




MetroNational

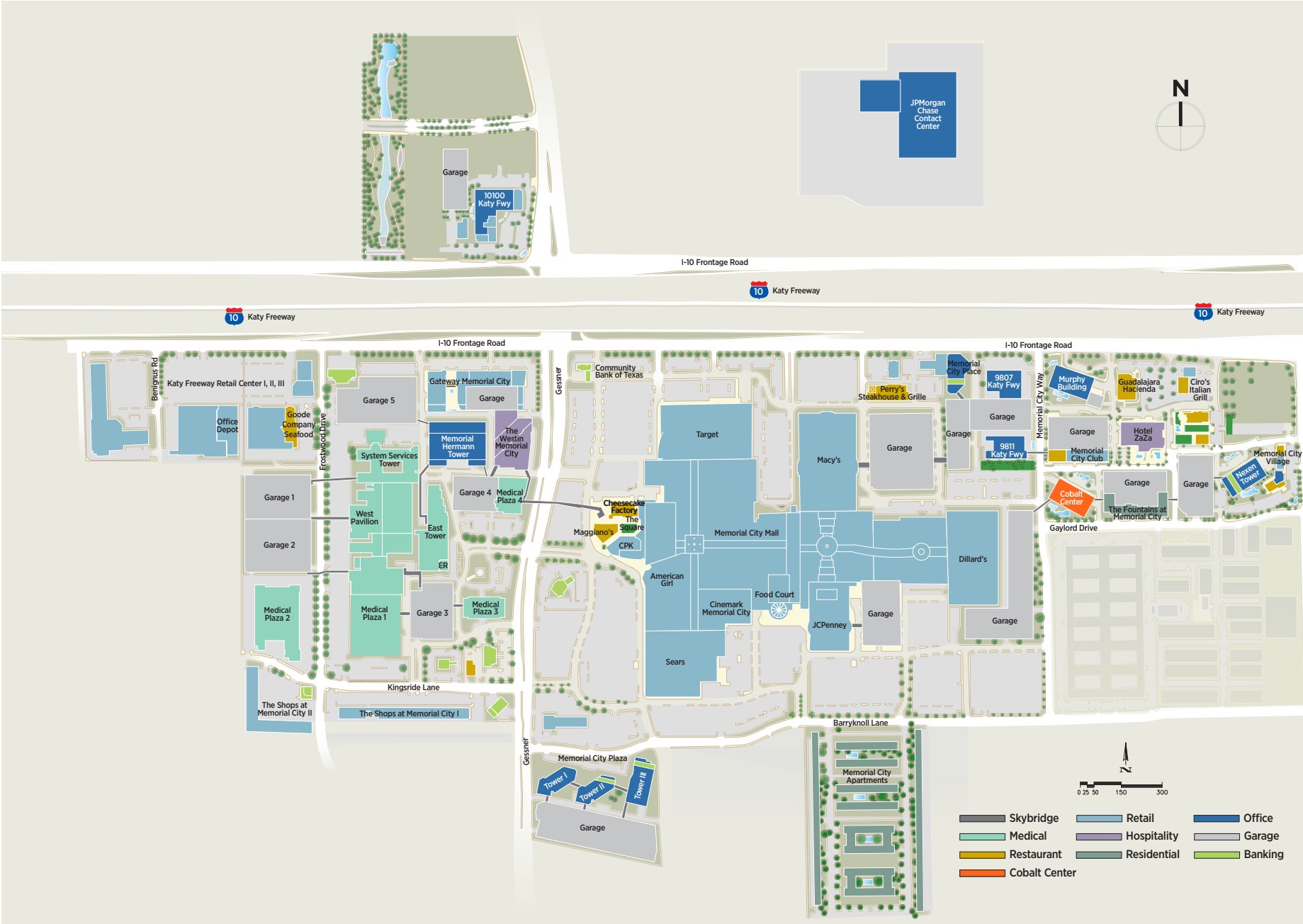


MEMORIAL CITY

Cobalt Center

24,400 RSF OF OFFICE SPACE AVAILABLE

Memorial City Master Plan





Cobalt Center

is a LEED 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



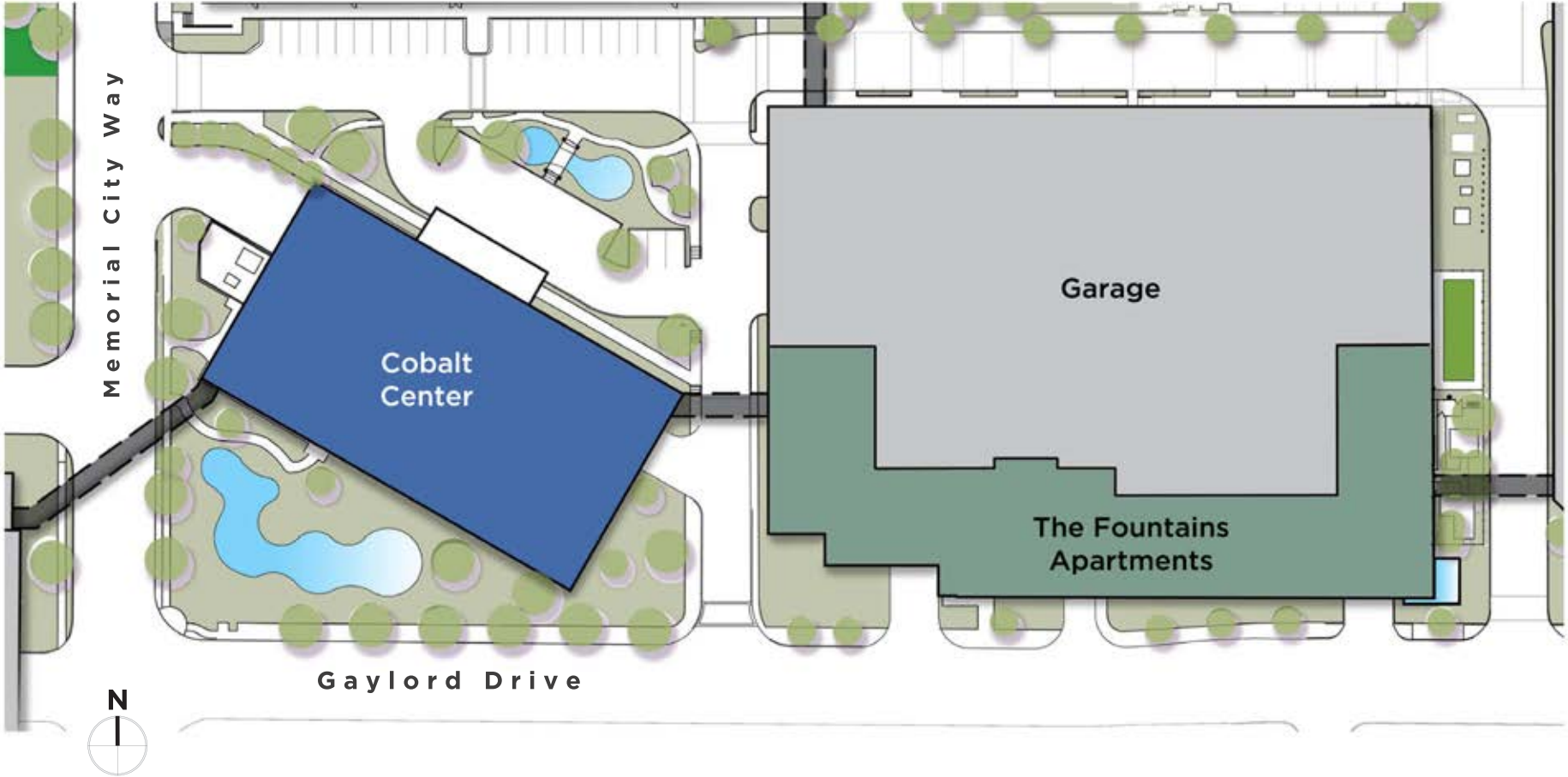
PROPERTY DESCRIPTION

DESCRIPTION	Fourteen story, Class A office building owned and managed by MetroNational, located in Memorial City
ADDRESS	920 Memorial City Way – Houston, Texas 77024
LOCATION	Northeast corner, Memorial City Way and Gaylord Drive
RENTABLE SQUARE FEET	± 320,000
TYPICAL FLOOR SIZE	± 23,652 RSF
STORIES	Fourteen (14)
COMPLETION	2009
GARAGE / PARKING	5- level parking garage consisting of 921 spaces plus an additional 11 surface spaces
STANDARDS AND CERTIFICATIONS	LEED Silver (U.S. Green Building Council)
MAJOR TENANTS	Cobalt International Energy, Willis Insurance, Atkins, ForumEnergy Technologies, Coastal Securities, Cardno PPI Technology Services

