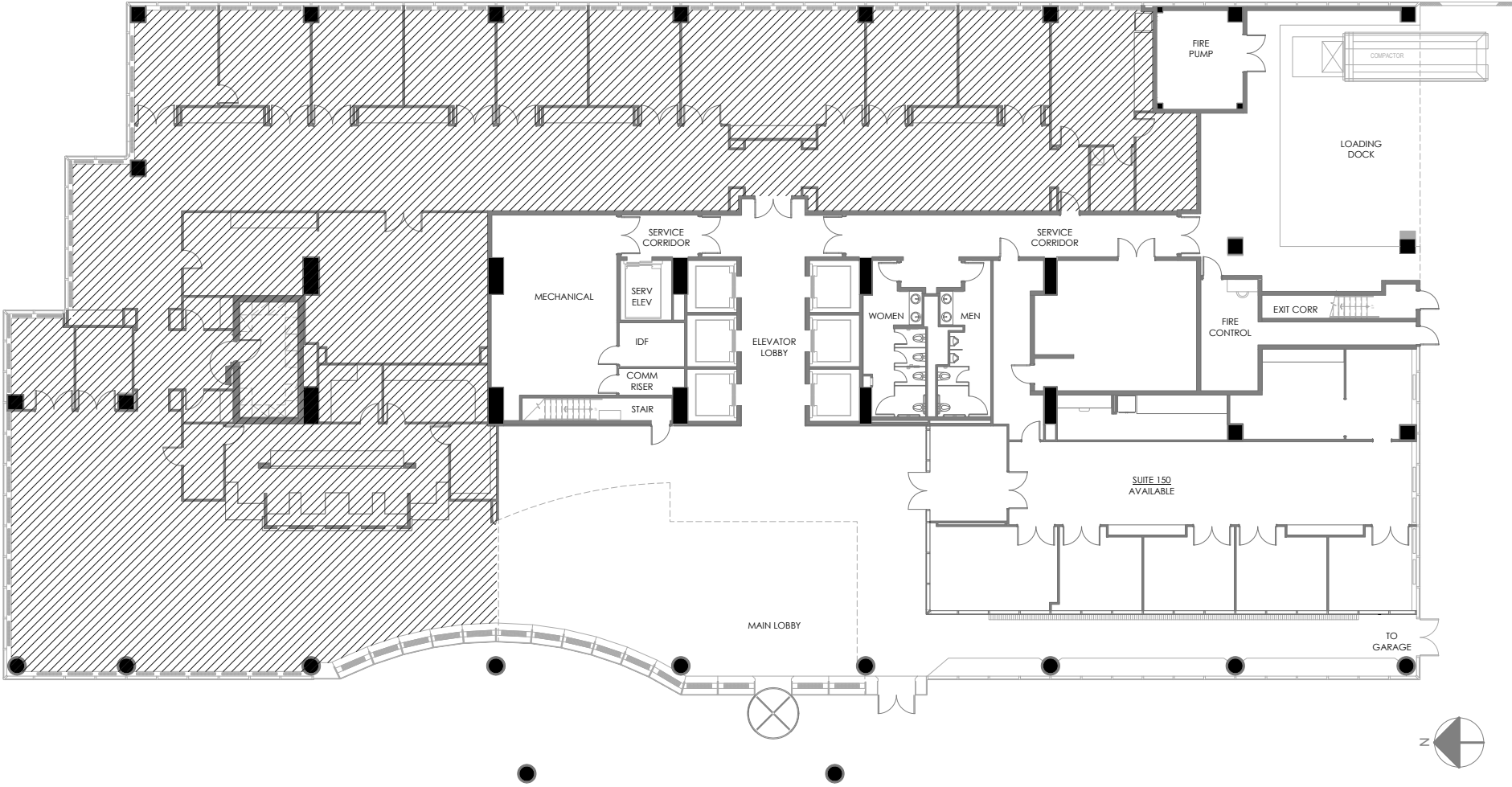
# Site Plan



# Stacking Chart



# Typical Office Floor Plan Level 1



# Typical Office Floor Plan Level 2-14





# Memorial City Skybridge Network & Restaurants



**1 KATY FREEWAY RETAIL CENTER III**  
Jason's Deli

**2 KATY FREEWAY RETAIL CENTER I**  
Goode Co. Seafood  
Kolache Factory  
Smoothie King

**3 SHOPS AT MEMORIAL CITY**  
Cazadores Mexican Restaurant  
Eatfitters Memorial  
Kim Son Café  
Orange Leaf Yogurt  
Reginelli's  
Subway  
Three Brothers Bakery

