

9 7 5 3

KATY FWY

A NEW LANDMARK

FOR INCLUSIVE, INNOVATIVE &
INSPIRATIONAL DEVELOPMENT



9 7 5 3

**A BEACON FOR COMPANIES SEEKING
THE NEXT LEVEL OF COMMERCIAL
SPACE, OUR NEW OFFICE BUILDING
AT 9753 KATY FREEWAY FRONTIERS
A NEW WAY OF DOING BUSINESS.**

9753

A NEW

LANDMARK

INCLUSIVE, INNOVATIVE &
INSPIRATIONAL DEVELOPMENT

9753 is part of West Houston's thriving Memorial City community that offers a vibrant and curated mix of residential, commercial, medical, retail and entertainment.

It's all right here.



WELL-BUILT IN EVERY WAY POSSIBLE.

9753

WITH A THOUGHTFUL AND LONG-TERM APPROACH TO SUSTAINABILITY AND PERSONAL WELLNESS, 9753 KATY FREEWAY OFFERS ENERGY-EFFICIENT SPACES THAT ARE DESIGNED FOR OCCUPATIONAL HEALTH AND WELL-BEING.

DEVELOPMENT

SUMMARY

- SUMMER 2023 ESTIMATED OPENING
- 9-STORY CLASS A OFFICE BUILDING
- 188,550 SF (OFFICE/RETAIL)
- FIRST FLOOR: 10,843 RSF/RETAIL & 2,724 RSF/OFFICE
- INTEGRATED 1ST FLOOR RETAIL/RESTAURANT
- PARKING RATIO: 4/1,000
- VISITOR PARKING ON THE 1ST FLOOR OF THE GARAGE
- CONNECTED PARKING GARAGE WITH SKY BRIDGE ON THE 2ND FLOOR
- TRACKING LEED SILVER
- WELL HEALTH SAFETY RATED
- EFFICIENT 4-ELEVATOR CORE & FREIGHT
- ON-SITE PROPERTY MANAGER
- 24/7 SECURITY AND CARD KEY ACCESS
- ELECTRIC CAR CHARGING STATIONS
- SMART BUILDING FEATURES
- TENANT EXPERIENCE APP



9753 TYPICAL TENANT TEST FIT

188,500 SF
9 FLOORS
 TYPICAL FLOOR
22,605 RSF
 PRIVATE OFFICES 78
 CONFERENCE 3
 HUDDLE 2
 BREAK ROOM 1
 STORAGE/IT 3
 WELLNESS 1

ROOM LEGEND

- BREAKROOM
- CIRCULATION
- CONFERENCE/
COLLABORATION
- HUDDLE
- IT
- PRIVATE OFFICE
- RECEPTION
- STORAGE
- WELLNESS
- WORK AREA



