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MEMORIAL CITY

tour
guide



DOUBLE LEED PLATINUM

U.S. GREEN BUILDING COUNCIL (USGBC) MEMBER



WELCOME TO THE TREEHOUSE MEMORIAL CITY



Anchoring the Southeast corner of Memorial City is MetroNational's Construction and Development offices. This Treehouse was designed with sustainability at its core and is double LEED™ Platinum certified by the U.S. Green Building Council. The Treehouse Memorial City has been ranked No. 1 in Texas and second-highest in the nation. Its design features include a high thermal-performance envelope, energy recovery HVAC systems, natural light in over 80% of the building's floor area, and extensive use of reclaimed materials and sustainable construction techniques throughout.

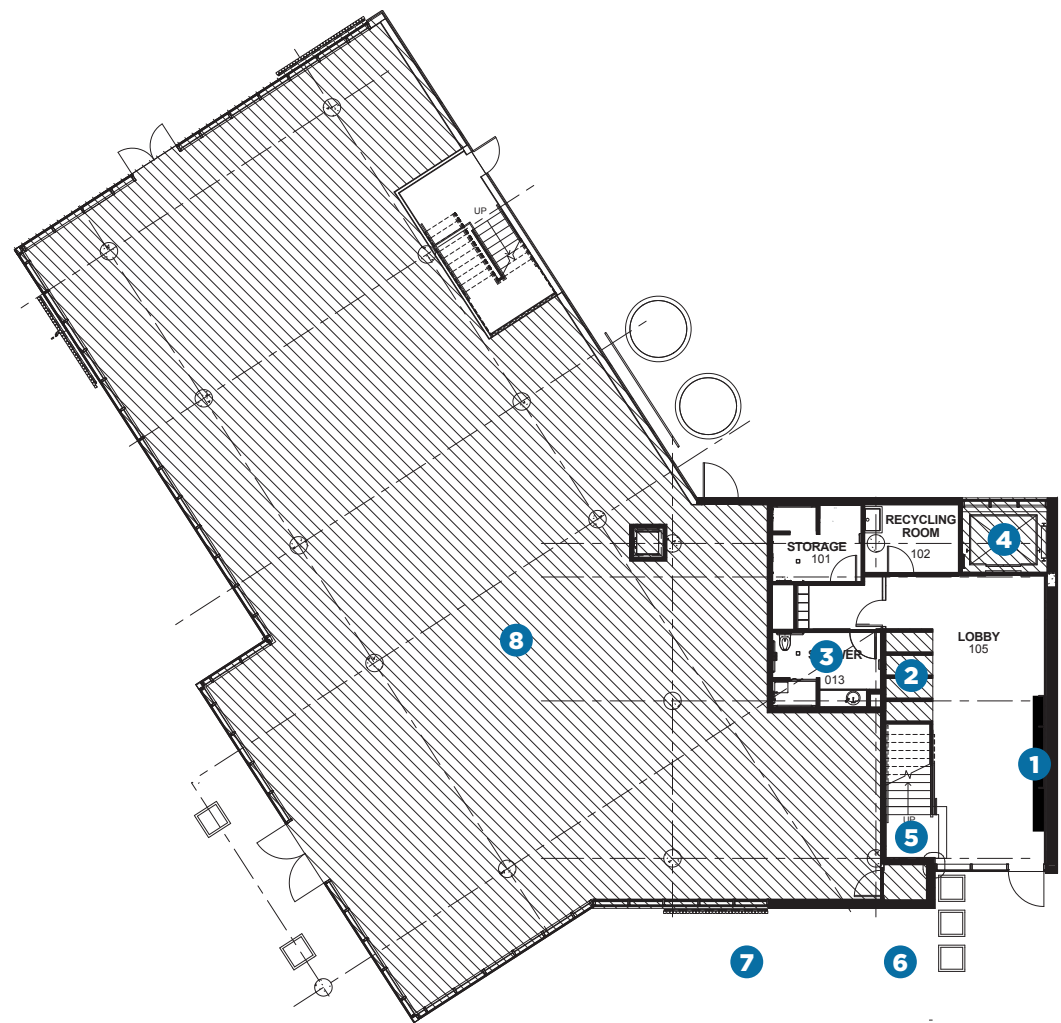


DOUBLE LEED PLATINUM
U.S. GREEN BUILDING
COUNCIL (USGBC) MEMBER



ground level

GROUND LEVEL SITE PLAN



- 1** LED PANELS
- 2** BIKE HUTCHES
- 3** SHOWERS
- 4** ELEVATOR
- 5** APPLES
- 6** BIKE RACK
- 7** FUEL EFFICIENT VEHICLES PARKING
- 8** GEOTHERMAL WELLS

GROUND LEVEL



LED Panels

1. LED PANELS

Three LED TV panels are used to educate visitors on the lean green design that went into the structure and tracking of the building's performance. The panels also feature MetroNational and Memorial City news.

