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PRESS RELEASE

For Immediate Release

Radom Capital And Metronational Announce Plans For Greenside, A 35,000-Square-Foot Adaptive Reuse Development In Houston's Memorial City

HOUSTON (12/9/2024) - [Radom Capital](#) and generational real estate investment, development, and management firm [MetroNational](#) proudly announce plans for [Greenside](#), an adaptive reuse project just north of I-10 at 1085 Gessner Road. Greenside is being designed by acclaimed architectural firm Michael Hsu Office of Architecture to reimagine and revitalize 35,000 square feet of non-descript warehouse space into a vibrant, family-friendly community hub. The project will blend first-to-market retail, restaurant, and service users, including signature wellness and beauty-focused tenants, along with a central green space and ample surface parking.

Construction is estimated to begin in spring 2025, and space is anticipated to be turned over to the first tenants for buildout in spring 2026. Barton Kelly, principal for Radom Capital, will oversee leasing.

Set against a backdrop of native plantings, Greenside's expansive central lawn has been conceived to serve as a dynamic, one-acre gathering space for the community. The green space will be accented by festoon lighting, large canopy trellises, and casual seating arrangements. Furthermore, Greenside's footprint will seamlessly tie into a regional jogging trail and detention pond, enhancing outdoor recreational opportunities for visitors. New pedestrian pathways will connect back to Gessner Road and Mathewson Lane, creating easy access to neighboring Memorial City food and beverage offerings, including Mia's Table, Torchy's Tacos, and Kirby Ice House.

Greenside marks the first collaboration between Radom Capital, known for award-winning projects such as M-K-T Heights and Montrose Collective, and MetroNational. This partnership reflects a united vision-to create spaces that not only inspire but leave a lasting legacy for future generations. Their shared passion for enduring design and community-focused real estate development led to both firms tackling this exciting venture together.

"The community continues to ask for more unique retail and restaurant offerings, and with the help of Radom Capital and Michael Hsu, we will deliver a one-of-a-kind offering to the Memorial City area with a great outdoor experience," said Jason Johnson, President and CEO of MetroNational. "This project represents MetroNational's commitment to creating spaces that foster community and deliver long-term value for Memorial City and the surrounding neighborhoods."

"We're thrilled to bring Greenside to life with MetroNational," added Steve Radom, Managing Principal of Radom Capital. "Working alongside Jason Johnson and the entire MetroNational team has been a truly seamless experience, and we are honored to be able to collaborate with such a storied company."

Memorial City has developed a reputation as a leading business and leisure destination, attracting visitors, tenants and residents with its thoughtful mix of dining, retail, and community-driven amenities in addition to premier office, hotel, multifamily and healthcare components. In recent months, Memorial City has welcomed a series of high-profile launches, including Levi Goode's

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Credence and Sidebar, Sambrooks Hospitality's The Pit Room and FB Society's Haywire. Japanese-based apparel brand Uniqlo opened its first Texas location in Memorial City Mall earlier this fall.

Renderings available [here](#) (courtesy of Michael Hsu Office of Architecture).

About Radom Capital

Radom Capital is an award-winning Houston-based real estate development firm specializing in creating enduring and innovative spaces. With a focus on adaptive reuse, retail, and mixed-use developments, Radom Capital is committed to enhancing the urban fabric of communities through thoughtful design. For more information, visit www.radomcapital.com

About MetroNational

MetroNational is a privately-held real estate investment, development, and management company headquartered in Houston, Texas. MetroNational's portfolio spans office, retail, restaurant, hospitality, and healthcare, fully integrating best-of-class services, while providing the highest quality and enduring value. Founded in 1954, the multi-generational, family-owned and operated company owns and operates more than 10 million square feet of commercial real estate assets, primarily located in Greater Houston. Its landmark asset is west Houston's Memorial City, a nearly 300-acre mixed-use business and leisure destination anchoring the Memorial District.

For more information, visit www.metronational.com.

About Memorial City

Memorial City is a nearly 300-acre, mixed-used business and leisure destination and key anchor of west Houston's dynamic Memorial District. Locally owned and managed by MetroNational, the visionary city within a city encompasses activated green/public space and more than 10 million square feet of developed real estate spanning Class A office, multiple retail centers including iconic Memorial City Mall, over 1,700 multifamily units, two upscale hotels (The Westin Memorial City and Hotel ZaZa Memorial City) and Memorial Hermann Memorial City Medical Center, one of the largest medical campuses in Greater Houston. Its newest culinary stars - Levi Goode's Credence, Sambrooks Hospitality's The Pit Room and FB Society's Haywire - join a myriad of diverse dining options.

For more information, please visit www.memorialcity.com.