**4 GATEWAY MEMORIAL CITY**  
Churrascos  
Garbanzo Mediterranean Grill  
KUU Restaurant  
Potbelly  
State Fare  
Vallone's

**5 THE WESTIN**  
024 Grille  
024 Lounge  
Starbucks

**6 MEMORIAL CITY MALL**  
American Cookie/Pretzelmaker  
American Cookie/TCBY Yogurt  
Auntie Anne's Pretzels  
Berryhill Baja Grill  
California Pizza Kitchen  
Charleys Philly Steaks  
The Cheesecake Factory

Chick-fil-A  
Chipotle Mexican Grill  
Cinnabon  
G.W. Cheesesteak  
Maggiano's  
Marble Slab Creamery  
Master Wok  
McDonald's  
Nathan's Famous/Arthur Treacher's  
Fish & Chips  
Panera Bread  
Perry's Steakhouse & Grille  
Popfancy Pops  
Salata  
Sarku Japan  
Sbarro  
Starbucks  
Subway  
Sultan Pepper Mediterranean  
Taco Bell  
Yogurtland

**7 AIR LIQUIDE CENTER**  
Snap Kitchen  
Le Peep  
Starbucks

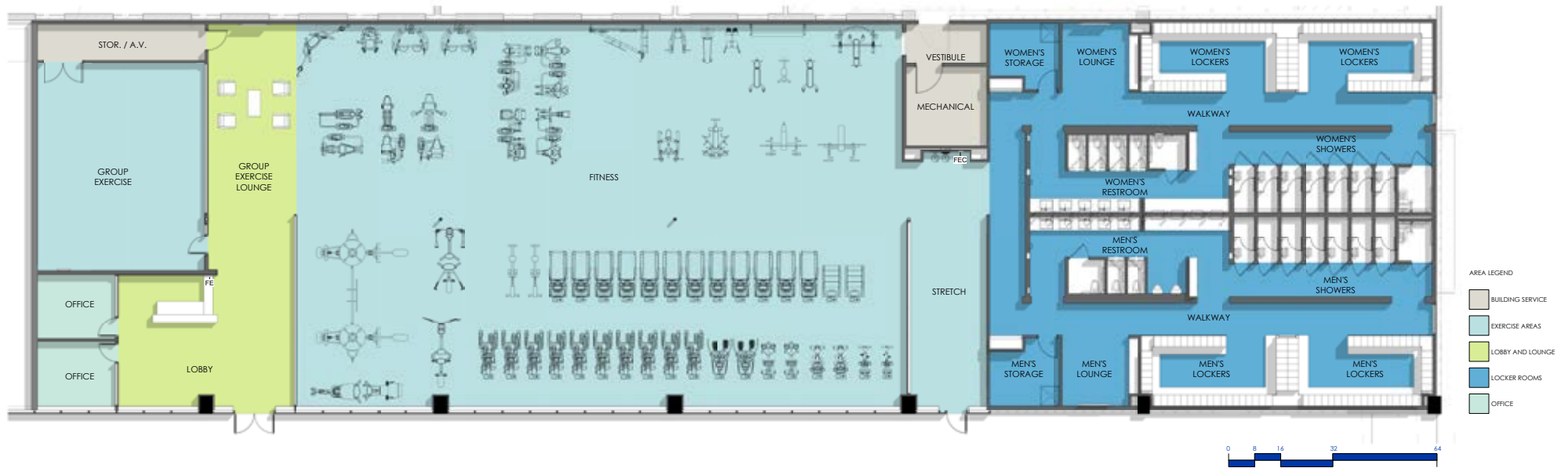
**8 RESTAURANT ROW**  
Ciro's Italian Grill  
Guadalajara Hacienda

