Air Liquide Center

consists of two LEED Certification, Class A office buildings located in Memorial City – the geographic population center of Houston – adjacent to the Memorial Villages and within four miles of the Houston Energy Corridor.

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<th>NORTH TOWER PROPERTY DESCRIPTION</th>
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<tr>
<td>• 24-hour on-site security</td>
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<td>• Card key access</td>
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<td>• Direct access to the Memorial City Skywalk Network, which interconnects a large portion of the 265 acre development, including Memorial City Mall</td>
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<tr>
<td>• Full-service Starbucks, Le Peep restaurant, Snap Kitchen, dentist, and tailor/dry cleaner located in first level lobby</td>
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<tr>
<td>• Complimentary Memorial City Shuttle service</td>
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</tbody>
</table>
Site Plan

- Air Liquide Center
- Starbucks
- Le Peep
- Garage
- Private Drive
- Interstate 10 Frontage
- Memorial City Way
- Texas Heritage Park
Typical Office Floor Plan of South Tower Level 2
Typical Office Floor Plan of South Tower Level 3, 6 & 7

23,588 RSF

AVAILABLE 23,588 RSF

BRAD MACDOUGALL
713.586.6252
brad.macdougall@metronational.com
Conference Center and Meeting Room

Memorial City provides a number of meeting spaces as conference rooms and boardrooms. Use our meeting rooms for presentations, interviews, client pitches or training for your company.

**MetroNational Management Office**
960 MEMORIAL CITY WAY
For reservation, contact:
Zenobia Hendricks 713.722.4892
Terry Reese 713.586.6296

**ASSEMBLY/TRAINING CENTER**
- Capacity: up to 120 seats
- Room size: 38' x 59'
- Overhead Projector
- Wireless Internet Access

**CONFERENCE ROOM**
- Capacity: 8 seats
- Room size: 16' x 15'
- Built-In TV
- Conference Phone
- Wireless Internet Access

**HUDDLE ROOM**
- Capacity: 4 seats
- Room size: 10' x 10'
- Wireless Internet Access

**920 Memorial City Way**
For reservation, contact:
Zenobia Hendricks 713.722.4892

**MEETING ROOM**
- Capacity: 12 seats (additional stackable chairs available)
- Room size: 34' x 26'
- Wireless Internet Access

**Two Memorial City Plaza**
820 GESSNER
For reservation, contact:
Melody Joy 713.468.4928

**CONFERENCE ROOM**
- Capacity: 12 seats
- Room size: 16’ x 14’
- Built-In AV
- Built-In Screens
- Built-In TV
- Overhead Projector
- Conference Phone
- Wireless Internet Access

**MEETING ROOM**
- Capacity: 6 seats
- Room size: 11’ x 14’
- Built-In TV
- Wireless Internet Access

**Memorial Hermann Tower**
929 GESSNER
For reservation, contact:
Joneen Morris 832.408.4061

**MEETING ROOM (LEVEL 20)**
- Capacity: 19 seats
- Room size: 40’ x 30’
- Wireless Internet Access

**Memorial City Place**
9821 KATY FREEWAY
For reservation, contact:
Terry Reese 713.586.6296

**MEETING ROOM**
- Capacity: 12 seats
- Room size: 25’ x 16’
- Wireless Internet Access

**MONDAY - FRIDAY 7 AM - 5 PM**
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
- 945 Bunker Hill
- 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 The McAdams at Memorial City.

HOTEL ZAZA MEMORIAL CITY
Features included the ZaSpa, Tipping Point Restaurant & Terrance, 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.
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, and Murphy Exploration & Production Company.

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: ± 240,000
- 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 Gold Certification (U.S. Green Building Council)

Murphy Building
- 9806 KATY FREEWAY
- HOUSTON, TEXAS 77024
- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2013
- Garage / Parking: 5-level parking garage, 901 spaces, 50 surface spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)

945 Bunker Hill
- 945 BUNKER HILL RD
- 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, 1,880 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 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

Memorial Hermann Tower
- 909 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

9807 & 9811 KATY FREEWAY
AIR LIQUIDE CENTER
At MetroNational, we base everything on a core concept: that each property is a total environment, with development, property management, maintenance, landscaping and security 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.