



945

BUNKER HILL



Bunker Hill Rd and Interstate 10 / Class A Office Building in West Houston

An Office Tower That Works Like Your Team

Position your company for success at 945 Bunker Hill in Memorial City's The Lawn District. The building welcomes you with a modern lobby and open social and meeting areas, plus a tenant-exclusive app that streamlines the day-to-day experience.

Your business will thrive in an A+ location surrounded by a vibrant, amenity-rich environment. With immediate access to premier shopping, fine dining, luxury hotels, and dynamic community gathering spaces, 945 Bunker Hill keeps your team connected and puts everything within easy reach, supporting talent attraction, productivity, and long-term growth.

-  **Katy Freeway East, Bunker Hill and I-10**
-  **± 322,000 rentable square feet**
-  **14 stories**
-  **Completed 2012**
-  **Adjacent 5-story parking garage**
-  **Card key access**
-  **Direct access to the Memorial City Skywalk Network, which interconnects a large portion of the 300 acre development, including Memorial City Mall and parking garage**
-  **LEED Silver and WELL Certification**
-  **Lobby renovated in 2024**





PRIVATE OFFICE: 56
WORKSTATIONS: 15
CONFERENCE: 4
BREAK/WORK ROOMS: 3



ROOM LEGEND

	BREAK ROOM		HUDDLE		PRIVATE OFFICE
	CIRCULATION		IT / STORAGE		RECEPTION
	CONFERENCE		OPEN OFFICE		

Typical Floor Plan

24,022 RSF

Explore your new neighborhood...



...all within
walking distance

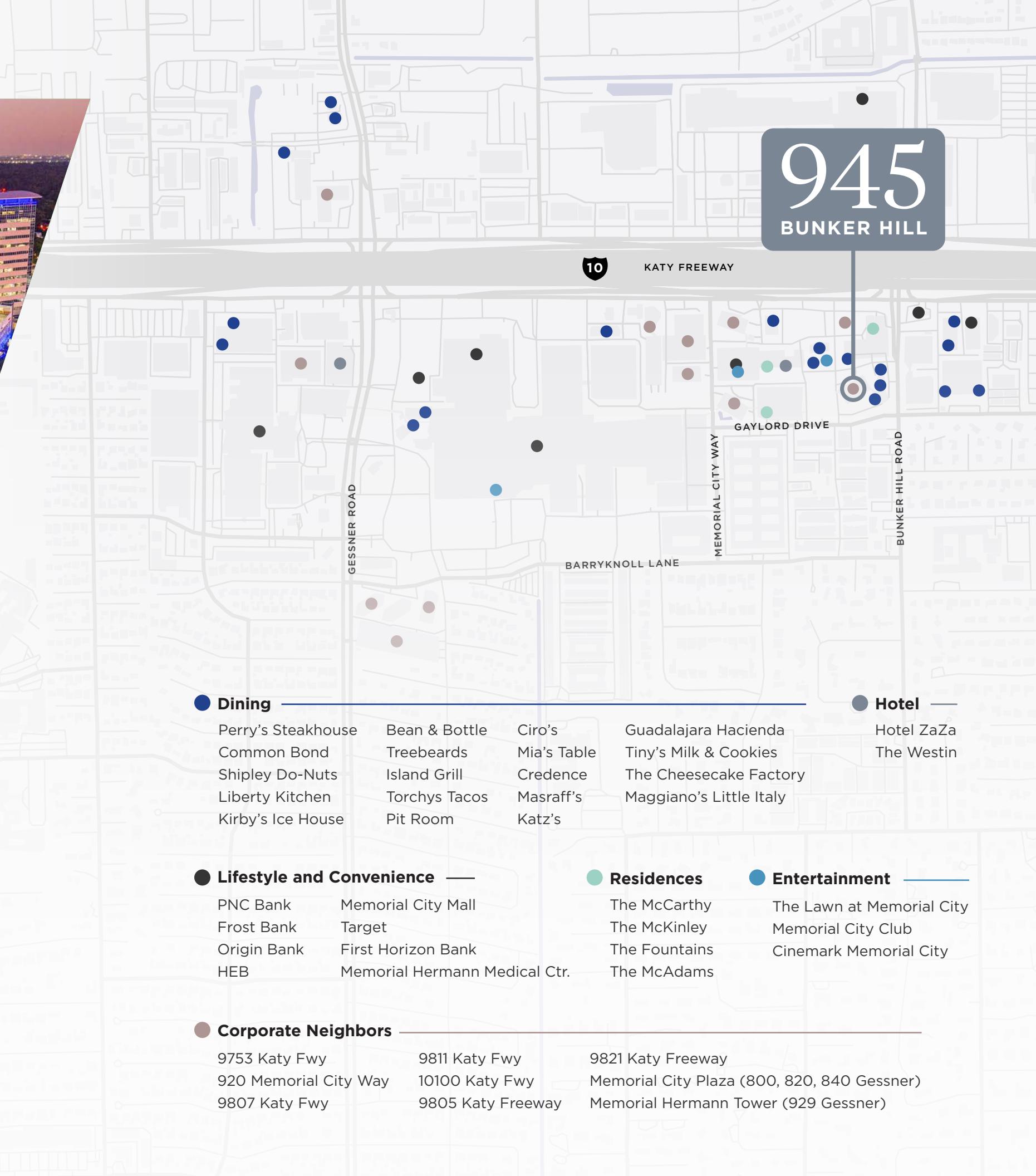




Location and Access

This prime location places you within easy walking distance of an exceptional dining scene, including restaurants like Michelin-recognized Credence, Island Grill, Liberty Kitchen, Treebeards, Tiny's Milk and Cookies, Ciro's, and Guadalajara Hacienda. The property also features convenient walkable access to the Memorial City Club fitness center and Memorial City Conference Center.

The surrounding area offers excellent urban amenities as well, including Memorial City Mall and Hotel ZaZa Memorial City, along with premier residential communities including The McCarthy, The McKinley highrise apartments, and The Fountains at Memorial City, luxury midrise apartments. The Lawn provides beautiful green space where residents can enjoy community events and live concerts throughout the year, along with the Common Bond coffee shop and bakery.





BUILDING BETTER LIVES

As a family-owned, privately held company, MetroNational stays focused on what matters most: the long-term success of Memorial City and our West Houston developments. For over 70 years, we've lived, worked, and invested here, which allows us to make independent decisions and provide the stability you can count on for years to come.

9753 Katy Freeway



990 Town and Country — Acquired in 2025



CityCentre Retail — Acquired in 2025

Building On Our Legacy

SINGULAR FOCUS | A lasting commitment to Memorial City and West Houston.

FOREVER OUTLOOK | Built for long-term partnerships, not quick wins.

DEEPLY ROOTED IN HOUSTON | We live here. We work here. We invest here.

INDEPENDENT DECISION-MAKING | Fast, focused decisions.

FAMILY-OWNED & PRIVATELY HELD | 70+ years of generational leadership.

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