**9 MEMORIAL CITY VILLAGE**  
Island Grill  
Shiple's Do-Nuts

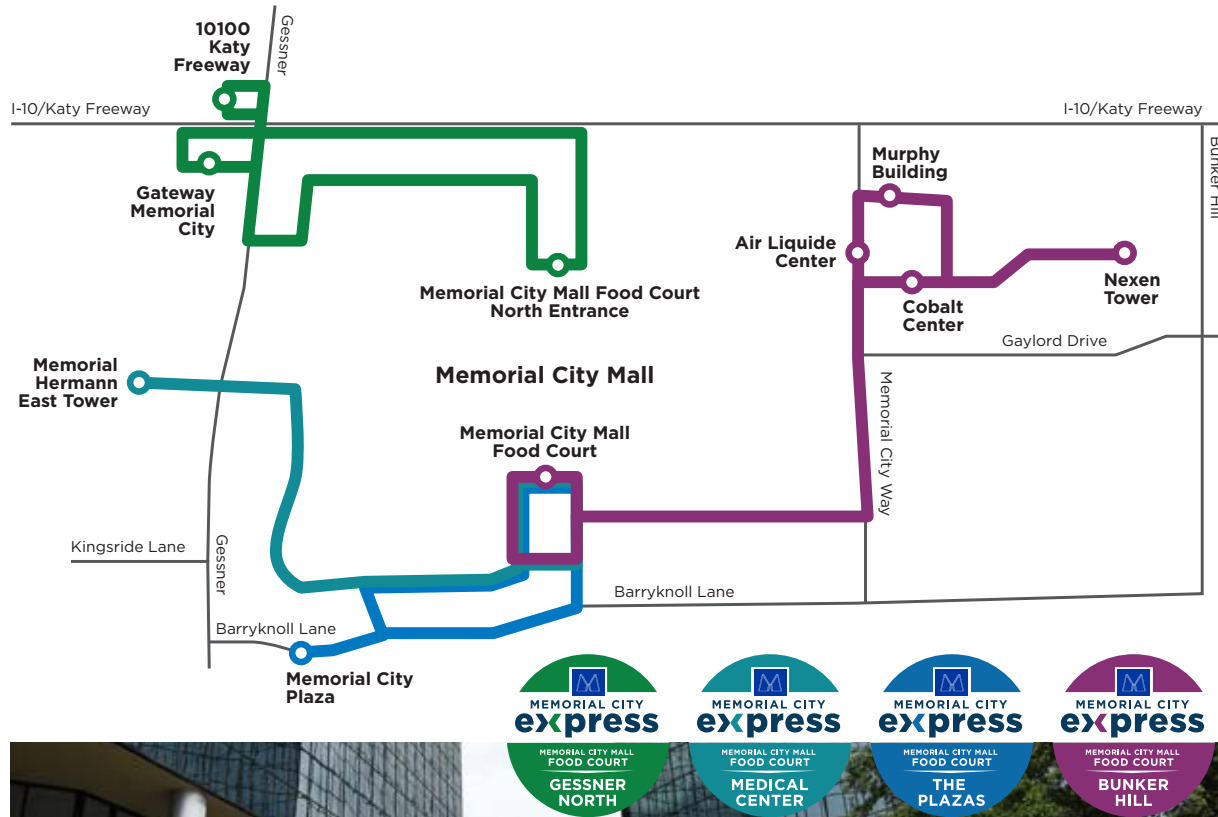
**10 THE TREEHOUSE MEMORIAL CITY**  
Liberty Kitchen



# 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

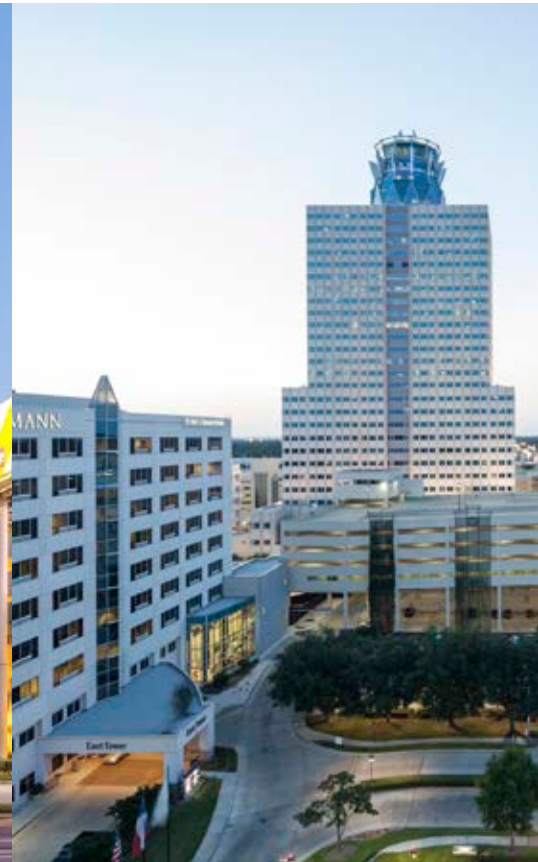
Stops include:

