

9 7 5 3

KATY FWY

# A NEW LANDMARK

FOR INCLUSIVE, INNOVATIVE &  
INSPIRATIONAL DEVELOPMENT



**9 7 5 3**

**A BEACON FOR COMPANIES SEEKING  
THE NEXT LEVEL OF COMMERCIAL  
SPACE, OUR NEW OFFICE BUILDING  
AT 9753 KATY FREEWAY FRONTIERS  
A NEW WAY OF DOING BUSINESS.**

# A NEW

# LANDMARK

INCLUSIVE, INNOVATIVE &  
INSPIRATIONAL DEVELOPMENT

**9753** is part of West Houston's thriving Memorial City community that offers a vibrant and curated mix of residential, commercial, medical, retail and entertainment.

It's all right here.



# WELL-BUILT IN EVERY WAY POSSIBLE.

WITH A THOUGHTFUL AND LONG-TERM APPROACH TO SUSTAINABILITY AND PERSONAL WELLNESS, 9753 KATY FREEWAY OFFERS ENERGY-EFFICIENT SPACES THAT ARE DESIGNED FOR OCCUPATIONAL HEALTH AND WELL-BEING.

# DEVELOPMENT SUMMARY

- SUMMER 2023 ESTIMATED OPENING
- 9-STORY CLASS A OFFICE BUILDING
- 188,550 SF (OFFICE/RETAIL)
- FIRST FLOOR: 10,843 RSF/RETAIL & 2,724 RSF/OFFICE
- ON SITE FAST CASUAL DINING
- PARKING RATIO: 4/1,000
- VISITOR PARKING ON THE 1ST FLOOR OF THE GARAGE
- CONNECTED PARKING GARAGE WITH SKY BRIDGE ON THE 2ND FLOOR
- TRACKING LEED SILVER
- WELL HEALTH SAFETY RATED
- EFFICIENT 4-ELEVATOR CORE & FREIGHT
- ON-SITE PROPERTY MANAGER
- 24/7 SECURITY AND CARD KEY ACCESS
- ELECTRIC CAR CHARGING STATIONS
- SMART BUILDING FEATURES
- TENANT EXPERIENCE APP



# 9753 TYPICAL TENANT TEST FIT

**188,500 SF**  
**9 FLOORS**  
 TYPICAL FLOOR  
**22,605 RSF**  
 PRIVATE OFFICES 78  
 CONFERENCE 3  
 HUDDLE 2  
 BREAK ROOM 1  
 STORAGE/IT 3  
 WELLNESS 1

## ROOM LEGEND

- BREAKROOM
- CIRCULATION
- CONFERENCE/  
COLLABORATION
- HUDDLE
- IT
- PRIVATE OFFICE
- RECEPTION
- STORAGE
- WELLNESS
- WORK AREA