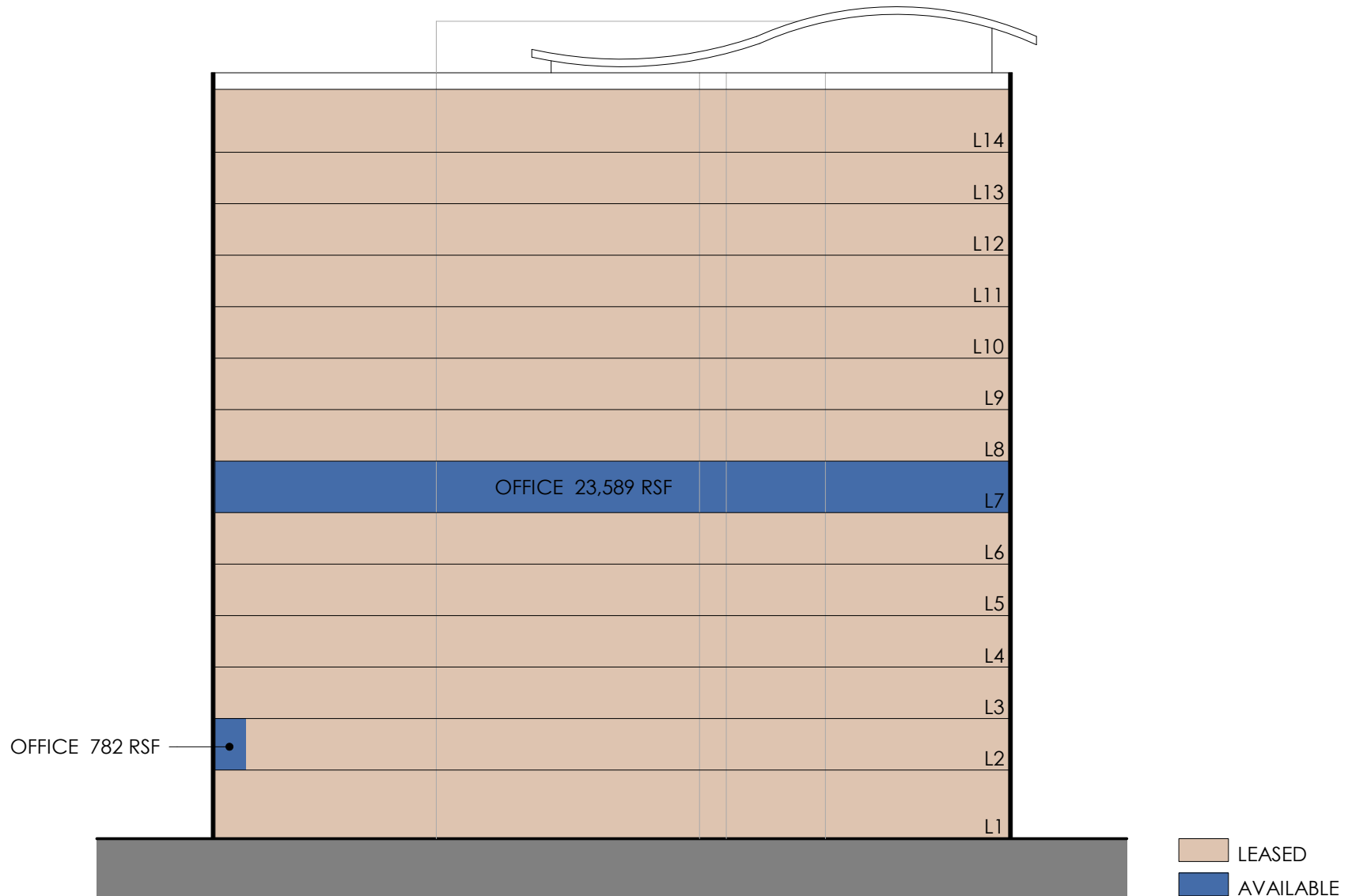
AMENITIES

- 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, The Fountains at Memorial City – luxury residential midrise, and the parking garage
- Adjacent / within walking distance to Memorial City Mall, Cobalt Center, Nexen Tower, The Fountains at Memorial City luxury – residential midrise, and several fine dining establishments
- Complimentary Memorial City Shuttle service
- On-site building management office
- Comerica Bank

