



MetroNational



MEMORIAL CITY

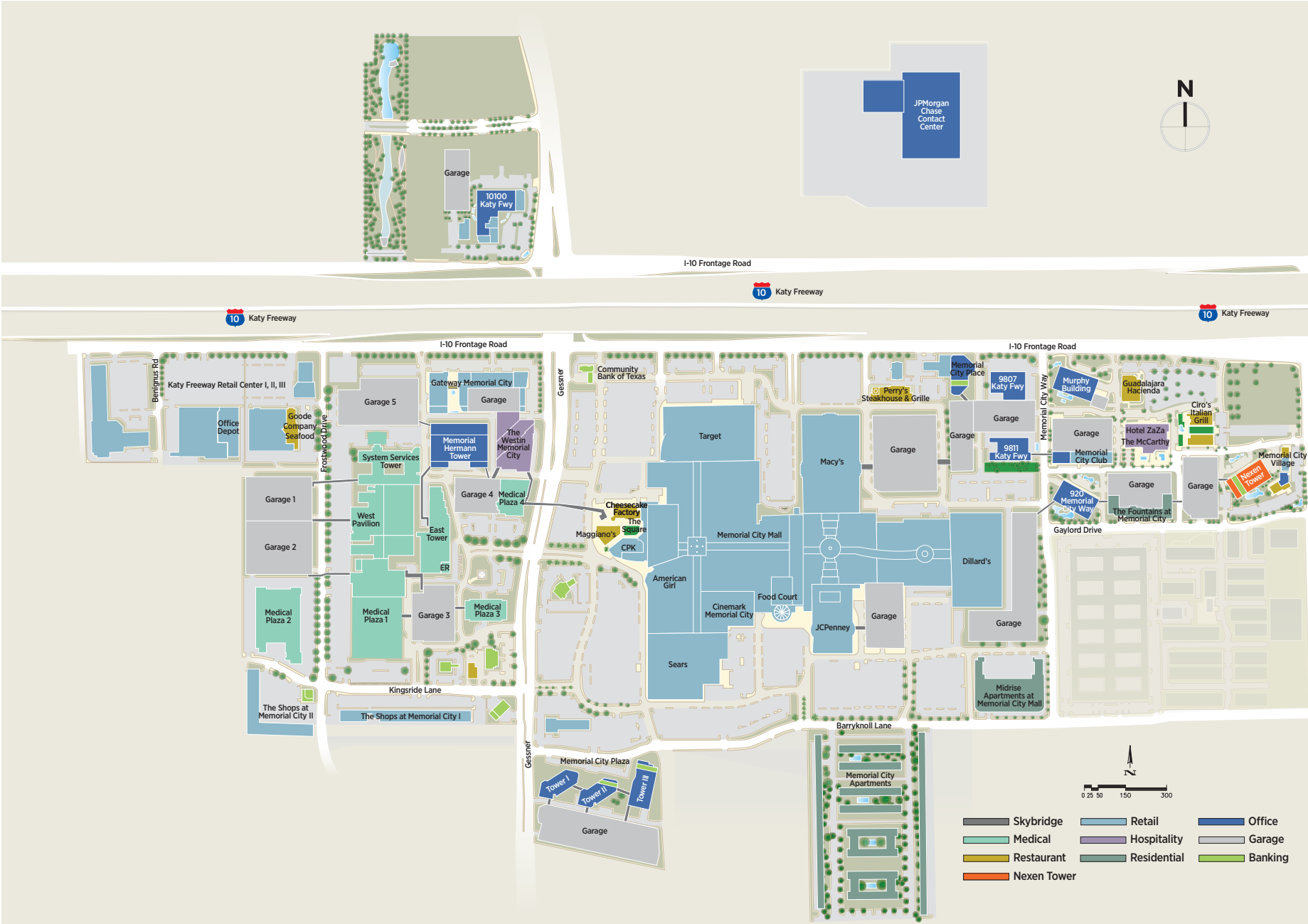
Nexen Tower

17,900 RSF OF OFFICE SPACE AVAILABLE



nexen

Memorial City Master Plan





nexen

Nexen Tower

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



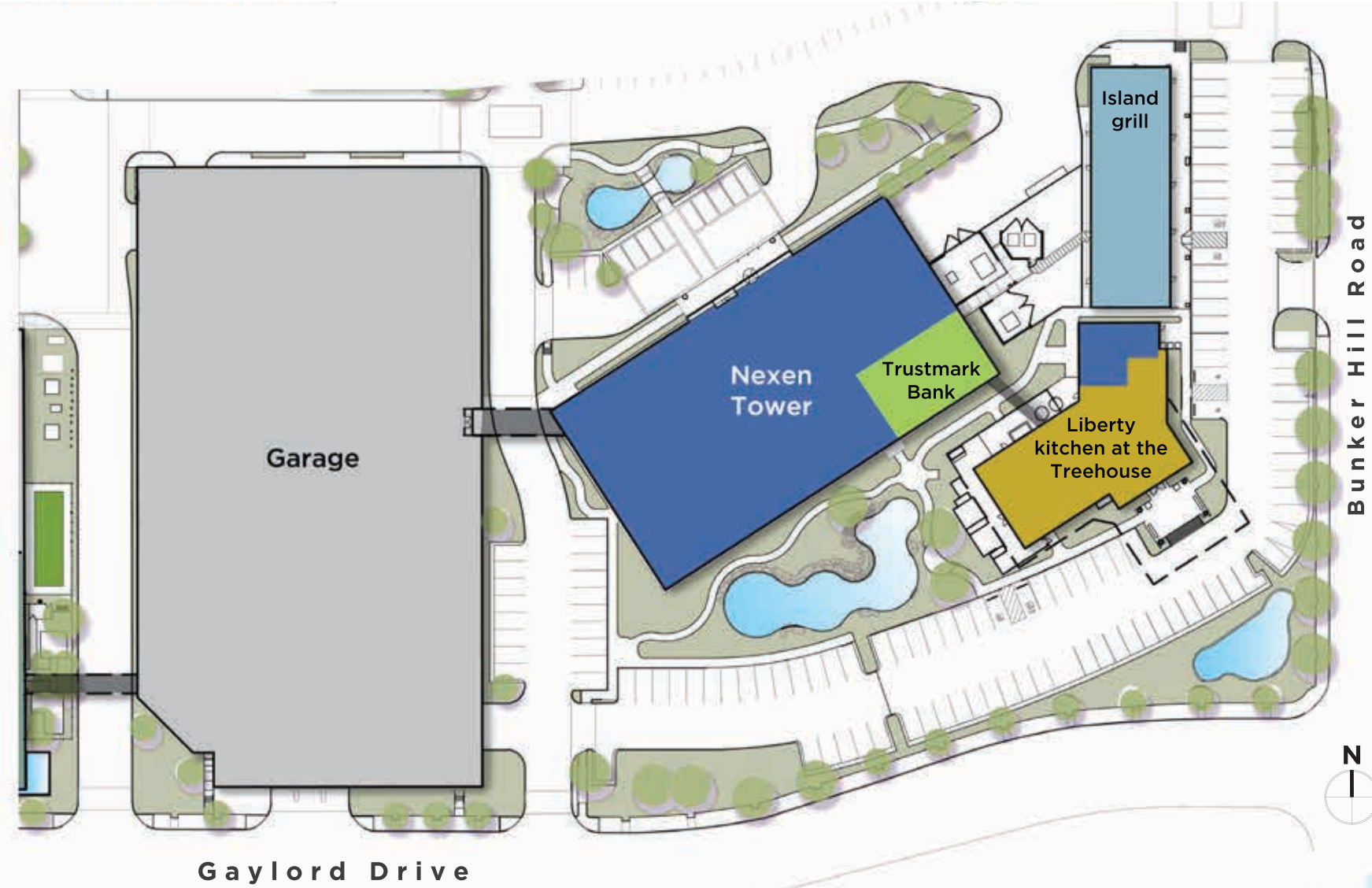
PROPERTY DESCRIPTION

DESCRIPTION	Fourteen story, Class A office building owned and managed by MetroNational, located in Memorial City
ADDRESS	945 Bunker Hill – Houston, Texas 77024
LOCATION	Northwest corner, Bunker Hill and Gaylord Drive
RENTABLE SQUARE FEET	± 320,000
TYPICAL FLOOR SIZE	± 23,652 RSF
STORIES	Fourteen (14)
COMPLETION	2012
GARAGE / PARKING	5-level parking garage consisting of 901 spaces plus an additional 50 surface spaces
STANDARDS AND CERTIFICATIONS	LEED Silver (U.S. Green Building Council)
MAJOR TENANTS	Nexen Petroleum USA, Trustmark Bank, Marubeni Oil & Gas, Ameriforge Group, Robert W. Baird & Co.

