Murphy Building
25,017 RSF OF OFFICE SPACE AVAILABLE
**Property Description**

**DESCRIPTION**
Fourteen story, Class A office building owned and managed by MetroNational, located in Memorial City

**ADDRESS**
9805 Katy Freeway
Houston, Texas 77024

**LOCATION**
Southeast corner, Interstate 10 and Memorial City Way

**RENTABLE SQUARE FEET**
± 320,000

**TYPICAL FLOOR SIZE**
± 23,652 RSF

**STORIES**
14-story

**COMPLETION**
2013

**GARAGE / PARKING**
4-level parking garage with 914 spaces plus an additional 41 surface spaces

**STANDARDS AND CERTIFICATIONS**
LEED Silver (U.S. Green Building Council)

**MAJOR TENANTS**
Murphy Exploration & Production Company; OOGC America, Inc.; Oiltanking

**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 and parking garage
- Adjacent / within walking distance to Memorial City Mall, 920 Memorial City Way, 945 Bunker Hill, The Fountains at Memorial City luxury – residential midrise, and several fine dining establishments
- Complimentary Memorial City Shuttle service
- Origin Bank located in lobby
Murphy Building Stacking Chart

25,017 RSF of Office Space Available
Typical Office Floor Plan
Memorial City Master Plan
Easy In. Easy Out.

Murphy Building 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
AMENITIES
By The Numbers

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

2.1 MILLION square feet of retail space

1.25 MILLION square feet of multi-family space

470K square feet of hospitality space

2.3 MILLION square feet of Medical 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.

920 Memorial City Way
- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2009
- Garage / Parking: 5-level parking garage, 901 spaces, 11 surface spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)
- Certification (U.S. Green Building Council)

945 Bunker Hill Rd
- Rentable Square Feet: ± 186,000
- Typical Floor Size: ± 22,505 RSF
- Stories: Fourteen (14)
- Completion: 2012
- Garage / Parking: 5-level parking garage, 901 spaces, 50 surface spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)

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

10100 Katy Freeway
- Rentable Square Feet: ± 240,500
- Typical Floor Size: ± 40,587 RSF
- Stories: Five (5)
- Completion: 2015
- Garage / Parking: 7-level parking garage
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)

Air Liquide Center North
- Rentable Square Feet: ± 139,546
- Typical Floor Size: ± 26,560 RSF (levels 2 & 3), ± 26,570 RSF (levels 4 & 5)
- Stories: Twenty (20)
- Completion: 2017
- Garage / Parking: 7-level parking garage
- Tracking LEED Certification

Air Liquide Center South
- 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)

Murphy Building
- Rentable Square Feet: ± 320,000
- Typical Floor Size: ± 23,652 RSF
- Stories: Fourteen (14)
- Completion: 2009
- Garage / Parking: 4 levels, 914 spaces, 41 surface parking spaces
- Standards and Certifications: LEED Silver Certification (U.S. Green Building Council)

Memorial City Place
- Rentable Square Feet: ± 152,422
- Typical Floor Size: ± 15,648 RSF
- Stories: Ten (10)
- Completion: 1982
- Garage / Parking: 6-level parking garage, 560 spaces, 11 surface spaces
- Standards and Certifications: Energy Star Award

One Memorial City Plaza
- 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
- Rentable Square Feet: ± 360,000
- Typical Floor Size: ± 20,600 RSF
- Stories: Eighteen (18)
- Completion: 1999
- Garage / Parking: 10-level parking garage, 1,880 spaces, 9 surface spaces
- Standards and Certifications: LEED EBOM Silver Certification

Three Memorial City Plaza
- 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 EBOM Silver Certification

Memorial Hermann Tower
- 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
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.