**SUMMER 2023**

**ESTIMATED OPENING**

Estimated Tender  
For Tenant Buildout  
**February 1, 2022**



# GOING BEYOND THE BOUNDARIES OF WHAT OFFICE LIFE ONCE

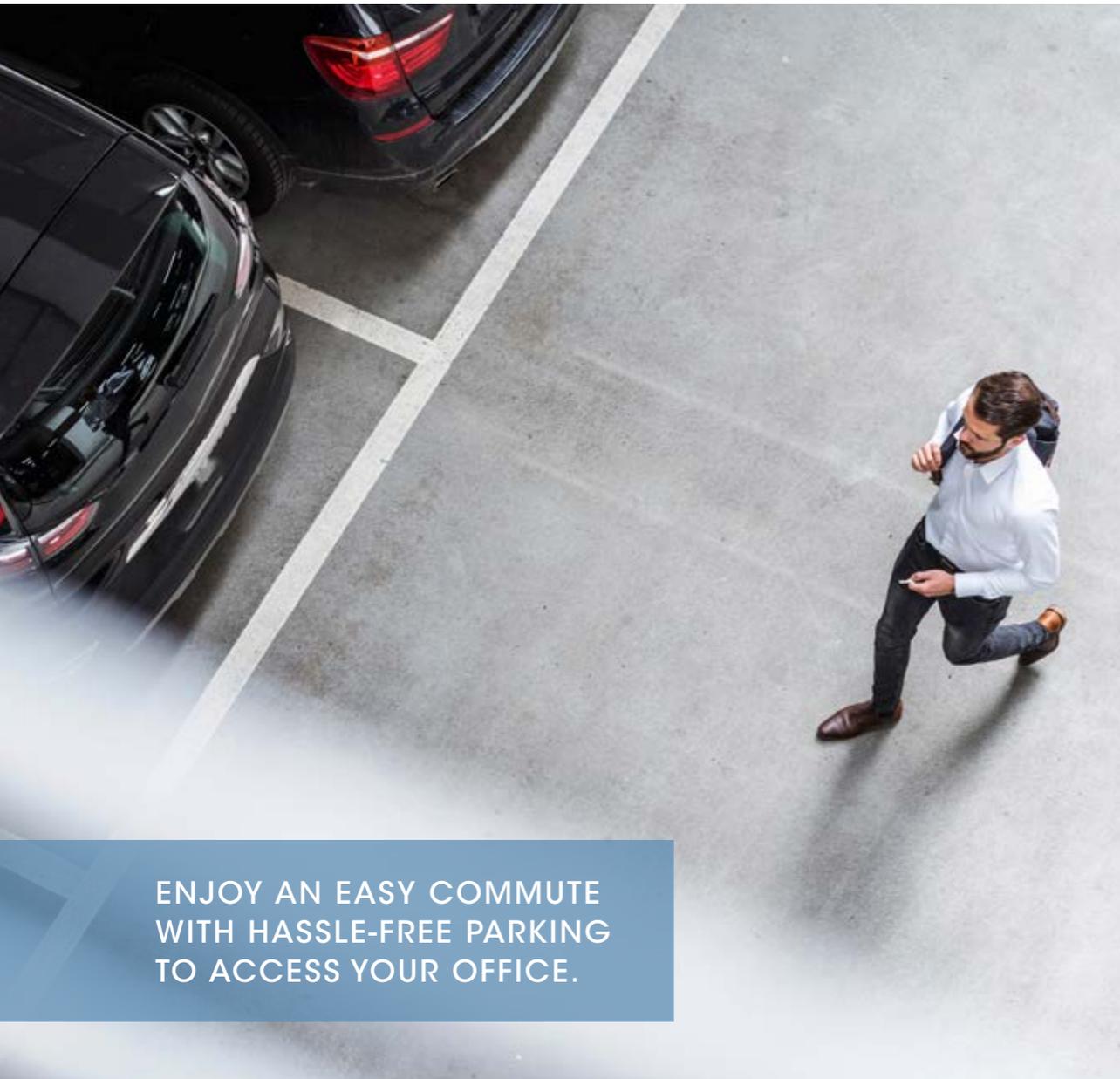
**9753** offers your business a sense of place, but also a sense of belonging with a community-driven experience in the Lawn District of Memorial City.

Work. Life. Balance.



# THE DIRECT ACCESS ADDRESS.

**9753** offers the most convenient ingress and egress in West Houston with direct access to Interstate 10 and just minutes from Beltway 8 and other major highways.



ENJOY AN EASY COMMUTE  
WITH HASSLE-FREE PARKING  
TO ACCESS YOUR OFFICE.