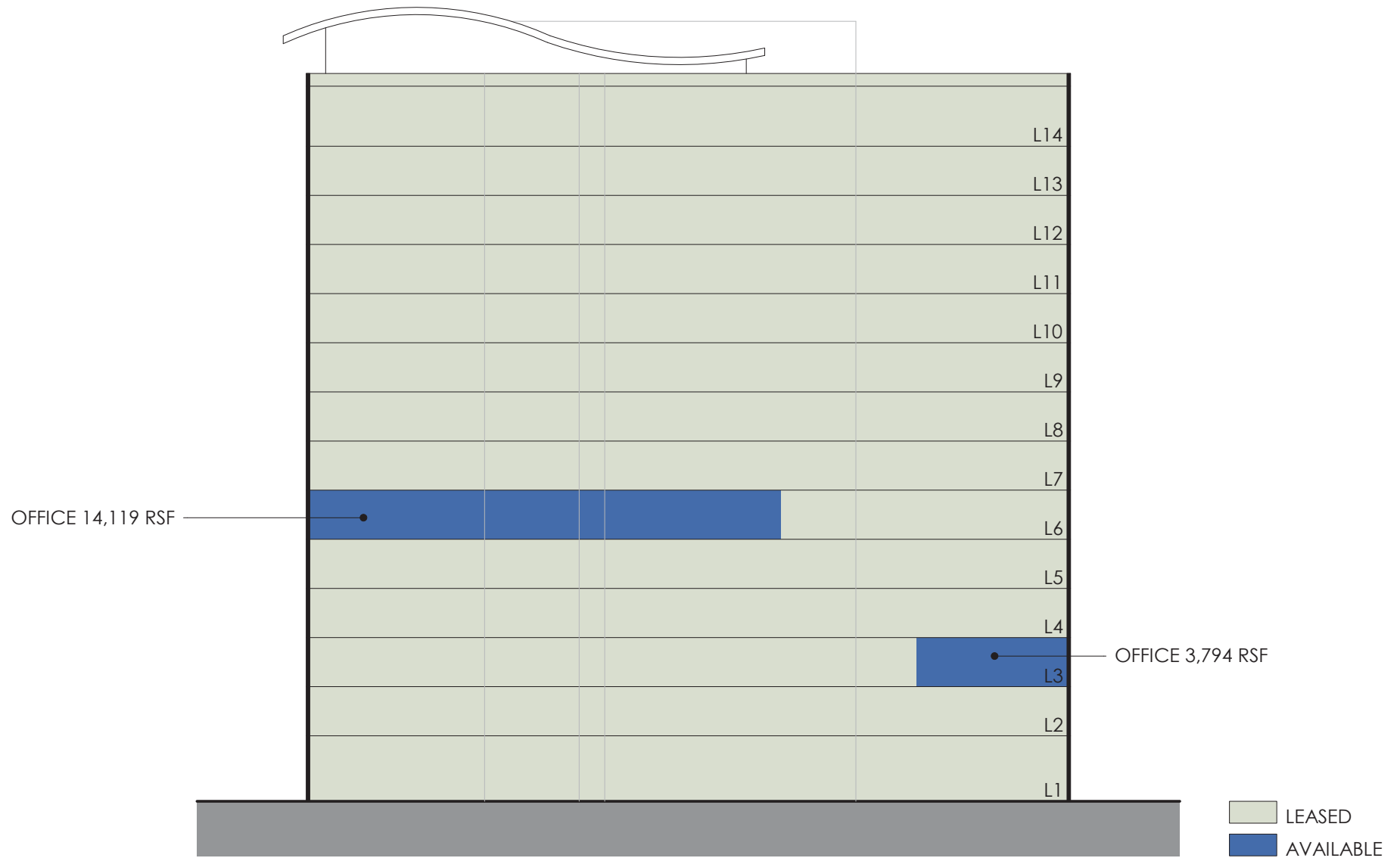
AMENITIES

- 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 and parking garage
- Adjacent / within walking distance to Memorial City Mall, Nexen Tower, Hotel ZaZa Memorial City, The McCarthy highrise apartments, The Fountains at Memorial City luxury – residential midrise, The Lawn greenspace for events & concert and several fine dining establishments
- Complimentary Memorial City Shuttle service
- Trustmark Bank located in lobby

