### Property Description

| DESCRIPTION | Class A office buildings owned and managed by MetroNational, located in Memorial City; three office towers totaling 927,000 SF |
| ADDRESS | 800, 820 & 840 Gessner Houston, Texas 77024 |
| LOCATION | Southeast corner, Gessner and Barryknoll Lane |
| RENTABLE SQUARE FEET | ± 920,000 |
| TYPICAL FLOOR SIZE | ± 21,000 RSF (800/820), ± 24,300 RSF (840) |
| STORIES | 12-story (800 Gessner), 18-story (820 Gessner), 14-story (840 Gessner) |
| GARAGE / PARKING | Adjacent parking garage connected via covered skybridge, ground level visitor parking, second level and above contract parking |
| RECOGNITION | BOMA TOBY Award: The Outstanding Building of the Year |
| MAJOR TENANTS | Alliance Residential, Benefit Plans Administrative Services, Cabot Oil & Gas, Emerson, Group 1 Realty, Houston International Insurance Group, InsurMark, Inc., PursuitOil & Gas, R-T Specialty, Waterbridge Resources |

### Amenities

- 24-hour on-site security
- Card key access
- Air conditioned skywalks interconnecting all three buildings and parking garages
- Adjacent / within walking distance to Memorial City Mall and The Shops at Memorial City
- Complimentary Memorial City Shuttle service
- On-site building management office and conference rooms
- On-site FedEx storefront, Skyline Deli and travel agency
- Weekly food trucks
Typical Office Floor Plan Level 8

800 Gessner

SUITE 800 AVAILABLE
21,270 RSF

METRONATIONAL
<table>
<thead>
<tr>
<th>Floor</th>
<th>Office Size (RSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>OFFICE 709</td>
</tr>
<tr>
<td>L2</td>
<td>OFFICE 1,270</td>
</tr>
<tr>
<td>L3</td>
<td>OFFICE 6,978</td>
</tr>
<tr>
<td>L4</td>
<td>OFFICE 796</td>
</tr>
<tr>
<td>L5</td>
<td>OFFICE 8,856</td>
</tr>
<tr>
<td>L6</td>
<td>OFFICE 4,626</td>
</tr>
<tr>
<td>L7</td>
<td>OFFICE 6,562</td>
</tr>
<tr>
<td>L8</td>
<td>OFFICE 433</td>
</tr>
<tr>
<td>L9</td>
<td>OFFICE 1,758</td>
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<td>OFFICE 1,270</td>
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<tr>
<td>L11</td>
<td>OFFICE 3,282</td>
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<tr>
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<td>L14</td>
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<td>L16</td>
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<tr>
<td>L17</td>
<td>OFFICE 4,626</td>
</tr>
<tr>
<td>L18</td>
<td>OFFICE 2,889</td>
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DATE: 04.01.2020
Three Memorial City Plaza Stacking Chart

840 Gessner

OFFICE 24,193 RSF
OFFICE 24,193 RSF
OFFICE 5,245 RSF
OFFICE 9,408 RSF
OFFICE 571 RSF
OFFICE 19,705 RSF

DATE: 04.01.2020

LEASED
AVAILABLE
Typical Office Floor Plan Level 9

840 Gessner

SUITE 950
AVAILABLE
11,851 RSF

SUITE 900
AVAILABLE
12,342 RSF

PRIVATE OFFICE: 17
WORKSTATIONS: 52
CONFERENCE: 6
TRAINING: 1
HUDDLE: 2
BREAK ROOM: 3
WORK ROOM: 2
IT: 1
FILING/STOR: 2
TOTAL: 86

METRONATIONAL
Memorial City Master Plan
Easy In. Easy Out.

Memorial City Plazas offers convenient sites 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.

Skybridge Network

**16 Minute**
Walk to the Medical Campus

**8 Minute**
Walk to Memorial City Mall

Covered Walkway

Free Shuttle Service
Four routes in Memorial City to save time, fuel and money
AMENITIES
By The Numbers ★

60+ EATERIES
within walking distance of 9753 Bunker Hill

100+ RETAIL, SERVICE & CLOTHING STORES

Over 300 FESTIVALS AND EVENTS
every year in Memorial City

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

5 SPAS within Memorial City

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office space</td>
<td>3.3 million</td>
</tr>
<tr>
<td>Retail space</td>
<td>2.1 million</td>
</tr>
<tr>
<td>Multi-family space</td>
<td>1.25 million</td>
</tr>
<tr>
<td>Medical space</td>
<td>2.3 million</td>
</tr>
<tr>
<td>Existing mixed-use</td>
<td>10 million</td>
</tr>
<tr>
<td>Mixed-use development</td>
<td>470K square feet</td>
</tr>
</tbody>
</table>

METRONATIONAL
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
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.
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.