# THE WALKABLE DISTRICT

## OFFICE

- 1 9753 Katy Freeway
- 6 945 Bunker Hill
- 13 920 Memorial City Way
- 16 9805 Katy Freeway

## RESTAURANTS

- 3 Chef-inspired Restaurant
- 4 Island Grill
- 4 Shipley Do-Nuts
- 5 Liberty Kitchen
- 8 Ciro's Italian Grill
- 9 Common Bond Coffee Shop
- 10 Guadalajara Hacienda
- 11 Tipping Point Restaurant
- 16 Brewed Awakening

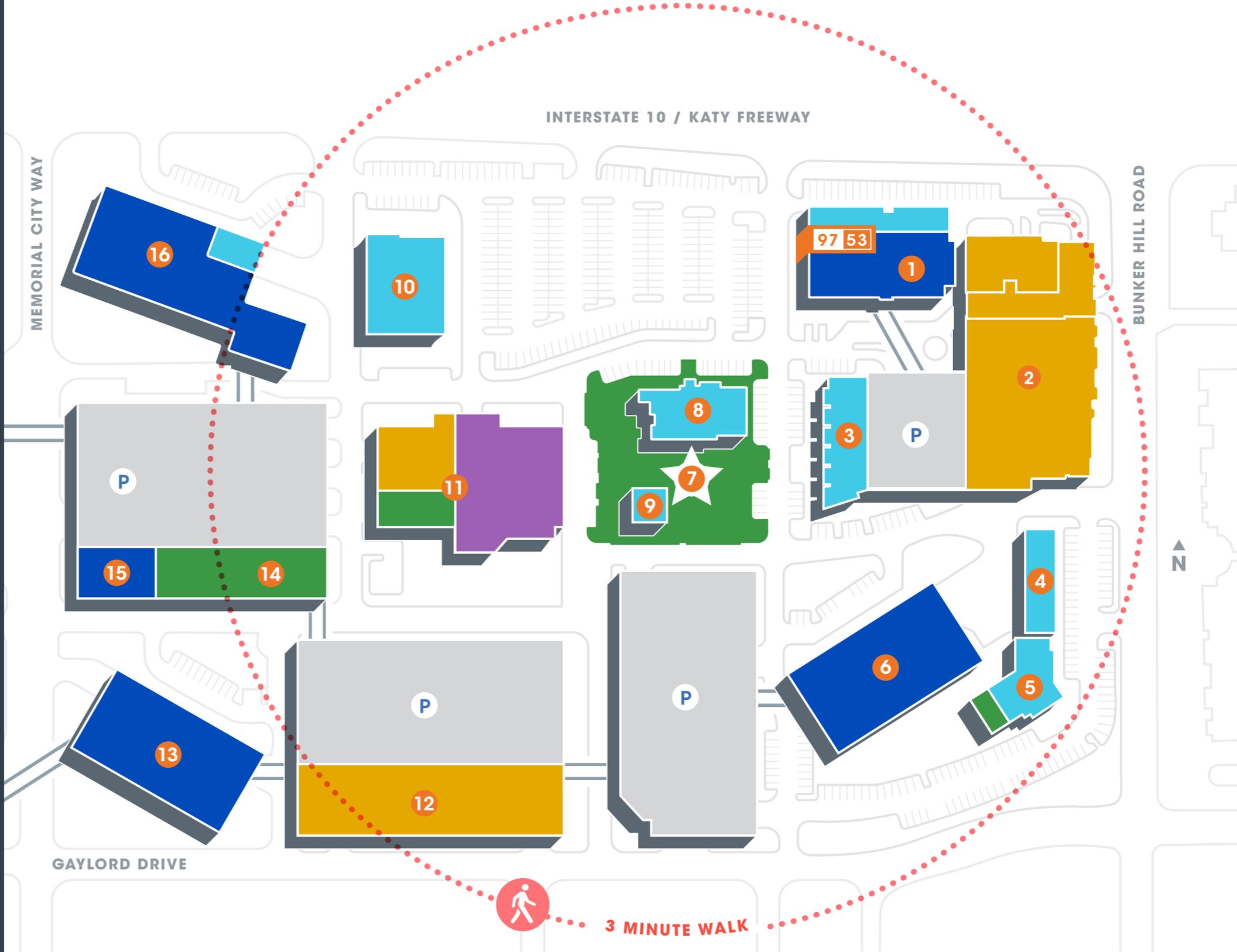
## HOSPITALITY RESIDENTIAL

- 2 The McKinley
- 11 Hotel ZaZa
- 11 The McCarthy
- 12 The Fountains

## WELLNESS & AMENITIES

- 4 Memorial Village Cleaners
- 5 The Treehouse
- 7 The Lawn
- 11 ZaSpa
- 14 Fitness Center
- 15 Conference Center

