



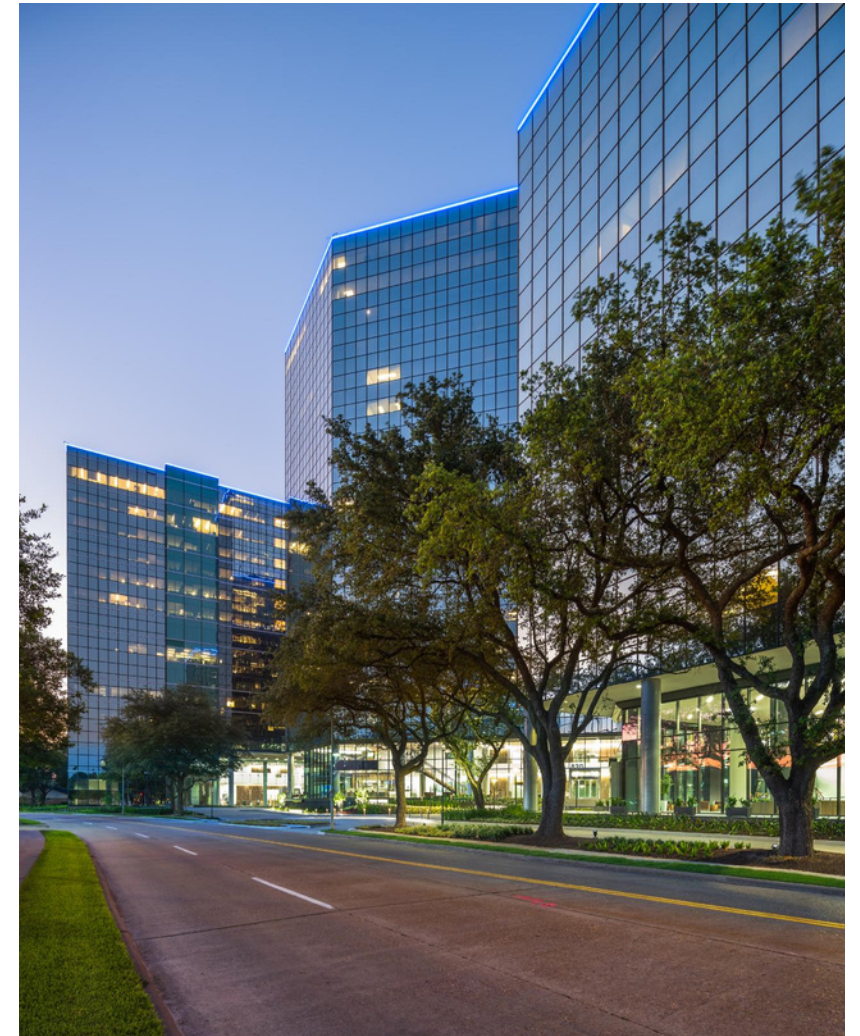
Contents

INTRODUCTION	3
FLOOR PLANS	5
LOCATION & DEMOGRAPHICS	6
SITE PLAN	8
AMENITIES	9
SUSTAINABILITY	11
WORKPLACE JOURNEY	12
ABOUT METRONATIONAL	13
CONTACT	14



A place where we
can live and work
in harmony.

The Plazas welcome a cohesive collection of Class A office towers designed to re-imagine the way we live at work. Perfectly located at 800-840 Gessner Road, this newly renovated collection fosters a vibrant workplace experience with various indoor and outdoor amenities that honor greater balance, connection, and culture.



Each building reflects an ambiance of contemporary and natural elements marked by lush foliage, meadow-like landscapes, and curated artwork by local female artists. Steps away from premier shops, entertainment, and a diverse selection of dining, The Plazas is a new landmark for tenants and professionals in West Houston.

Renovated in 2023, a lobby fit for a balanced lifestyle.