### Murphy Building
- **Address**: 8921 Katy Freeway, Houston, Texas 77024
- **Rentable Square Feet**: ± 320,000
- **Typical Floor Size**: ± 20,600 RSF
- **Stories**: Thirty-three (33)
- **Completion**: 2009
- **Garage / Parking**: 7-level parking garage, 2,066 spaces, 11 surface spaces
- **Standards and Certifications**: LEED Silver Certification (U.S. Green Building Council)

### Memorial City Place
- **Address**: 8923 Katy Freeway, Houston, Texas 77024
- **Rentable Square Feet**: ± 360,000
- **Typical Floor Size**: ± 24,000 RSF
- **Stories**: Eighteen (18)
- **Completion**: 1999
- **Garage / Parking**: 10-level parking garage, 885 spaces, 7 surface spaces
- **Standards and Certifications**: LEED EBOM Silver Certification

### One Memorial City Plaza
- **Address**: 800 Gessner, 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 EBOM Gold Certification (U.S. Green Building Council)

### Two Memorial City Plaza
- **Address**: 840 Gessner, Houston, Texas 77024
- **Rentable Square Feet**: ± 327,000
- **Typical Floor Size**: ± 24,302 RSF
- **Stories**: Forty (40)
- **Completion**: 2009
- **Garage / Parking**: 10-level parking garage, 1,180 spaces, 9 surface spaces
- **Certification (U.S. Green Building Council)**
- **Standards and Certifications**: LEED EBOM Silver Certification

### Three Memorial City Plaza
- **Address**: 900 Gessner, Houston, Texas 77024
- **Rentable Square Feet**: ± 465,914
- **Typical Floor Size**: ± 23,450 - 23,780 RSF
- **Stories**: Twenty (20)
- **Completion**: 2015
- **Garage / Parking**: 9-level parking garage
- **Standards and Certifications**: LEED Gold Certification (U.S. Green Building Council)

### 920 Memorial City Way
- **Address**: 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, 901 spaces, 71 surface spaces
- **Standards and Certifications**: LEED Silver Certification (U.S. Green Building Council)

### 945 Bunker Hill Rd
- **Address**: 945 Bunker Hill Rd, Houston, Texas 77024
- **Rentable Square Feet**: ± 186,000
- **Typical Floor Size**: ± 22,505 RSF
- **Stories**: Nine (9)
- **Completion**: 2020
- **Garage / Parking**: Adjacent to 9753 Katy Freeway
- **Standards and Certifications**: Designed to achieve LEED Silver (U.S. Green Building Council)

### 973 Katy Freeway
- **Address**: 9753 Katy Freeway, Houston, Texas 77024
- **Rentable Square Feet**: ± 240,500
- **Typical Floor Size**: ± 40,587 RSF
- **Stories**: Six (6)
- **Completion**: 2017
- **Garage / Parking**: 7-level parking garage
- **Standards and Certifications**: LEED Silver Certification (U.S. Green Building Council)

### 10100 Katy Freeway
- **Address**: 10100 Katy Freeway, Houston, Texas 77024
- **Rentable Square Feet**: ± 186,000
- **Typical Floor Size**: ± 20,600 RSF
- **Stories**: Twelve (12)
- **Completion**: 2012
- **Garage / Parking**: 7-level parking garage
- **Standards and Certifications**: LEED Silver Certification (U.S. Green Building Council)

### Air Liquide Center North
- **Address**: 9807 Katy Freeway, Houston, Texas 77024
- **Rentable Square Feet**: ± 139,546
- **Typical Floor Size**: ± 36,560 RSF (levels 2 & 3), ± 26,570 RSF (levels 4 & 5)
- **Stories**: Five (5)
- **Completion**: 2019
- **Garage / Parking**: 7-level parking garage
- **Standards and Certifications**: LEED Silver Certification (U.S. Green Building Council)

### Air Liquide Center South
- **Address**: 9811 Katy Freeway, Houston, Texas 77024
- **Rentable Square Feet**: ± 139,546
- **Typical Floor Size**: ± 36,560 RSF (levels 2 & 3), ± 26,570 RSF (levels 4 & 5)
- **Stories**: Five (5)
- **Completion**: 2019
- **Garage / Parking**: 7-level parking garage
- **Standards and Certifications**: LEED Gold Certification (U.S. Green Building Council)
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.