2. BIKE HUTCHES

The bike storage unit represents one of the features we have onsite to promote and encourage our employees to use alternative modes of transportation.

3. SHOWERS

The onsite shower facilities for employees and visitors who choose to bike or walk to work.

4. ELEVATOR

The elevator is a machine room-less regenerative drive traction elevator which uses 50% less energy than a conventional traction system by converting the energy generated in braking mode to kinetic energy used in hoisting mode.

5. APPLES

To promote a healthy lifestyle. An apple a day...enjoy.

GROUND LEVEL



6. BIKE RACK

To promote and encourage our employees and visitors to use alternative modes of transportation.

7. FUEL EFFICIENT VEHICLES PARKING

The Treehouse has preferred parking in front of its entrance for fuel efficient vehicles.

8. GEOTHERMAL WELLS

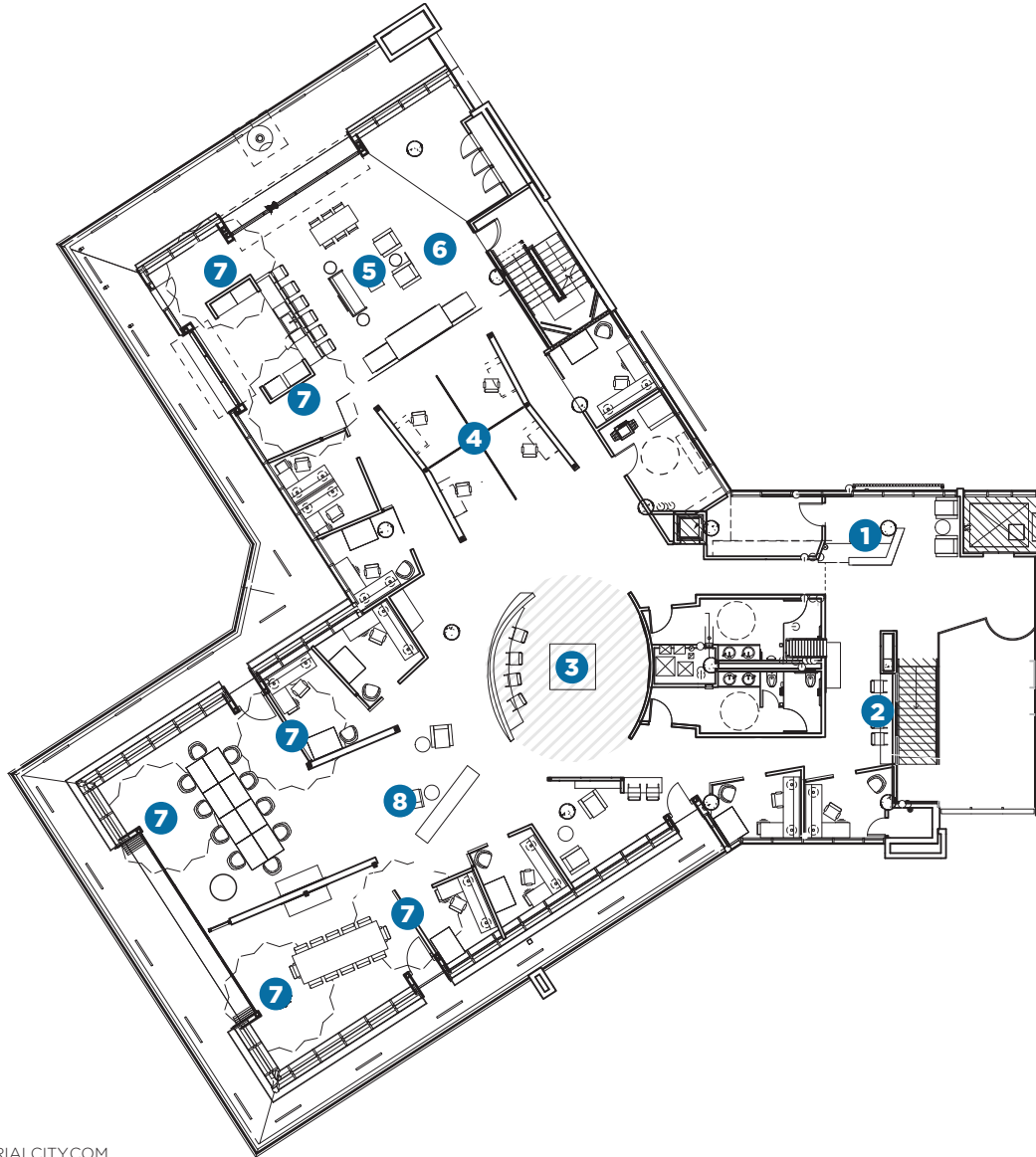
Using the Earth's natural thermal properties the Treehouse runs water through 35-400' geothermal wells under the parking lot and landscape on site to heat and cool the air. Resulting in an estimated 50% savings in energy costs.