820 Gessner Lobby



ACCESSIBLE LOCATION

Located at the intersection of Gessner Rd and Barryknoll Ln, off I-10 and Beltway 8, tenants and guests can enjoy a frictionless commute, with dedicated parking and a complimentary shuttle service.



ELEVATED AMENITIES

Access indoor and outdoor common spaces, a state-of-the-art fitness facility, a Common Bond On-The-Go coffee shop, as well as a collection of food trucks, seating areas, and walkways.



SUSTAINABLE DESIGN

Awarded “Outstanding Building of the Year” by BOMA, The Plazas holds a WELL Health-Safety Rating for facility operations and management, and a LEED Gold rating by the U.S. Green Building Council.

Standard Floor Plans

Memorial Plazas present a selection of standard office floor plans, offering tenants the flexibility to tailor the space to their distinct needs. Suites range from 750 square feet to full floors.

SQUARE FOOTAGE

800 Gessner

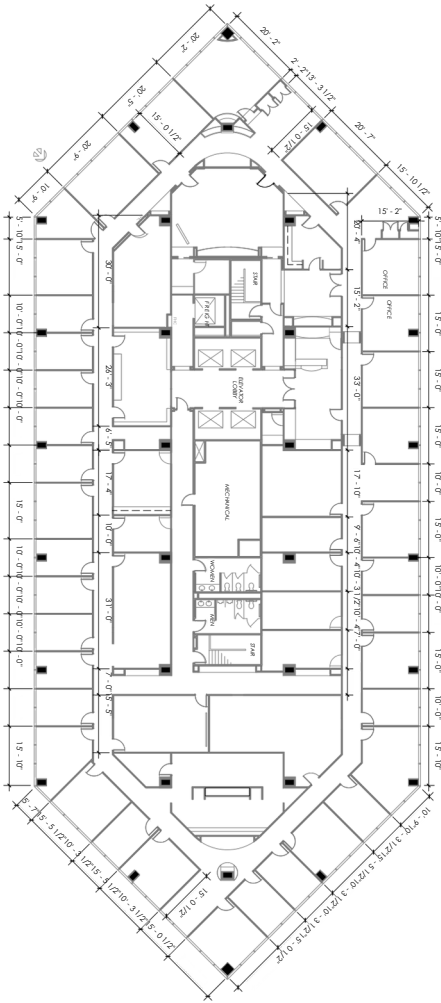
237,076 RSF
 Typical Floor Plan: 21,705 RSF

820 Gessner

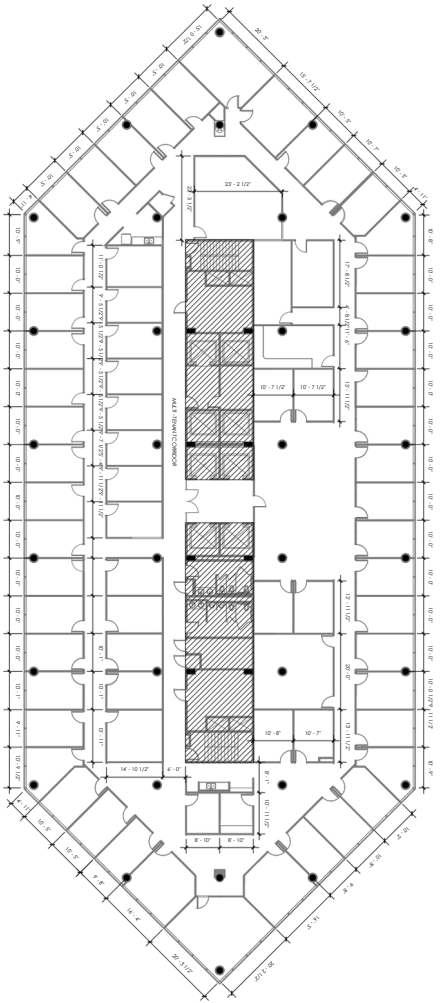
362,354 RSF
 Typical Floor Plan: 21,642 RSF