- 3 Minute Walking Diameter
- Parking
- Skybridge



# THE BEYOND WORK EXPERIENCE.

LOCATED AT THE NORTHEAST CORNER OF  
THE LAWN DISTRICT, **9753** INCLUDES RESTAURANTS,  
RETAIL, AND ACCESS TO OUTDOOR AMENITIES.



**60+**  
EATERIES

**100+**  
RESTAURANTS

**300+**  
COMMUNITY  
EVENTS ANNUALLY  
AT MEMORIAL CITY

# THE PLACE TO BE.

**9753** is steps away from The Lawn, complete with outdoor seating, WiFi, signature events and seasonal programming. Our Tenant Experience app connects employees to community-driven experiences throughout Memorial City.



# THE PLACE TO BE.

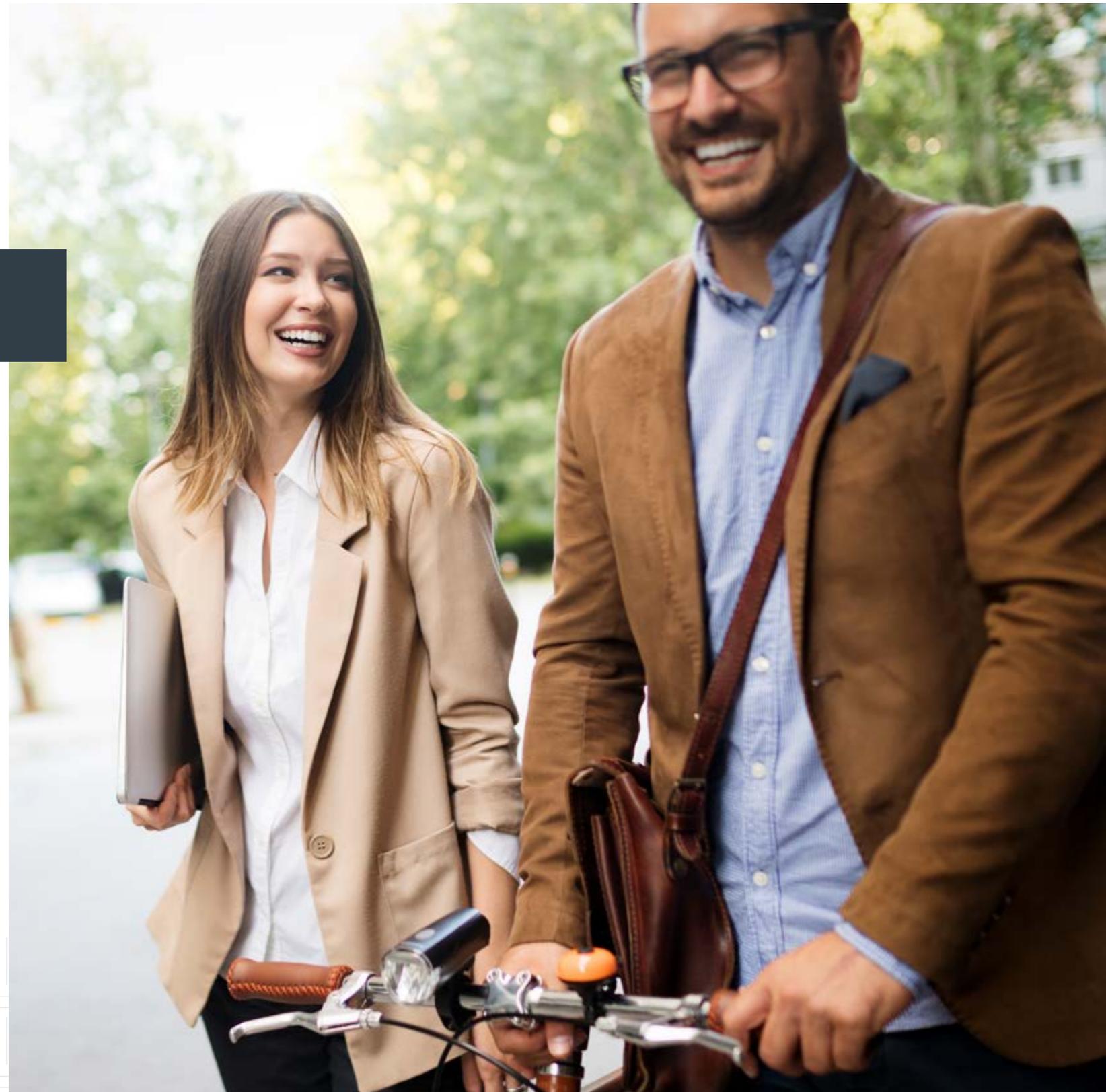


# CREATE

# BALANCE

**9753** is within walking distance to popular restaurants, shopping, a luxury fitness and conference center, and **The Lawn** greenspace — all created to allow you to “live your best life” before, during and after office hours.