2023 SUMMER

ESTIMATED OPENING

Estimated Tender
For Tenant Buildout
February 1, 2022



GOING BEYOND THE BOUNDARIES OF WHAT OFFICE LIFE ONCE

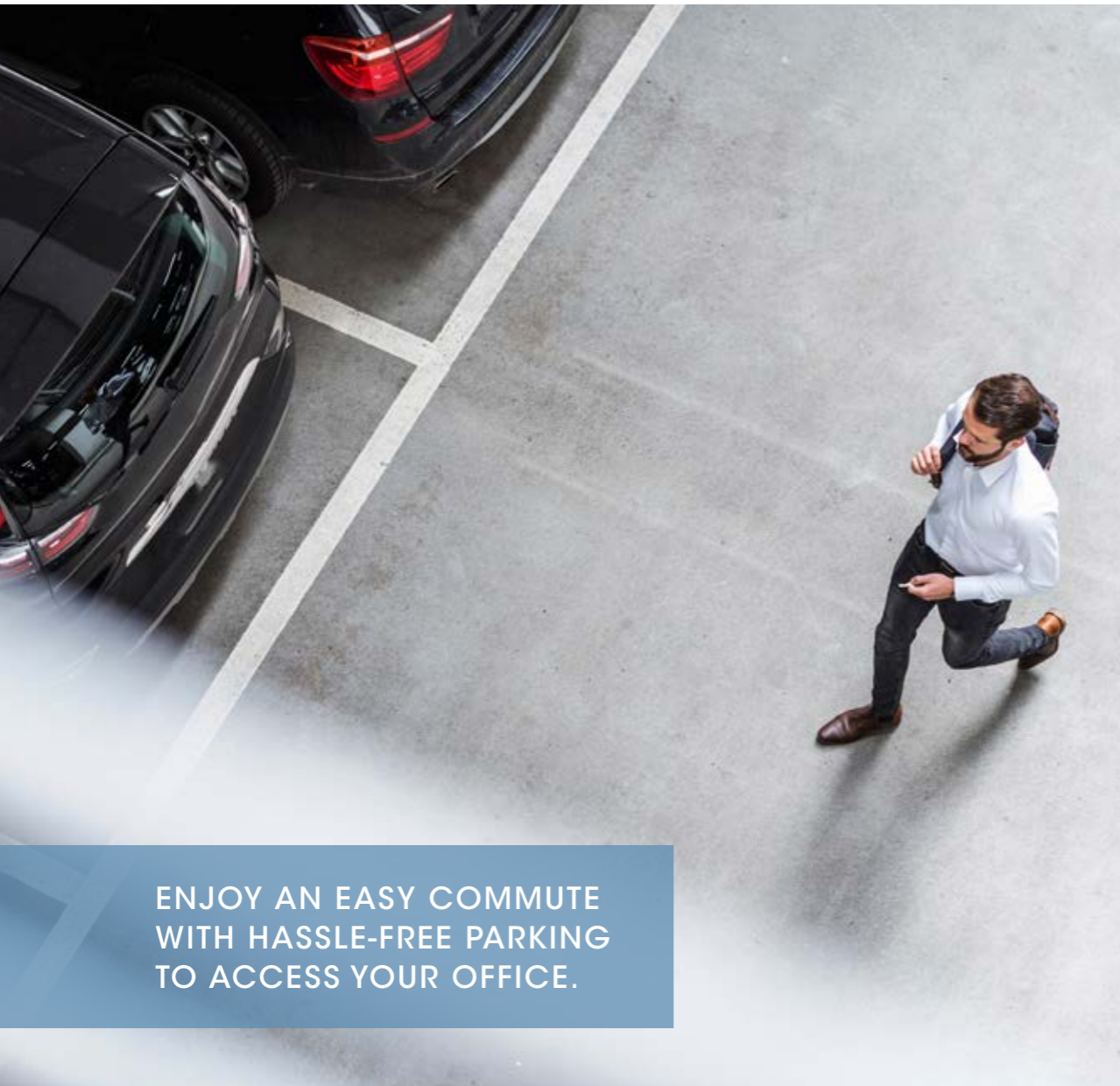
9753 offers your business a sense of place, but also a sense of belonging with a community-driven experience in the Lawn District of Memorial City.

Work. Life. Balance.



