**Property Description**

<table>
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<tr>
<th>DESCRIPTION</th>
<th>Ten story, Class A office building owned and managed by MetroNational, located in Memorial City</th>
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| ADDRESS              | 9821 Katy Freeway  
Houston, Texas 77024                                                                  |
| LOCATION             | South side of Interstate 10 between Gessner and Bunker Hill                              |
| RENTABLE SQUARE FEET | ± 152,422                                                                                   |
| TYPICAL FLOOR SIZE   | ± 15,648 RSF                                                                                 |
| STORIES              | 10-story                                                                                     |
| COMPLETION           | 1982                                                                                         |
| GARAGE / PARKING     | 6-level parking garage consisting of 560 spaces plus an additional 16 surface spaces       |
| STANDARDS AND        | Energy Star Award                                                                            |
| CERTIFICATIONS       |                                                                                               |
| MAJOR TENANTS        | Frost Bank, Prime Operating Company, Simmons & Fletcher                                      |

**Amenities**

- 24-hour on-site security
- Card key access
- Direct access to the Memorial City Skywalk Network, which interconnects a large portion of the 265 acre development, including Memorial City Mall, The Fountains at Memorial City – luxury residential midrise, and the parking garage
- Adjacent / within walking distance to Memorial City Mall, 945 Bunker Hill, Hotel ZaZa Memorial City, The McCarthy highrise apartments, The Fountains at Memorial City luxury – residential midrise, The Lawn greenspace for events & concert and several fine dining establishments
- Complimentary Memorial City Shuttle service
- On-site building management office
- Frost Bank located in lobby
Memorial City Place Stacking Chart

20,879 RSF of Office Space Available
Typical Office Floor Plan
Memorial City Master Plan

Future Development

Development Underway

Memorial City Place | 9821 Katy Freeway | Memorial City
Easy In. Easy Out.

Memorial City Place offers convenient site for ingress and egress.
Just minutes from Beltway 8 and other major highways.
Memorial City has **seven skybridges** that keep shoppers, tenants, residents and guests unified - from the cutting edge technology of Memorial Hermann Medical Center to major hotels and conferencing centers to collaborative space on multiple rooftop sky gardens. **At lunchtime, you can make the quick 8 minute walk** to Memorial City Mall, grab a bike and explore all the paths around our campus and the Memorial Villages or hop on our free shuttle at any time.

**Free Shuttle Service**

Four routes in Memorial City to save time, fuel and money

**Skybridge Network**

**16 Minute**
Walk to the Medical Campus

**8 Minute**
Walk to Memorial City Mall

**Covered Walkway**
Over 300 FESTIVALS AND EVENTS every year in Memorial City

60+ EATERIES within walking distance of 9753 Bunker Hill

100+ RETAIL, SERVICE & CLOTHING STORES

Condé Nast Traveler ranked Hotel ZaZa Memorial City as No. 2 hotel in Houston and Top 10 in Texas

5 SPAS within Memorial City

24 CLASSES Memorial City Club - exclusively for office tenants; classes include yoga, spin, meditation and personal training
MEMORIAL CITY
By The Numbers

10 MILLION
square feet of existing mixed-use development

3.3 MILLION
square feet of Class A office space

2.3 MILLION
square feet of Medical space

2.1 MILLION
square feet of retail space

1.25 MILLION
square feet of multi-family space

470K square feet of hospitality space
West Houston continues to thrive. From 2010-2040, the population is estimated to increase 71%, from 1.47 million to 2.52 million and job growth is estimated to increase 84%, from 450,000 to 830,000.

West Houston provides access to a talent-rich workforce:

- 44.7% of the adults have a college degree - compared with 37.8% in the Houston region
- 35.9% of the engineers in the Houston region live in the area
- 58.8% of the population are working age adults (18 - 65 year old) - the highest percentage in the Houston region
Growth is Underway

MetroNational’s long-term vision is focused on the expansion and redevelopment of Memorial City’s 10-million square foot campus. In order to continue providing the best tenant amenities, MetroNational currently has several mixed-used projects underway including the transformation of Memorial City Mall – starting with the Sears box – with multiple greenspaces, aspirational retail, chef-inspired restaurants, a boutique hotel, and Class A office buildings. Construction is currently underway at Bunker Hill Rd. and I-10 on The McKinley Memorial City (residential highrise) and an adjacent 9-story, 186,000 square foot office tower.
At MetroNational, we are builders – and stewards. Since that day in 1954 when Joseph Johnson saw the potential in 200 acres of raw land off of Gessner Road in West Houston, we have endeavored to create, expand and sustain a true mixed-use community - Memorial City. Today our thriving 265 acre home, which includes a regional mall, hotels, restaurants, high-rise residential and office towers, is now the geographic population center of Houston, located in one of the city’s most affluent zip codes.

Houston’s Original Mixed-Use Development
Locally Owned and Operated Since 1954

Geographic Population Center of Houston
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, Murphy Exploration & Production Company and CNOOC International.
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.