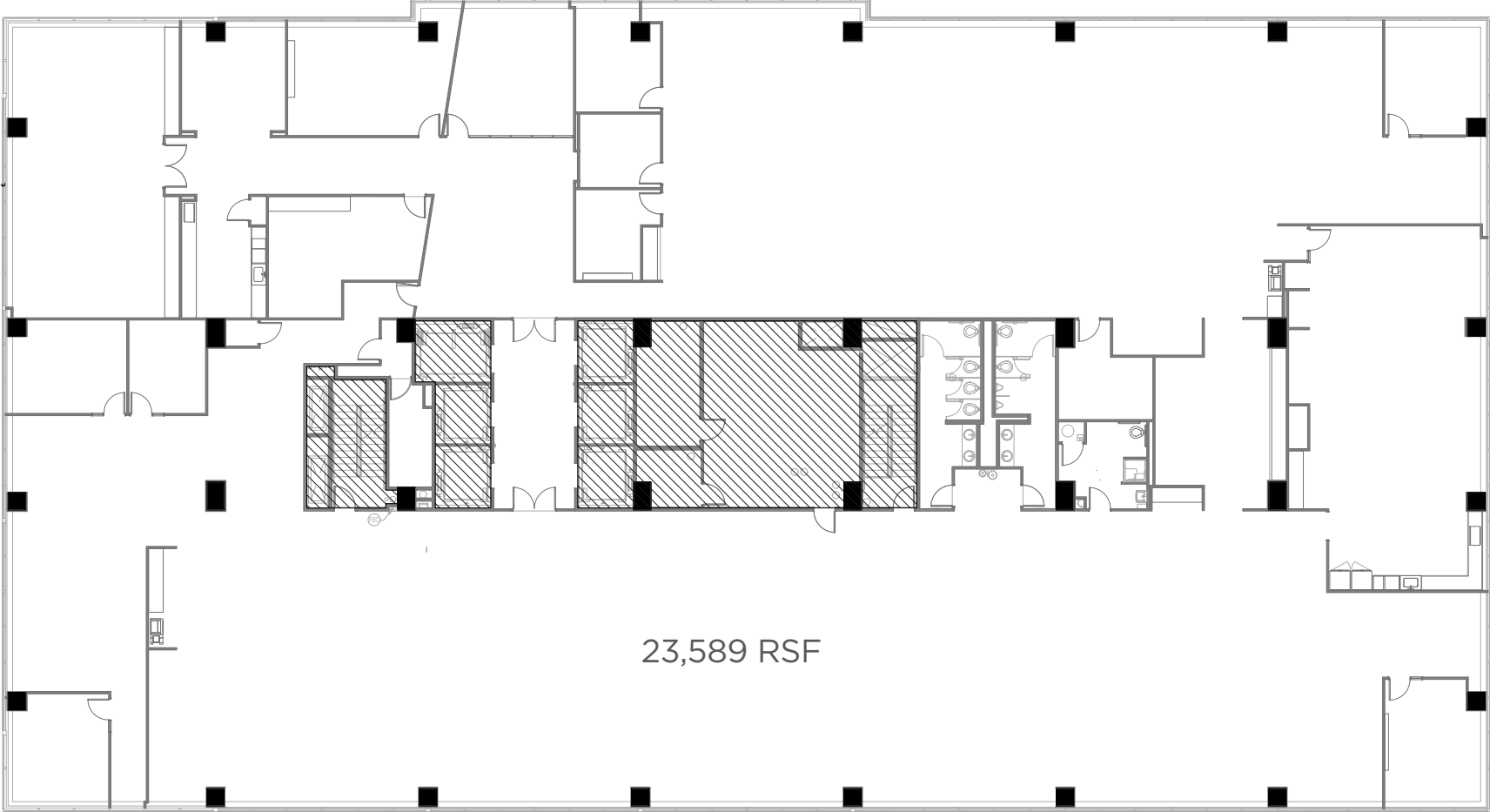
Site Plan



Stacking Chart



Typical Office Floor Plan



23,589 RSF