RSF 840 Gessner

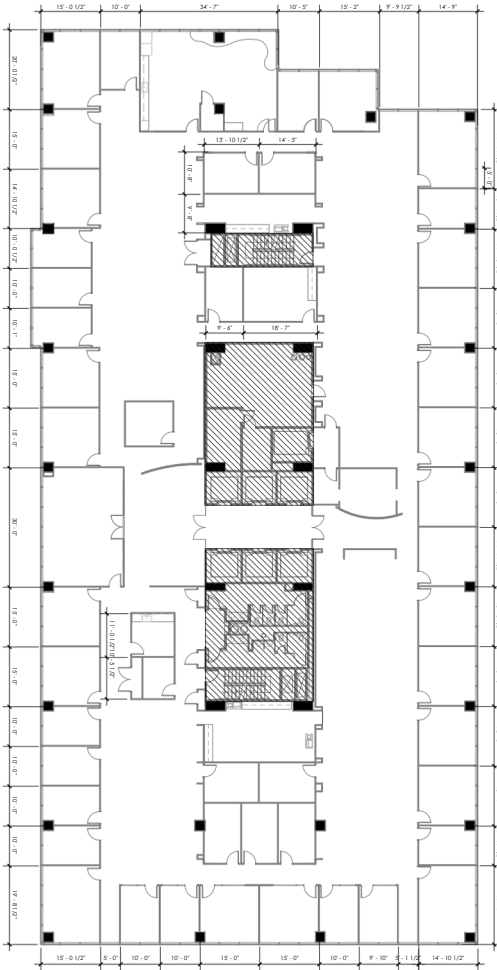
332,069 RSF
 Typical Floor Plan 24,670 RSF



TOWER I
 800 Gessner Rd
[View Floor Plans](#)



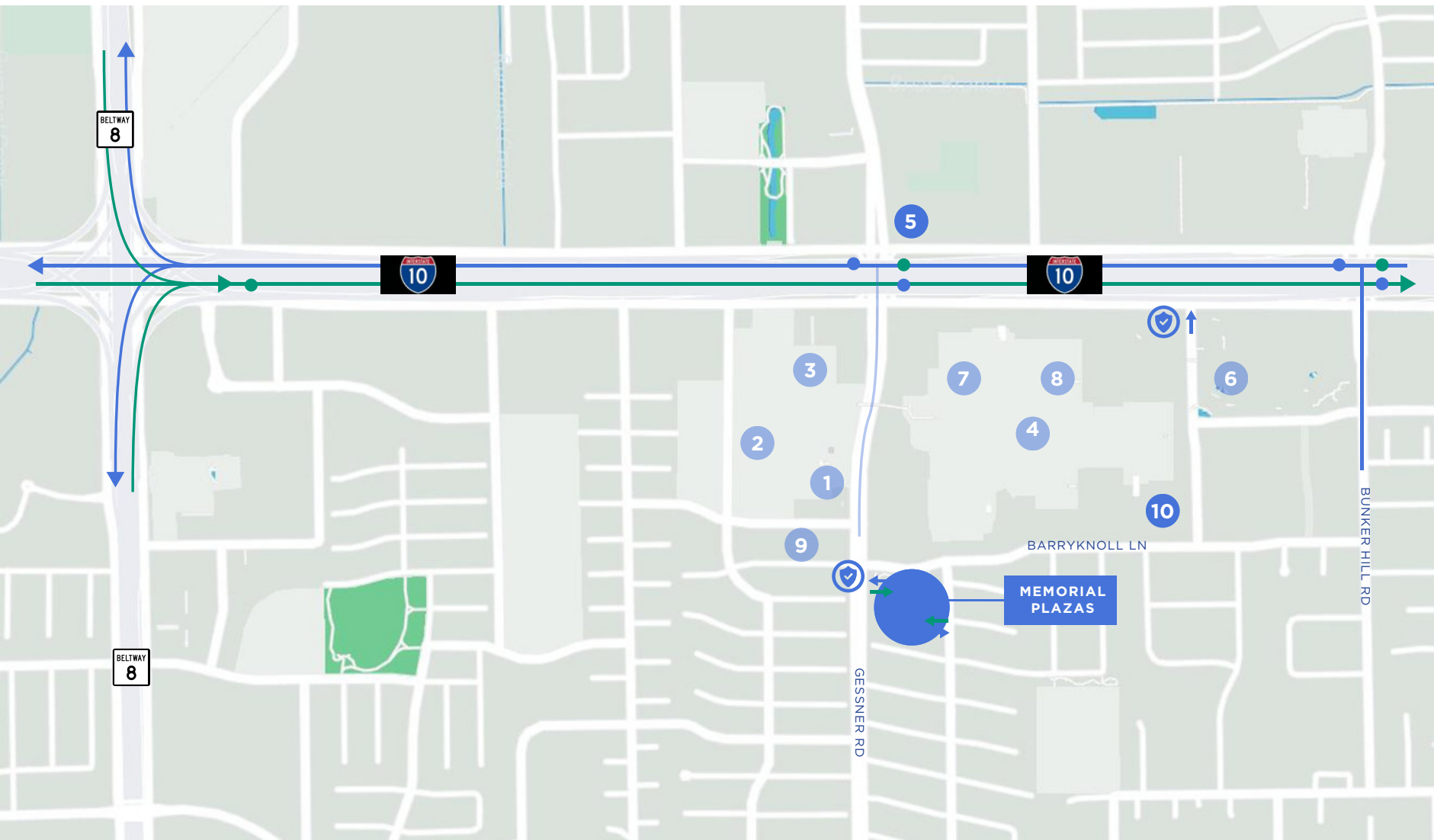
TOWER II
 820 Gessner Rd
[View Floor Plans](#)