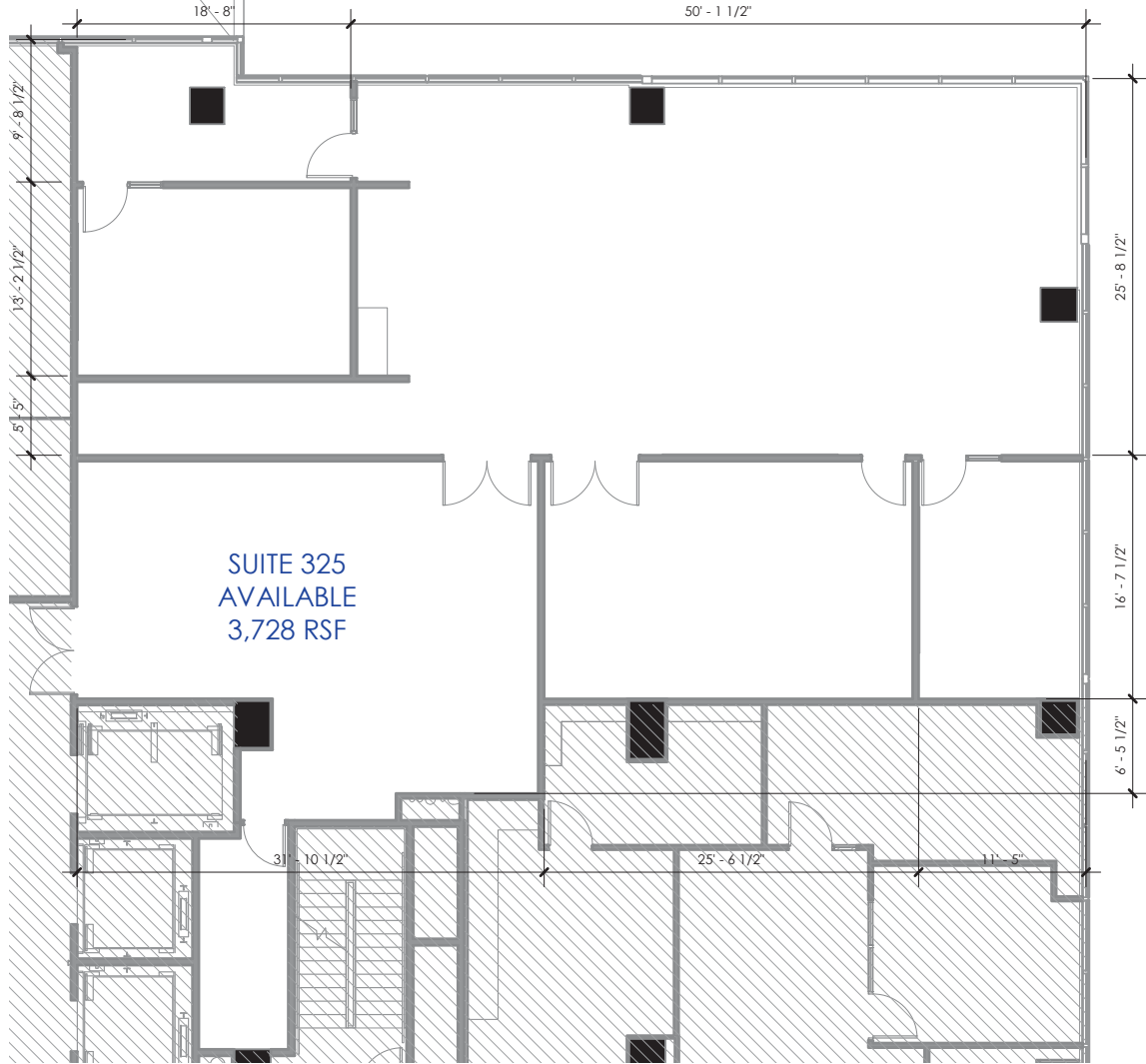
Site Plan



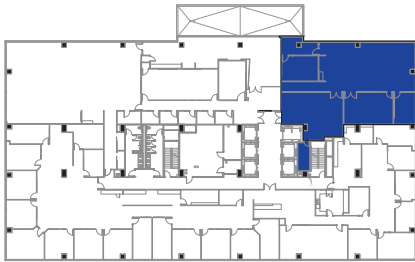
Stacking Chart



Typical Office Floor Plan Level 3



SUITE 325
AVAILABLE
3,728 RSF



Memorial City Skybridge Network & Restaurants



1 KATY FREEWAY RETAIL CENTER III

Jason's Deli

2 KATY FREEWAY RETAIL CENTER I

Goode Co. Seafood
Kabob Korner
Kolache Factory
Smoothie King

3 SHOPS AT MEMORIAL CITY

Cazadores Mexican Restaurant
Eatfitters Memorial
Kim Son Café
Orange Leaf Yogurt
Pita Pit
Reginelli's
Subway
Three Brothers Bakery

4 GATEWAY MEMORIAL CITY

Churrascos
KUU Restaurant

5 THE WESTIN

024 Grille
024 Lounge
Starbucks

6 10100 KATY FREEWAY

Leibman's

7 MEMORIAL CITY MALL

American Cookie/Pretzelmaker
American Cookie/TCBY Yogurt
Auntie Anne's Pretzels
Berryhill Baja Grill
Burgerim (coming soon)
California Pizza Kitchen
Charleys Philly Steaks
The Cheesecake Factory
Chick-fil-A
Chipotle Mexican Grill

Cinnabon
G.W. Cheesesteak
Garbanzo Mediterranean Grill
Luciano Pizzeria
Maggiano's
Marble Slab Creamery
Master Wok
McDonald's
Nestle Toll House Cafe
Panera Bread
Perry's Steakhouse & Grille
Pholicious
Popfancy Pops
Potato Corner
Rock Villa (coming soon)
Salata
Sarku Japan
Starbucks
Subway
Sultan Pepper Mediterranean
Taco Bell
Yogurtland