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

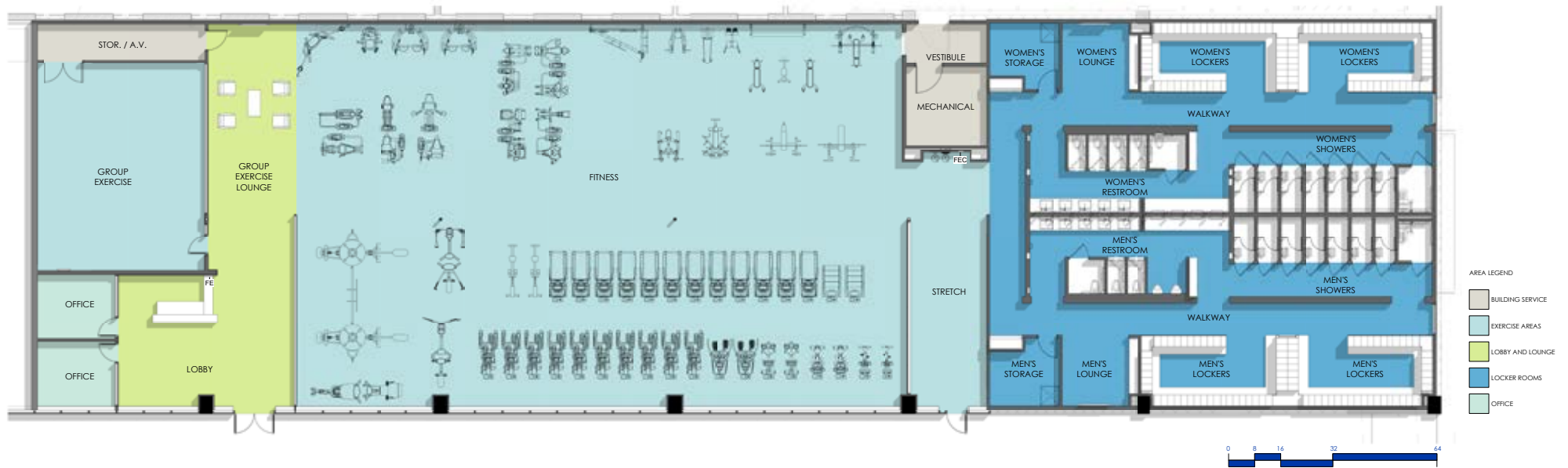
7 AIR LIQUIDE CENTER
Snap Kitchen
Le Peep
Starbucks