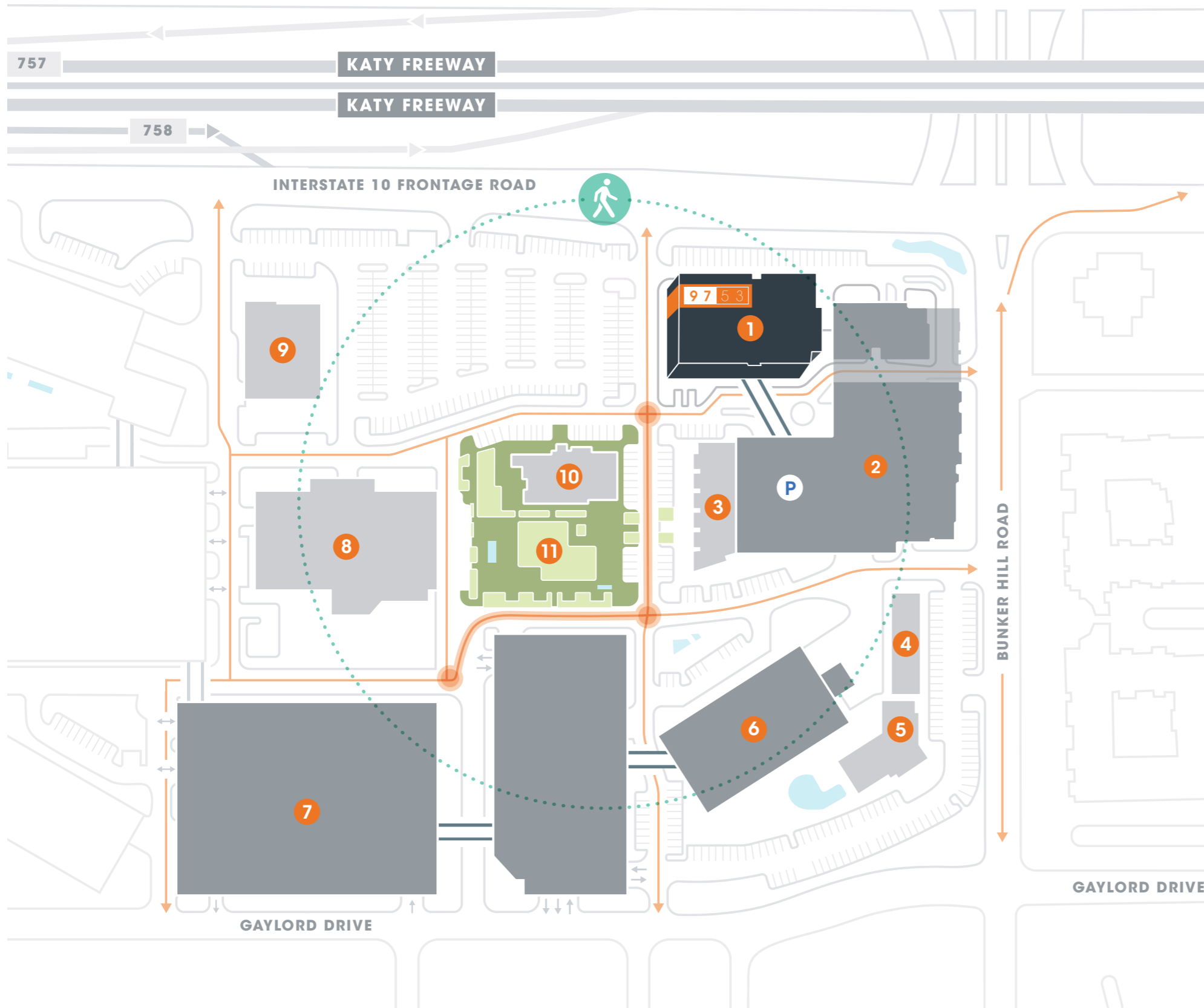
THE DIRECT ACCESS ADDRESS.

9753 offers the most convenient ingress and egress in West Houston with direct access to Interstate 10 and just minutes from Beltway 8 and other major highways.



ENJOY AN EASY COMMUTE
WITH HASSLE-FREE PARKING
TO ACCESS YOUR OFFICE.





THE LAWN DISTRICT

- 1 9753 KATY FREEWAY
- 2 THE MCKINLEY
- 3 FUTURE RESTAURANT
- 4 VILLAGE RETAIL
- 5 TREEHOUSE/LIBERTY KITCHEN
- 6 945 BUNKER HILL
- 7 THE FOUNTAINS
- 8 HOTEL ZAZA
- 9 GUADALAJARA HACIENDA
- 10 CIRO'S ITALIAN GRILL
- 11 THE LAWN

- 5 MINUTE WALKING DIAMETER
- PARKING
- VEHICULAR LANES
- MAIN CIRCULATION
- SKY BRIDGE

THE BEYOND WORK EXPERIENCE.

LOCATED AT THE NORTHEAST CORNER OF
THE LAWN DISTRICT, **9753** INCLUDES RESTAURANTS,
RETAIL, AND ACCESS TO OUTDOOR AMENITIES.