8 AIR LIQUIDE CENTER

Snap Kitchen
Le Peep
Starbucks

9 RESTAURANT ROW

Ciro's Italian Grill
Guadalajara Hacienda

10 HOTEL ZAZA

Tipping Point

11 MEMORIAL CITY VILLAGE

Island Grill
Shiple's Do-Nuts

12 THE TREEHOUSE MEMORIAL CITY

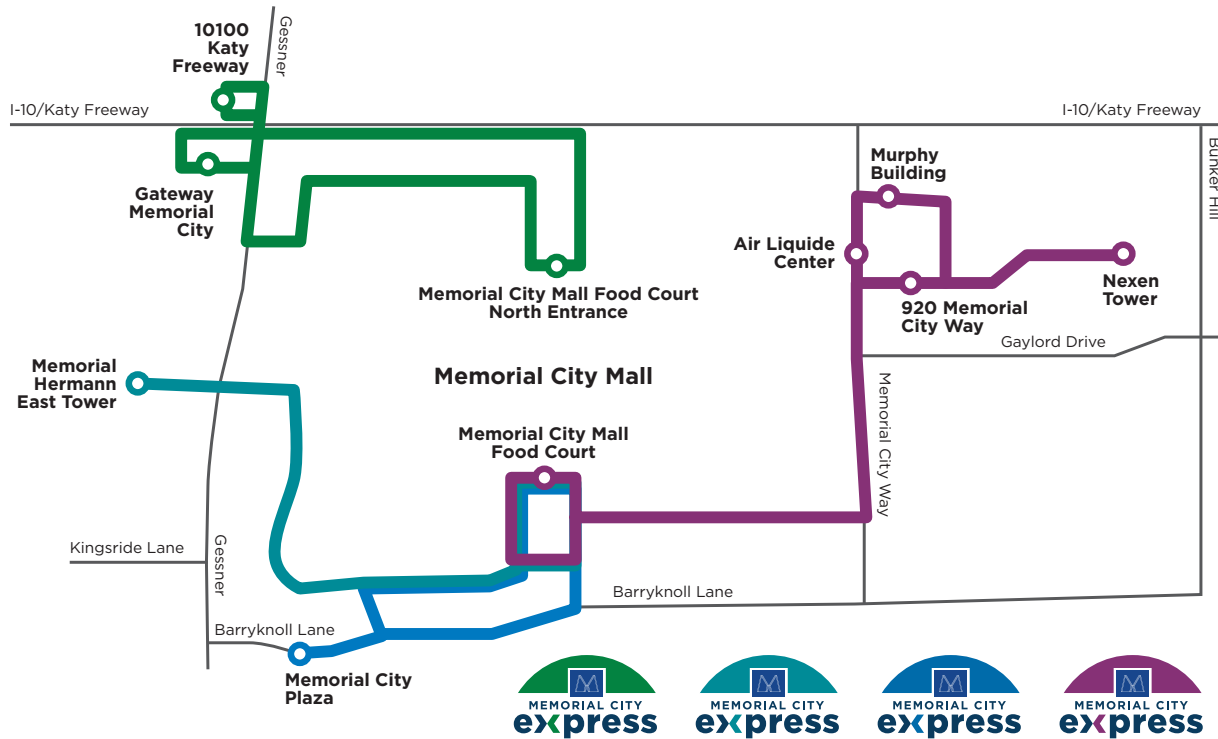
Liberty Kitchen



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
- 920 Memorial City Way
- Nexen Tower
- Murphy Building
- Air Liquide Center

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

Shuttle Hot Line Number
713-586-6277





MULTIFAMILY

Make Memorial City your home away from work with four distinct residential developments (670 total units): The Fountains at Memorial City, The Westin Penthouse Apartments, The McCarthy and Midrise Apartments at Memorial City Mall (opening in 2019).

HOTEL ZAZA MEMORIAL CITY

Features included the ZaSpa, Tipping Point Restaurant & Terrace, the signature Magnificent 7 luxury suites, and the resort-style Beach Club pool area.

