



# HOUSTON BUSINESS JOURNAL

## \$2.1M office build-out underway in Memorial City

BY JEFF JEFFREY OCTOBER 18, 2019, 9:00 AM

### IN THE NEWS

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A U.K.-based industrial software firm is preparing for a multimillion-dollar office remodel in Memorial City.

A building permit issued by the city of Houston says Aveva is preparing to spend \$2.1 million to build out 21,410 square feet of space on the 12th floor of 920 Memorial City Way, just east of Memorial City Mall. The permit was issued to Falls Church, Virginia-based HITT.

Aveva's existing Houston office is located at 10350 Richmond Ave., just inside Beltway 8. More information about Aveva's move was not immediately available.

Aveva garnered headlines last year when it was announced that the company had entered into a three-year deal for naming rights of the new \$13 million Houston Sabercats rugby stadium, which is located at 12131 Kirby Drive.

In February 2018, Houston City Council approved a \$3.2 million deal where the Sabercats would lease 41 acres from the city-owned Houston Amateur Sports Park LGC Inc. to develop a new stadium. The city agreed to reimburse the \$3.2 million to the team for those public improvements from funds already set aside to improve the sports park.

The stadium opened this past spring.

Meanwhile, Houston-based MetroNational is continuing to expand Memorial City, a 265-acre mixed-used development that contains 9 million square feet of developed real estate.



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Last month, the developer announced that it had broken ground on a new mixed-use development within Memorial City, which will boast a 25-story apartment tower, dubbed The McKinley, and a nine-story office building. The new 4-acre project is at the southwest corner of Bunker Hill Road and Interstate 10.

One of the other recent expansions announced for Memorial City is a mixed-use development being built on an 18-acre tract at the corner of Gessner and the Katy Freeway. It's Memorial City's first presence north of Interstate 10 and includes the existing Cemex building at 10100 Katy Freeway. Other tenants will include Kirby Ice House, Mia's Table and Torchy's Tacos.

Additionally, MetroNational hired Fort Worth-based Trademark Property Co. to develop a master plan for Memorial City Mall. The former Memorial City Sears store is set to be the centerpiece of the mall's redevelopment.