60+
EATERIES

100+
RESTAURANTS

300+
COMMUNITY
EVENTS ANNUALLY
AT MEMORIAL CITY

THE PLACE TO BE.

9753 is steps away from The Lawn, complete with outdoor seating, WiFi, signature events and seasonal programming. Our Tenant Experience app connects employees to community-driven experiences throughout Memorial City.



THE PLACE TO BE.

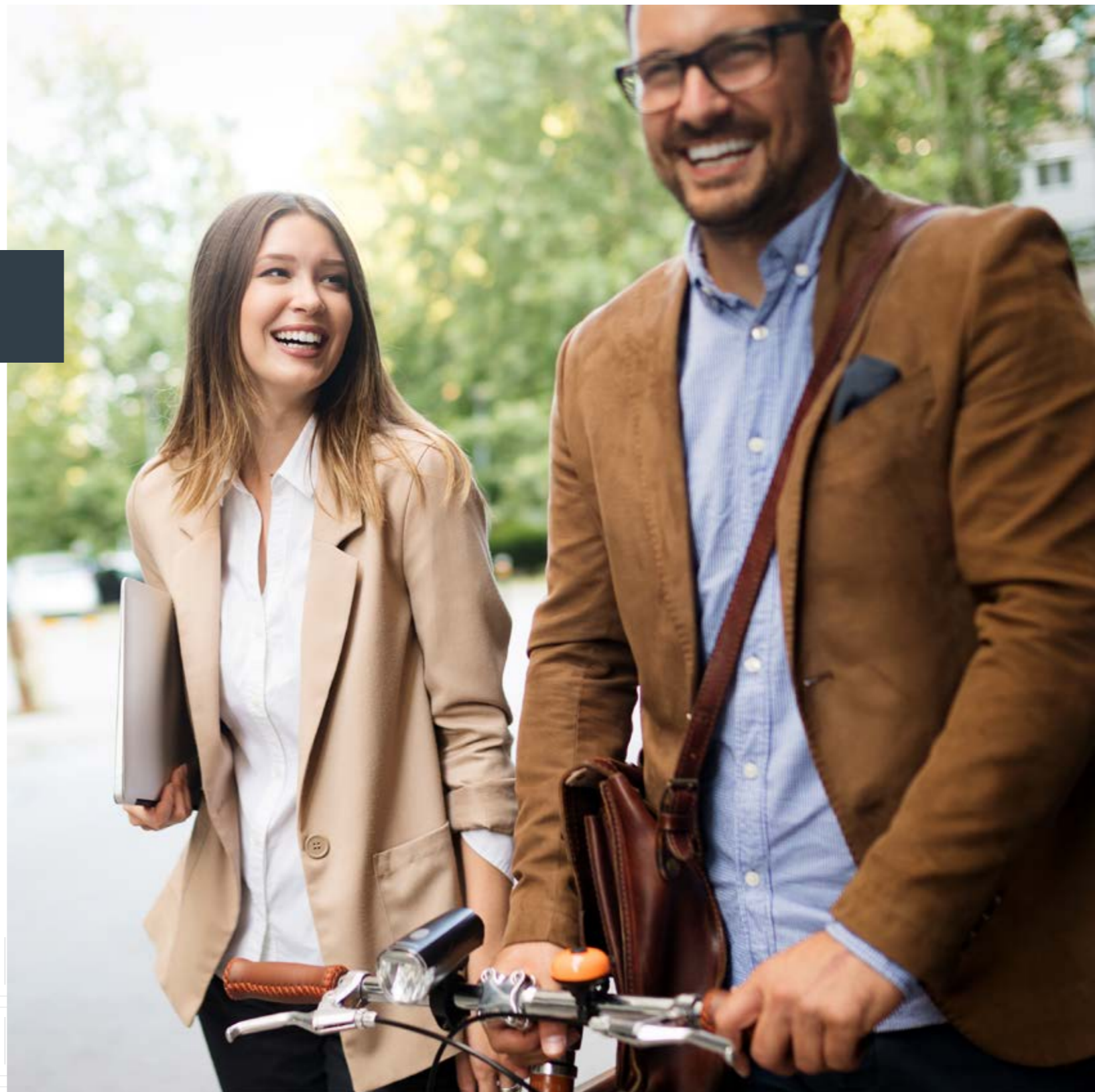


CREATE

BALANCE

9753 is within walking distance to popular restaurants, shopping, a luxury fitness and conference center, and **The Lawn** greenspace — all created to allow you to “live your best life” before, during and after office hours.