- 159 luxurious rooms and suites
- 11,250 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 1.7 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 Republic, Sephora, Michael Kors, Coach, Ben Bridge Jeweler, Pandora, Apple, Perry's Steakhouse & Grille, The Cheesecake Factory, Maggiano's Little Italy and California Pizza Kitchen.





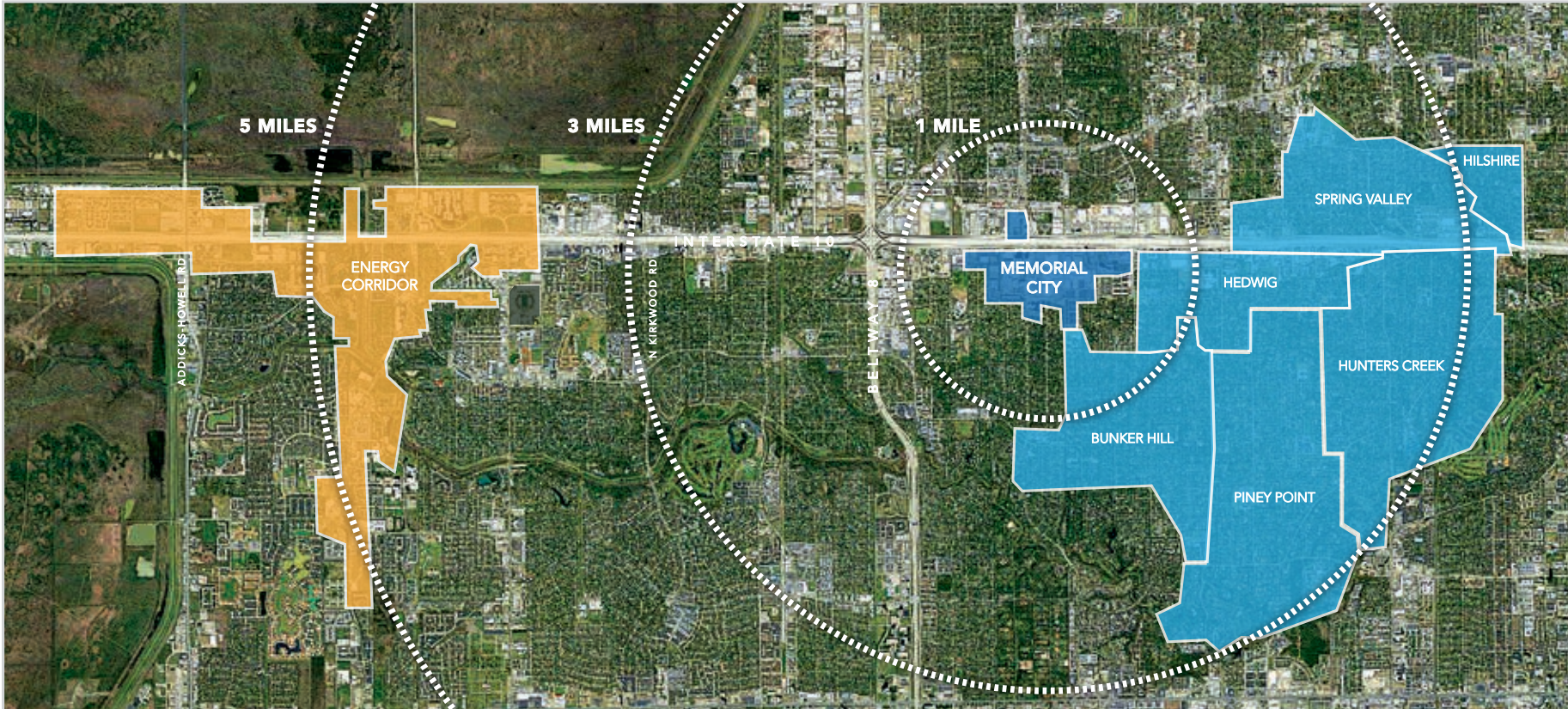
MEMORIAL CITY

Owned and managed by MetroNational since 1959, 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 9 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 159-key Hotel ZaZa Memorial City, 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.