*A city within a city.*



# THE MEMORIAL CITY COMMUNITY

**JOHNSTON & MURPHY**  
SINCE 1850

**ZARA**

  
**COACH**  
NEW YORK

**SEPHORA**

Liberty Kitchen  
— AT THE TREEHOUSE —

*Perry's*  
STEAKHOUSE & GRILLE

*Goode Co.*  
SEAFOOD

**TORCHYS**

**KIRBY**  
ICE HOUSE  
— "A Neighborhood Pearl" —

*Gro's*

**H-E-B**

**THE WESTIN**  
HOUSTON  
MEMORIAL CITY

*Z*  
HOTEL  
ZAZA  
MEMORIAL CITY | HOUSTON

 **Air Liquide**

**AVEVA**

  
**MURPHY**  
EXPLORATION & PRODUCTION CO.

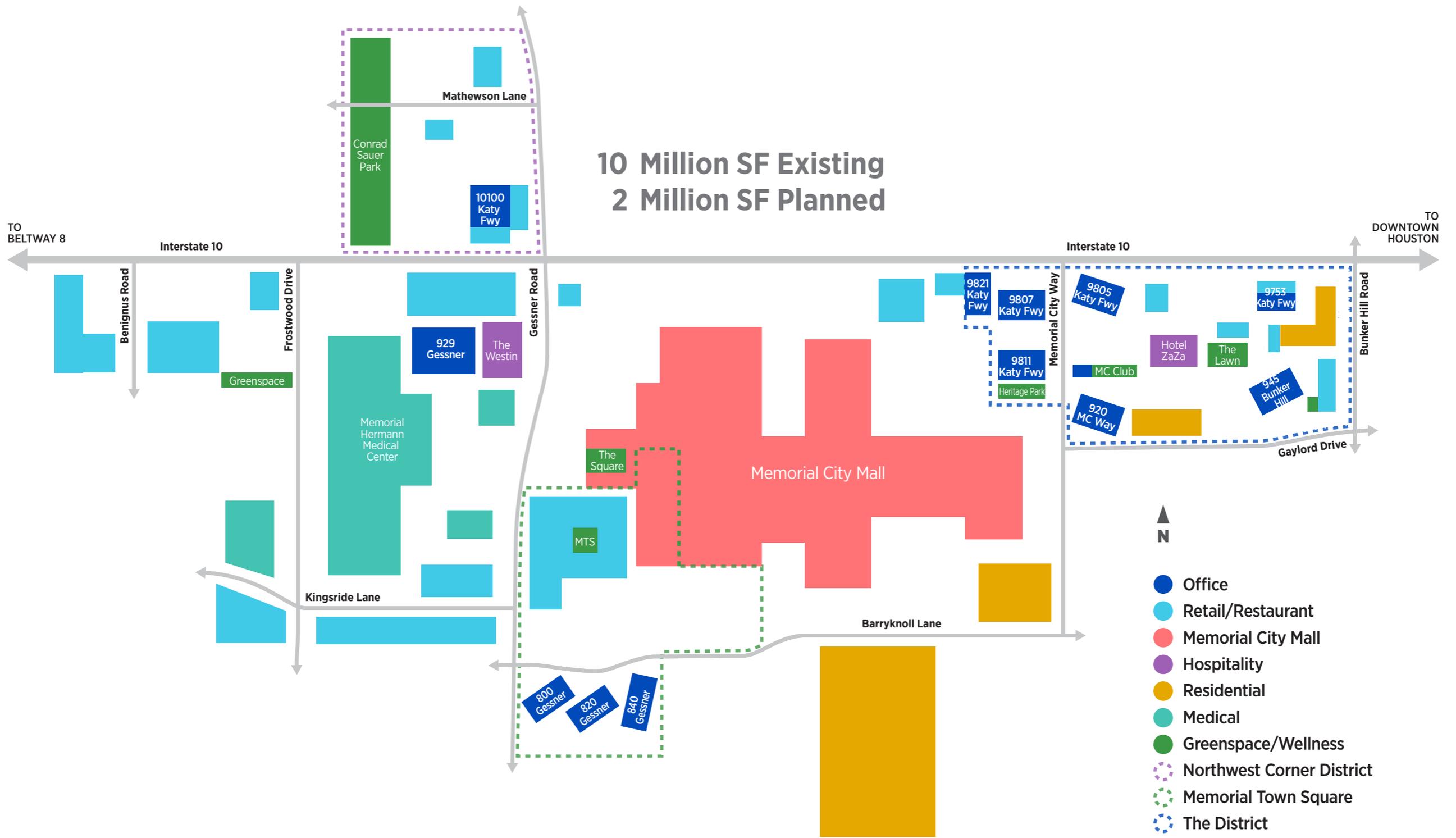
**MEMORIAL  
HERMANN**





CREATED, DEVELOPED AND OWNED BY METRONATIONAL  
Aerial view of Memorial City looking south west.

# MEMORIAL CITY MASTER PLAN



# WHERE BUSINESS COMES HOME

## OFFICE BUILDINGS IN MEMORIAL CITY

Memorial City's evolving 10-million square foot campus is not only home to 9753 KATY, but also to 12 other Class A office buildings available for lease. With its central location, convenient accessibility and unparalleled amenities, leading international and domestic companies have already chosen Memorial City as their home base.