TOWER III
 840 Gessner Rd
[View Floor Plans](#)

Perfectly located at the edge of Memorial City.

Memorial City's evolving 10-million square foot campus features The Plazas, along with 12 other Class A office buildings available for lease. A dense and established central location with unparalleled access and extensive amenities, many leading international and domestic businesses proudly call this home.



KEY

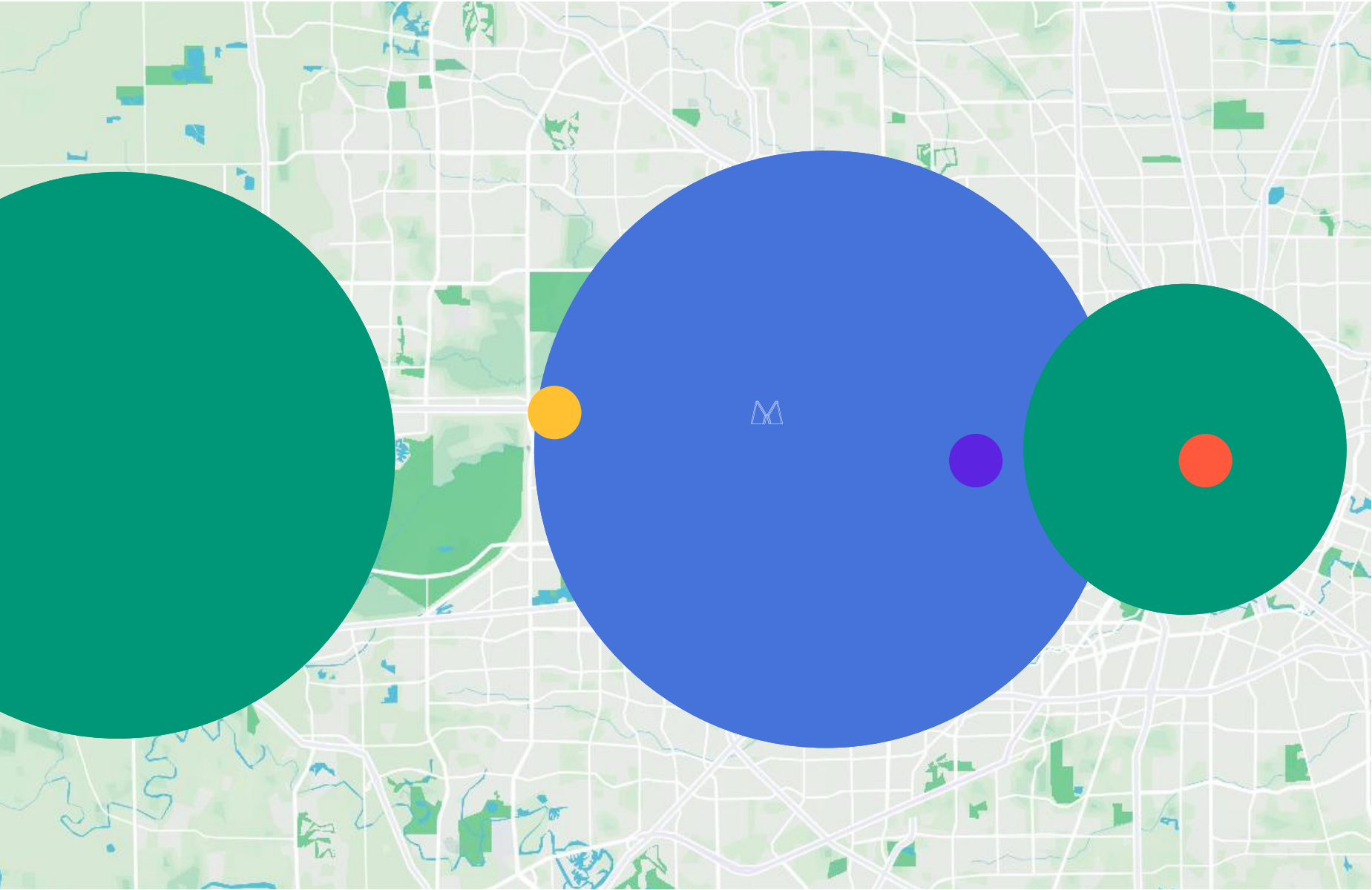
- Ingress
- Egress
- Traffic Officer
- Entrance
- Exit

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

MEMORIAL CITY MALL

HOTEL ZAZA

Population Growth & B2B Proximity



Memorial City is uniquely positioned to tap growing demographics, while remaining central to key talent and more affordable housing.

**KEY DEMOGRAPHICS:
A GROWING WORKFORCE**

Emerging young talent continues to expand in the urban core, along with rapid expansion west in Katy.

**B2B PROXIMITY:
FORTUNE 1000 HEADQUARTERS**

West Houston is home to various corporate headquarters of Fortune 1000 companies, including a Tech Corridor, that remains central in their density near the I-10 freeway. A concentration of these HQs can also be observed along Interstate 10, extending from the Energy Corridor to downtown Houston.

● Young & Educated Growth ● Software & HQ Functions ● Energy Corridor ● Memorial City ● Galleria ● Downtown

The Plazas



- Conference Center
- Fitness Center
- Common Bond
- The Porch
- Coworking Spaces
- Outdoor Seating
- Food Trucks
- Shuttle Bus Stop
- Bikes
- Car Wash

- Parking
- Traffic Officer
- Entrees & Exits

Lifestyle Amenities



COMMON BOND

A full-service coffee shop featuring local ingredients.



THE PORCH

A great place to enjoy work outside on a shaded patio.

35,000

Square feet of amenity space across the plazas



OUTDOOR SEATING AREAS

Patio in a beautiful garden to work or take a break



FOOD TRUCKS

Enjoy rotating food trucks outside.