A city within a city.



THE MEMORIAL CITY COMMUNITY

JOHNSTON & MURPHY
SINCE 1850

ZARA


COACH
NEW YORK

SEPHORA

Liberty Kitchen
— AT THE TREEHOUSE —

Perry's
STEAKHOUSE & GRILLE

Goode Co.
SEAFOOD

TORCHYS

KIRBY
ICE HOUSE
— "A Neighborhood Pearl" —

Gro's

H-E-B

THE WESTIN
HOUSTON
MEMORIAL CITY

Z
HOTEL ZAZA
MEMORIAL CITY | HOUSTON

 **Air Liquide**

AVEVA


MURPHY
EXPLORATION & PRODUCTION CO.

MEMORIAL HERMANN

CONNECTED AND COMMUNITY FOCUSED.



MEMORIAL CITY BY THE NUMBERS

- 10 M SF of existing Mixed-use Development
- 3.3 M SF of Class A Office Space
- 2.3 M SF of Medical Space
- 2.1 M SF of Retail Space
- 1.25 M SF of Multi-family Space
- 470 K SF of Hospitality Space

WEST HOUSTON IS TALENT RICH

Population Growth Count, Count Population Growth

2010	1.47 M	2030	2.16 M (+368,000)
2020	1.81 M (+346,000)	2040	2.52 M (+369,000)

Education, Employment, Etc.

- 590,000 Households in West Houston
- 540,000 Jobs in West Houston
- 44.7 % of the adults have a college degree – compared with 37.8% in the Houston region



CREATED, DEVELOPED AND OWNED BY METRONATIONAL
Aerial view of Memorial City looking south west.

WHERE BUSINESS COMES HOME

OFFICE BUILDINGS IN MEMORIAL CITY

Memorial City's evolving 10-million square foot campus is not only home to 9753 KATY, but also to 12 other Class A office buildings available for lease. With its central location, convenient accessibility and unparalleled amenities, leading international and domestic companies have already chosen Memorial City as their home base.



10100 Katy Freeway
Houston, TX 77024



Murphy Building
9805 Katy Freeway
Houston, TX 77024



Two Memorial City Plaza
820 Gessner Road
Houston, TX 77024



945 Bunker Hill Road
Houston, TX 77024



Air Liquide Center North
9807 Katy Freeway
Houston, TX 77024



Memorial Hermann Tower
929 Gessner Road
Houston, TX 77024



Three Memorial City Plaza
840 Gessner Road
Houston, TX 77024



9753 Katy Freeway
Houston, TX 77024



Air Liquide Center South
9811 Katy Freeway
Houston, TX 77024



One Memorial City Plaza
800 Gessner Road
Houston, TX 77024



Memorial City Place
9821 Katy Freeway
Houston, TX 77024



920 Memorial City Way
Houston, TX 77024

Memorial City means business.

9 7 5 3

**THE VISION OF MEMORIAL CITY
CONTINUES TO EXPAND, OFFERING
A VIBRANT AND CURATED MIX OF
RESIDENTIAL, MEDICAL, COMMERCIAL,
RETAIL, ENTERTAINMENT AND NATURAL
OFFERINGS THAT CELEBRATES LIFE
AT ITS FULLEST.**

MetroNational

945 Bunker Hill, Suite 400
Houston, Texas 77024
713.973.6400
MetroNational.com

Brad MacDougall

713.586.6252
brad.macdougall@metronational.com

Warren Alexander

713.586.6273
warren.alexander@metronational.com

EVERYTHING UNDER ONE OWNER.