The
TREEHOUSE
MEMORIAL CITY

level two

LEVEL TWO SITE PLAN



- 1** RANGER
- 2** WORK BAR
- 3** THE TRUNK (HISTORY WALL)
- 4** FLEX SPACE (MOVING WALL)
- 5** THE CAMP
- 6** WOOD FLOORS
- 7** THE TREE
- 8** THE NEST

LEVEL TWO



Work Bar



The Trunk



Flex Space

1. RANGER

The tour guide is our concierge who directs visitors and helps them with anything they may need during their stay at The Treehouse.

2. WORK BAR

For partners and guests complete with Wi-Fi connectivity codes as well as computer and phone chargers.

3. THE TRUNK

History Wall

The virtual history wall showcases MetroNational and Memorial City's storied history from the beginning in 1954, to the transformation into a 'city within a city' 60 years later. The Trunk serves an information center to MetroNational's growing office, retail, healthcare, restaurants, hospitality and land development – fully integrating the highest quality and enduring value.

4. FLEX SPACE

Moving Wall

Walls in the flex office area are movable, using theatrical rigging equipment to "fly up" and out of the way when the space is needed for a larger collaboration zone - HVAC units automatically shut down when operable walls are open. The custom ceiling and light fixture in the Living Room also utilizes theatrical rigging to move up and down to manipulate the intimacy of the room.

5. THE CAMP

A lounge area for employees to work outside of their offices. The Camp was constructed with sustainability at every touchpoint. Complete with a coffee and wine bar made from recycled glass and beer bottles, and the majority of the furniture contains recycled materials. The tree pattern on the glass helps us cut down heat and meet the 40% maximum requirement for vision glass.

LEVEL TWO



6. WOOD FLOORS

The wood flooring is reclaimed from the Cotton Concentration Building in Galveston, Texas. The original structure was built in 1905. All interior wood finishes in the building are either reclaimed or FSC certified and all exterior wood on the building are FSC certified. The Forest Stewardship Council, is a non-profit organization that sets certain high standards to make sure that forestry is practiced in an environmentally responsible and socially beneficial manner.

7. THE TREE

The Tree sculpture symbolizes MetroNational's desire and commitment to sustainability for the Treehouse as well as the entire Memorial City campus and future development. Each tree has been fabricated using 300 unique pieces that were field assembled by mortise and tenon joinery techniques onsite by artisans and millworkers. The material for the four tree sculptures throughout the space are FSC certified.