**10100 Katy Freeway**  
Houston, TX 77024



**Murphy Building**  
9805 Katy Freeway  
Houston, TX 77024



**Two Memorial City Plaza**  
820 Gessner Road  
Houston, TX 77024



**945 Bunker Hill Road**  
Houston, TX 77024



**Air Liquide Center North**  
9807 Katy Freeway  
Houston, TX 77024



**Memorial Hermann Tower**  
929 Gessner Road  
Houston, TX 77024



**Three Memorial City Plaza**  
840 Gessner Road  
Houston, TX 77024



**9753 Katy Freeway**  
Houston, TX 77024



**Air Liquide Center South**  
9811 Katy Freeway  
Houston, TX 77024



**One Memorial City Plaza**  
800 Gessner Road  
Houston, TX 77024



**Memorial City Place**  
9821 Katy Freeway  
Houston, TX 77024



**920 Memorial City Way**  
Houston, TX 77024

Memorial City means business.

**9 7** 5 3

**THE VISION OF MEMORIAL CITY  
CONTINUES TO EXPAND, OFFERING  
A VIBRANT AND CURATED MIX OF  
RESIDENTIAL, MEDICAL, COMMERCIAL,  
RETAIL, ENTERTAINMENT AND NATURAL  
OFFERINGS THAT CELEBRATES LIFE  
AT ITS FULLEST.**

**MetroNational**

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**EVERYTHING** UNDER ONE OWNER.