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

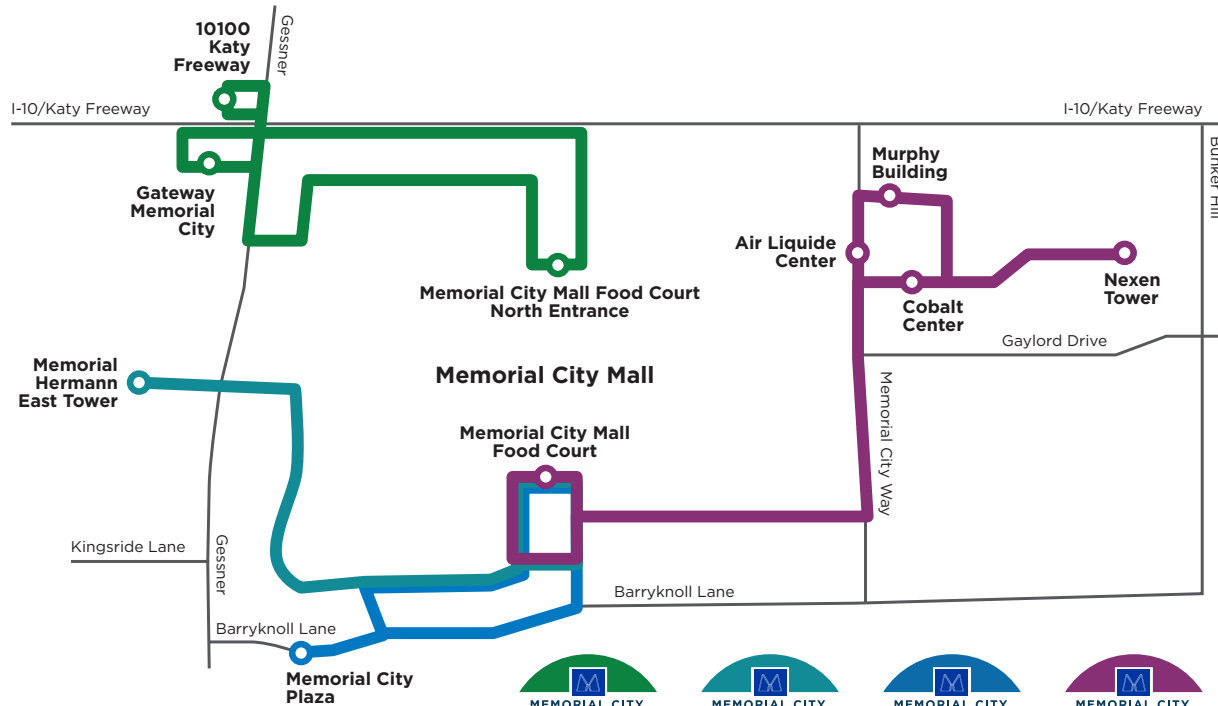


Metro National

920 MEMORIAL CITY WAY

COBALT CENTER

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.

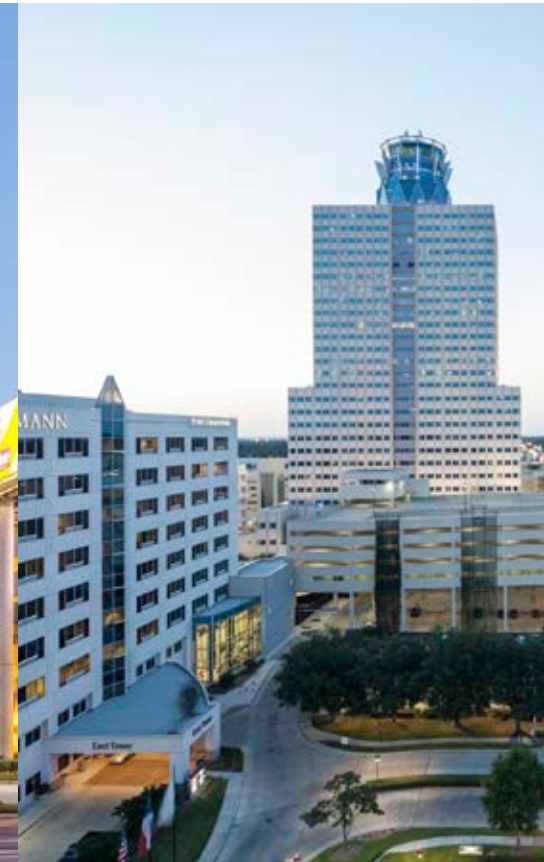
- 159 luxurious rooms and suites
- 11,500 SF of conference space



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.