According to a 2017 Affluence Score report by the *Houston Business Journal*, 77024 is the number 4 ranked zip code in the state of Texas: 2017 National Affluence Rank: 96 (of 22,568 zip codes)

- 2017 Texas Affluence Rank: 4
- 2017 Houston Affluence Rank: 3
- Median household income: \$114,223
- Households with incomes of \$150,000 or more: 41.2%
- Workers with earnings of \$100,000 or more: 38.9%



Memorial City – We Mean Business

With its central location, convenient accessibility and unparalleled amenities, a host of leading international and domestic companies have chosen Memorial City for their corporate headquarters – including: Air Liquide, CEMEX, Group 1 Automotive, Memorial Hermann Healthcare System, Murphy Exploration & Production Company and Nexen Petroleum USA.



920 Memorial City Way

920 MEMORIAL CITY WAY
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2009
- Garage / Parking: 5-level parking garage, 921 spaces, 11 surface spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)



10100 Katy Freeway

10100 KATY FREEWAY
HOUSTON, TEXAS 77024

- Rentable Square Feet: 240,500
- Typical Floor Size: 40,587 RSF
- Stories: Six (6)
- Completion: 2017
- Garage / Parking: 7 levels, 718 spaces approx., 155 surface spaces
- Tracking LEED Certification



Air Liquide Center North

9807 KATY FREEWAY
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 139,546
- Typical Floor Size: ± 36,560 RSF (levels 2 & 3), ± 26,570 RSF (levels 4 & 5)
- Stories: Five (5)
- Completion: 2015
- Garage / Parking: 7-level parking garage
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)



Air Liquide Center South

9811 KATY FREEWAY
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 465,914
- Typical Floor Size: ± 23,450 – 23,780 RSF
- Stories: Twenty (20)
- Completion: 2015
- Garage / Parking: 9-level parking garage
- Standards and Certifications: LEED Gold Certification (U.S. Green Building Council)



Murphy Building

9805 KATY FREEWAY
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2013
- Garage / Parking: 4 levels, 914 spaces, 41 surface parking spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)



Memorial City Place

9821 KATY FREEWAY
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 152,422
- Typical Floor Size: ± 15,648 RSF
- Stories: Ten (10)
- Completion: 1982
- Garage / Parking: 6-level parking garage, 560 spaces, 16 surface spaces
- Standards and Certifications: Energy Star Award



One Memorial City Plaza

800 GESSNER
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 240,000
- Typical Floor Size: ± 20,382 RSF
- Stories: Twelve (12)
- Completion: 1981
- Garage / Parking: 7-level parking garage, 787 spaces, 11 surface spaces
- Standards and Certifications: LEED EB:O+M Gold Certification (U.S. Green Building Council)



Two Memorial City Plaza

820 GESSNER
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 360,000
- Typical Floor Size: ± 20,600 RSF
- Stories: Eighteen (18)
- Completion: 1983
- Garage / Parking: 10-level parking garage, 1,180 spaces, 9 surface spaces
- Standards and Certifications: Energy Star Award



Three Memorial City Plaza

840 GESSNER
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 327,000
- Typical Floor Size: ± 24,302 RSF
- Stories: Fourteen (14)
- Completion: 1999
- Garage / Parking: 10-level parking garage, 885 spaces, 7 surface spaces
- Standards and Certifications: LEED EB:O+M Silver Certification



Memorial Hermann Tower

929 GESSNER
HOUSTON, TEXAS 77024

- Rentable Square Feet: ± 900,000
- Typical Floor Size: ± 26,000 RSF
- Stories: Thirty-three (33)
- Completion: 2009
- Garage / Parking: 7-level parking garage, 2,066 spaces, 11 surface spaces

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.