

> Portfolio

DETAILS

Area:
Memorial City

Property Name:
Memorial City Professional
Bldg III

Property Information #:
MC PRO III

Address:
Corner of Gessner and
Kingside

Acquisition Date:
Early 1960's

Key Map Location:
490 A

Architect:
Morris Architects

General Contractor:
Tellepsen

Improvements:
Medical Office Building

Improvement Date:
2002-2004

Gross Square Feet:
225,000

Number of Floors:
9



MEMORIAL CITY PROFESSIONAL BUILDING III

Corner of Gessner and Kingside Houston, TX

For Leasing Information:

MetroNational
Wade Nelson
713.984.1001
waden@metronational.com

PROPERTY INFORMATION

Introducing Memorial City's first professional building in over 20 years! Conveniently located on the corner of Gessner Road and Kingside, Memorial City Professional Building III is part of a \$600 million redevelopment of Memorial City which includes the \$92 million expansion and renovation of Memorial Hermann Memorial City Hospital and the adjacent \$300 million redevelopment of Memorial City Mall.

Special Features:

- 9-story, 225,000 SF Class A professional/medical building
- 1,000 to 24,000 SF available
- Generous tenant improvement allowance
- Excellent views
- State-of-the-art design
- Efficient layouts
- Professionally managed and leased by MetroNational
- Attached, 7-story parking garage with enclosed skywalks
- Connected to Memorial Hermann Memorial City Hospital
- **Completion scheduled for Spring 2004**



Revised 10/05/05