200+

Restaurants & Retail Shops within 1 mile



CO-WORKING SPACES

Immense opportunities to co-work & enjoy the amenities



SPA-INSPIRED LOCKER ROOMS AND SHOWERS

300+

Events in memorial city every year



TENANT ENGAGEMENT APP



LUXURY FITNESS STUDIO

Corporate Amenities



EVENTS

The perfect backdrop for networking, team-building, and celebrations for up to 800 people.



HOTELS

Find luxury accommodations at Hotel ZaZa and The Westin Houston in Memorial City.



CORPORATE APARTMENTS

Conveniently located corporate apartments offer a comfortable solution for extended business stays, visiting clients, and transitioning employees.



CONFERENCE CENTER

Our premier conference center seats up to 75 guests, providing an ideal venue for presentations, workshops, and strategic meetings.

Building Features



SUSTAINABLE DESIGN

- LEED GOLD Certified
- EPA Energy Star
- WELL Health-Safety Rating
- Sustainably Sourced Materials



PARKING

- Nine-level, connected parking garage 3,000 Spaces
- Leased at 3.5-4/1,000 RSF
- High definition cameras throughout



SQUARE FOOTAGE

- **800 Gessner**
237,076 RSF
Typical Floor Plan: 21,705 RSF
- **820 Gessner**
362,354 RSF
Typical Floor Plan: 21,642 RSF
- **840 Gessner**
332,069 RSF
Typical Floor Plan 24,670 RSF



QUICK FACTS

- EV Charging Stations
- Wi-Fi in Common Areas
- Complimentary Shuttle Service
- On-Site Property Manager
- Bike Racks and Storage
- Tenant Events
- 24/7 Security & Card Key
- Access Complimentary shuttle service

By the Numbers

Renovated in 2023, Memorial Plazas have 35,000 square feet of amenity space and boast more than 927,000 square feet across the three towers.

2023

Towers Renovated in 2023

927K

Square feet across all three towers

35,000

Square feet of amenity space across the plazas



Building a Sustainable Future

OWNER OF THE HIGHEST-RATED LEED BUILDING IN TEXAS.

MetroNational is committed to building a sustainable future in everything we do. Our buildings hold Platinum, Gold, and Silver LEED Certifications, which symbolize our dedication to eco-friendly practices. Our buildings have also received the EPA Energy Star, and we were the first company in Texas to achieve the WELL Health-Safety Rating across all our office buildings.