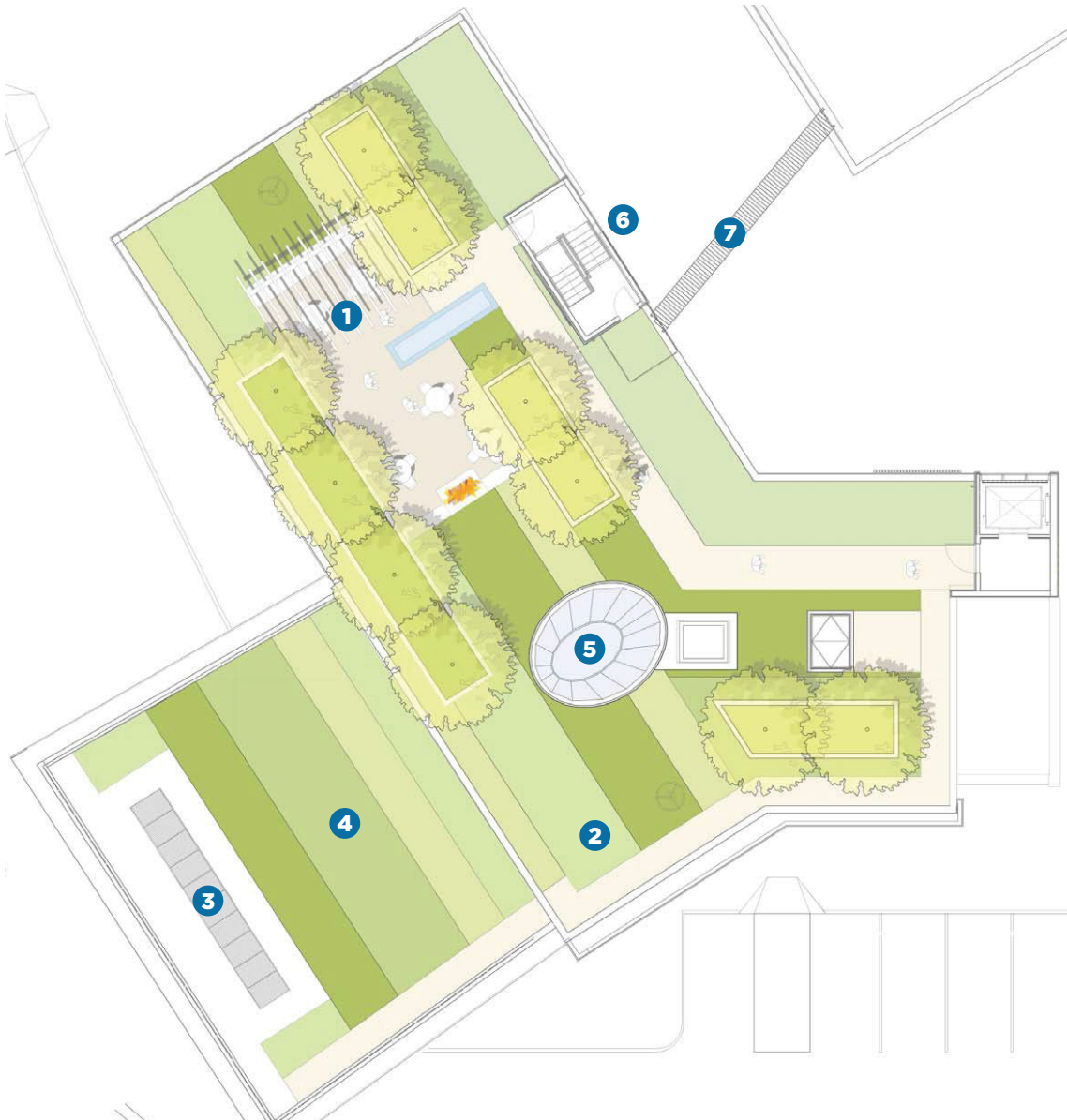
8. THE NEST

The Nests are conference rooms on the perimeter of the southeast side of the building. They face a wrap-around balcony that allows for the outer facing windows to be opened like sliding glass doors.



roof garden

ROOF GARDEN SITE PLAN



- 1 ROOFTOP KITCHEN
- 2 WIND TURBINE
- 3 SOLAR PANELS
- 4 SKYLIGHT
- 5 PLANTS & IRRIGATION
- 6 CISTERNS
- 7 SKYBRIDGE

ROOF GARDEN



Wind Turbine Sculpture



Solar Panels

1. ROOFTOP KITCHEN

The roof has 700 square feet of useable space for entertaining and additional roof features that include a fire pit, outdoor summer kitchen, patio/seating, planters, and water feature.

2. WIND TURBINE

Sculpture by Mark "Scrapdaddy" Bradford

Constructed entirely out of reclaimed scrap metal, this wind turbine sculpture represents the capability and power of wind as a viable energy source. Most wind energy comes from similar turbines that can be as tall as a 20-story building and have three 200-foot-long (60-meter-long) blades.

3. SOLAR PANELS

The sloped part of the roof hosts a series of solar panels that will create an offset of 3.5% of the total energy costs for the Treehouse. The power the panels generate will be filtered back into the building's system for its use.

4. SKYLIGHT

Usage of natural daylight for the building includes the custom skylight centered over the Trunk exhibit area. The overall design of the building allows for daylight and views to be provided to over 80% of regularly occupied spaces creating a healthier work environment for employees.

5. PLANTS & IRRIGATION

This Green roof is also known as an *eco-roof*. It is a vegetated roof of native plants to help mitigate the heat island effect as well as to insulate the building and provide better views for this and neighboring buildings. The landscaping and irrigation systems have been designed to reduce potable water consumption for irrigation by almost 70%.

ROOF GARDEN



Cisterns



Skybridge

6. CISTERNS

Water from this roof will be collected into two 5,000 gallon cisterns on the back of the building. This collected water will be used to irrigate the landscaping. Additional water recycling will be collected from the condensate from the HVAC units to flush plumbing fixtures in the building.

7. SKYBRIDGE

The rooftop extends to the fourth floor of the Nexen Building via a steel and wooden bridge designed to evoke the sense of an old-fashioned swinging bridge.

More than a mile of Memorial City is now connected via sky bridges – one can walk from The Treehouse to Memorial City Mall to the Westin to Memorial Hermann. The Treehouse is part of MetroNational's campus-wide Step by Step Wellness Program

that encourages employees to walk instead of taking an elevator or driving down the street to another MetroNational building.



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