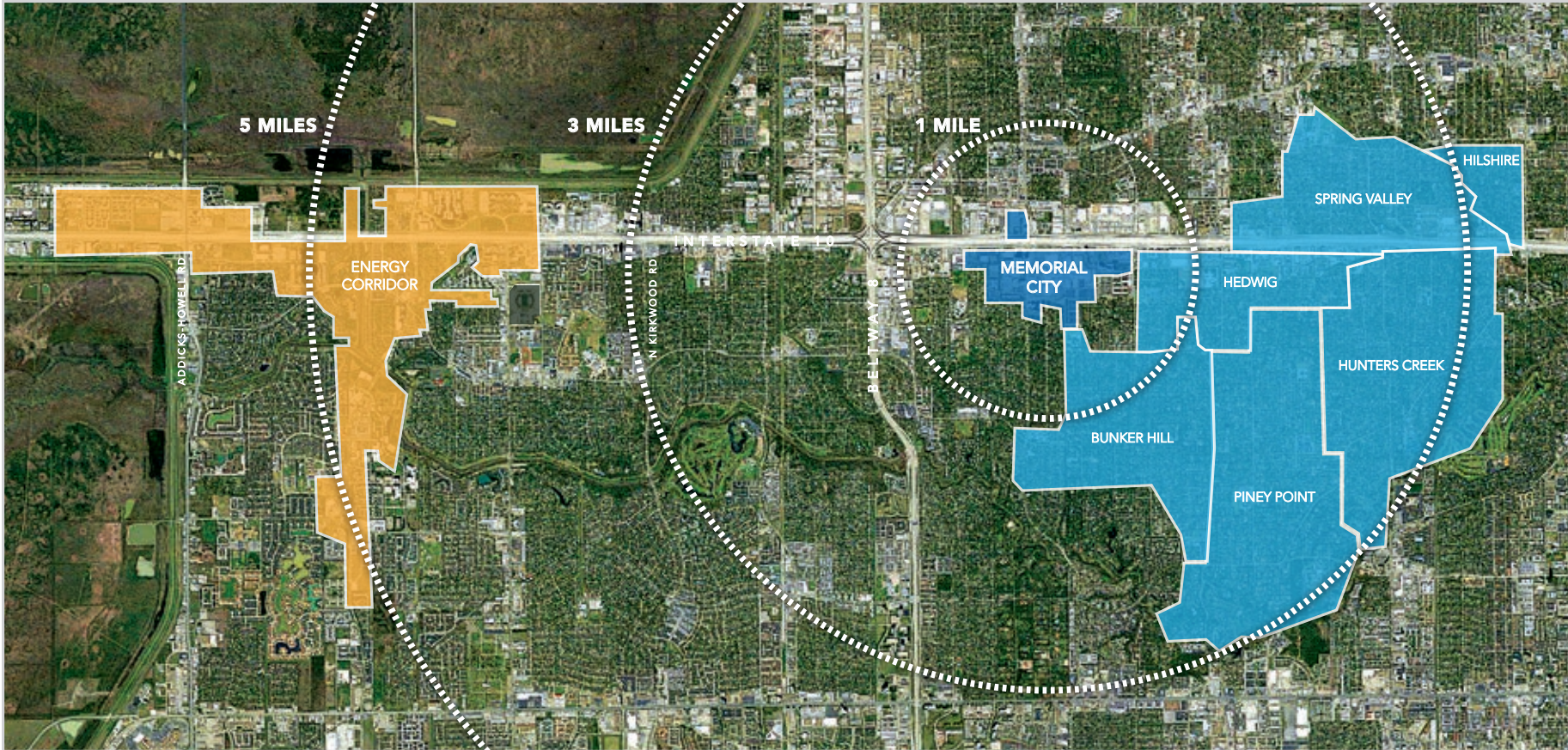
MEMORIAL CITY

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

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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.