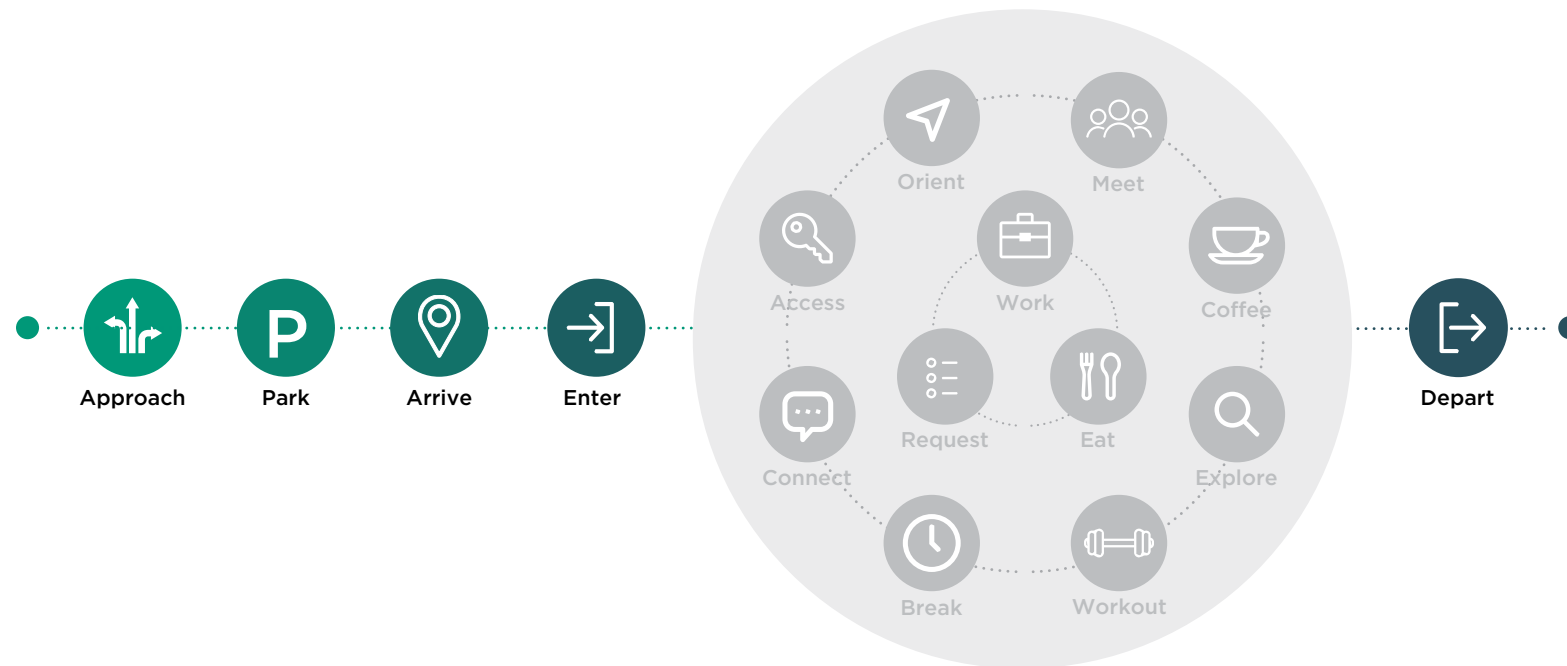


To promote environmentally responsible commuting, our properties feature EV Charging Stations and robust Recycling Programs.

Workplace Experience

A comprehensive overview of the key touch points, which will benefit from technology support to optimize and provide a best-in-class employee experience.

TYPICAL WORKPLACE JOURNEY



Workplace Tools

TECHNOLOGY SUPPORT



TENANT ENGAGEMENT APP

- Transit & Navigation
- Contactless Mobile Access
- Bookable Spaces
- Amenities & Services
- Retail, Dine, Concierge



OPERATOR DASHBOARD

- Automated Management Tools
- Services & Surveys
- Operational Control & Monitoring

Proudly owned by MetroNational.

FAMILY OWNED SINCE 1954

At MetroNational, we prioritize efficiency and excellence through a range of services with tenant satisfaction at the forefront of everything we do.

IN-HOUSE DESIGN

Drawing on years of experience, our in-house design service enables swift decision-making and full project oversight, delivering innovative solutions to exceed tenant needs and expectations.

PROJECT MANAGEMENT

Our team of project managers has a proven track record of delivering projects on time and within budget, with the foresight to proactively identify and navigate challenges, regardless of a project's scale.



MEMORIAL CITY
SQUARE FOOTAGE

10M
EXISTING MIXED-USE
DEVELOPMENT

3.3M

CLASS A
OFFICE SPACE

2.3M
MEDICAL
SPACE

2.1M

RETAIL
SPACE

1.25M
MULTI-FAMILY
SPACE

470K

HOSPITALITY
SPACE



Contact

METRONATIONAL

945 Bunker Hill, Suite 400
Houston, Texas 77024
713.973.6400

MetroNational.com

BRAD MACDOUGALL

Vice President of Office Leasing

713.586.6252

brad.macdougall@metronational.com

WARREN ALEXANDER

Leasing Director

713.586.6273

warren.alexander@metronational.com