- 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**





**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.





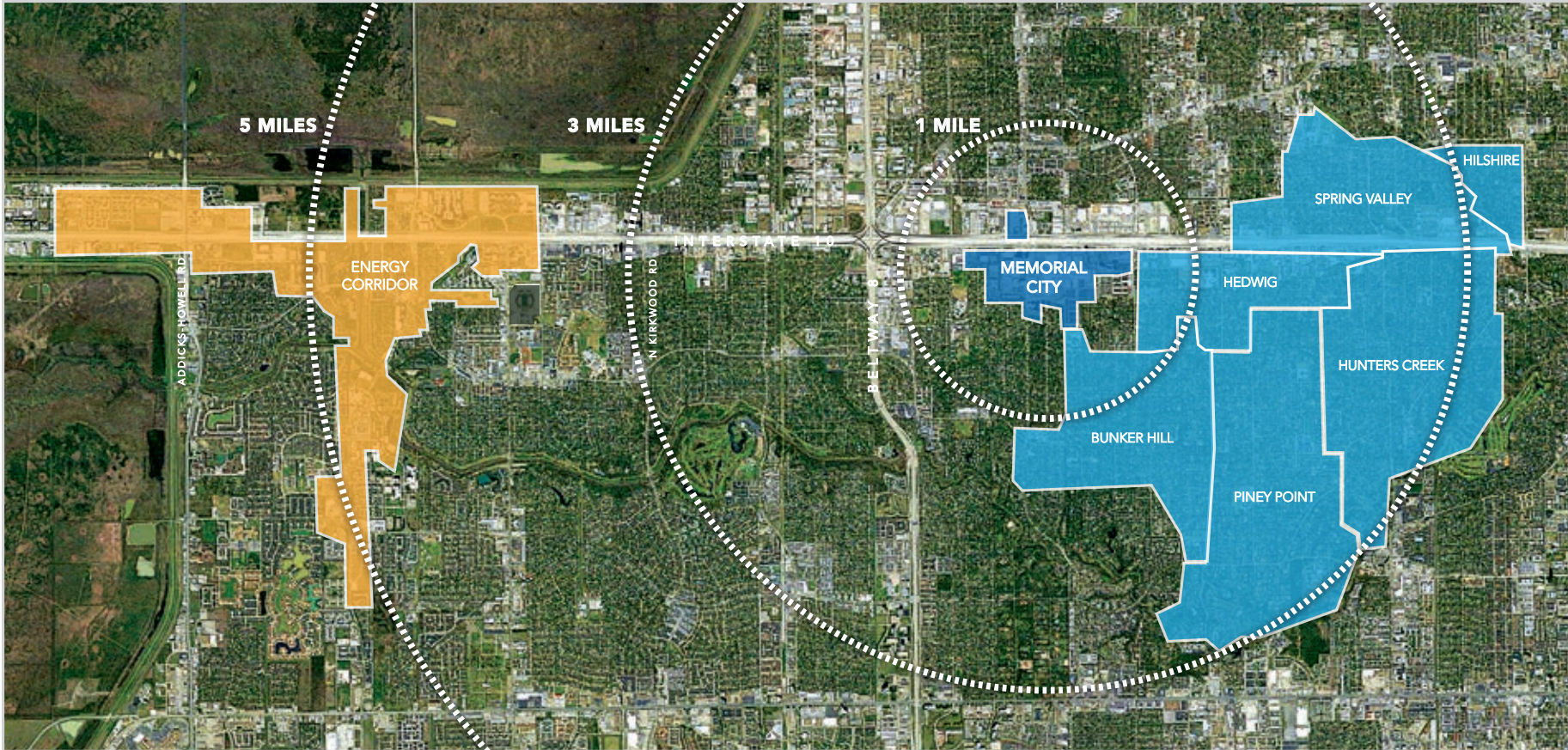
## MEMORIAL CITY

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.