



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



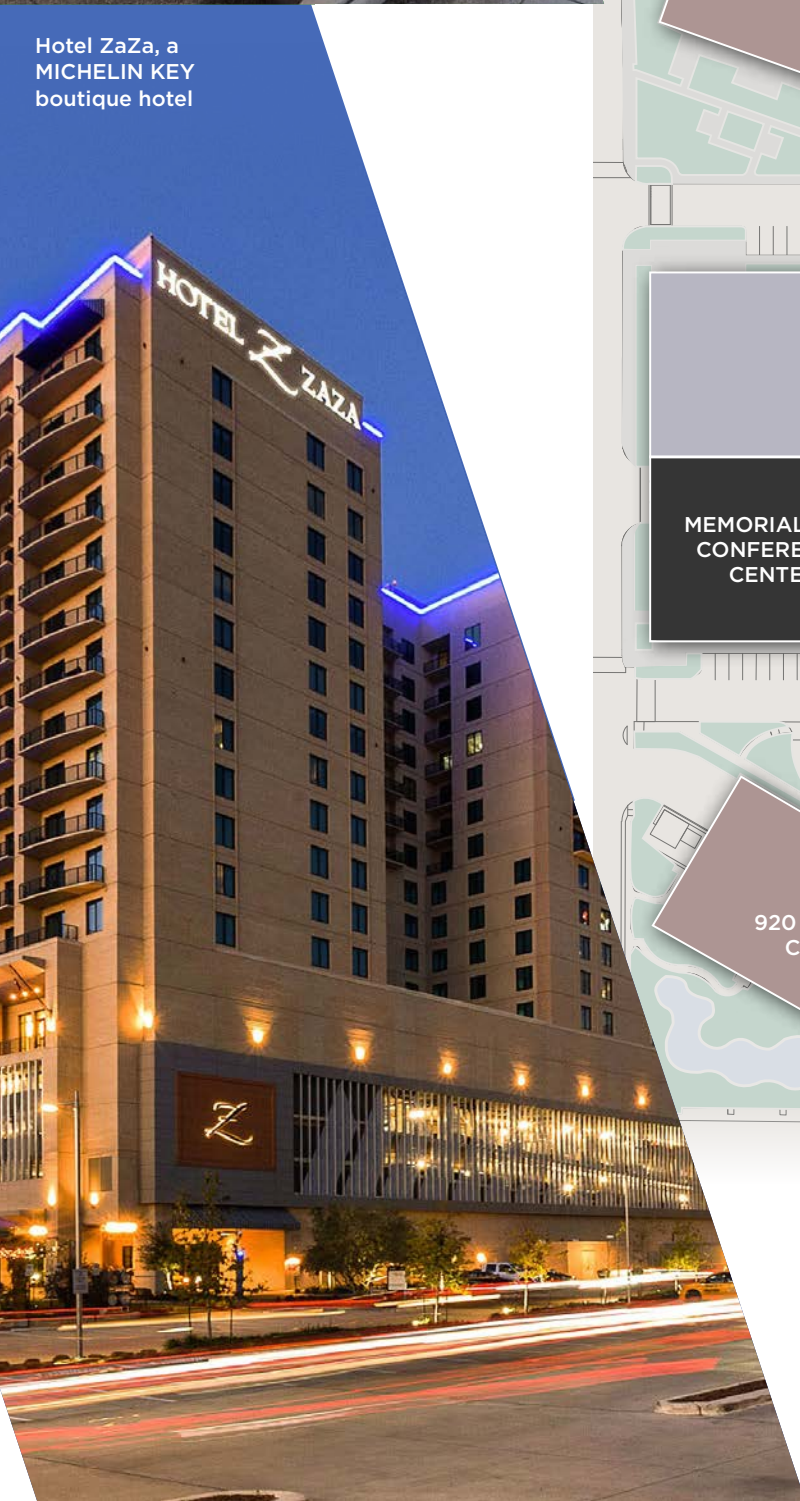
ROOM LEGEND

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

Typical Floor Plan

24,022 RSF

Explore your new neighborhood...



Hotel ZaZa, a MICHELIN KEY boutique hotel



- Hotel
- Residences
- Lifestyle and Convenience
- Dining
- Entertainment
- Corporate Neighbors

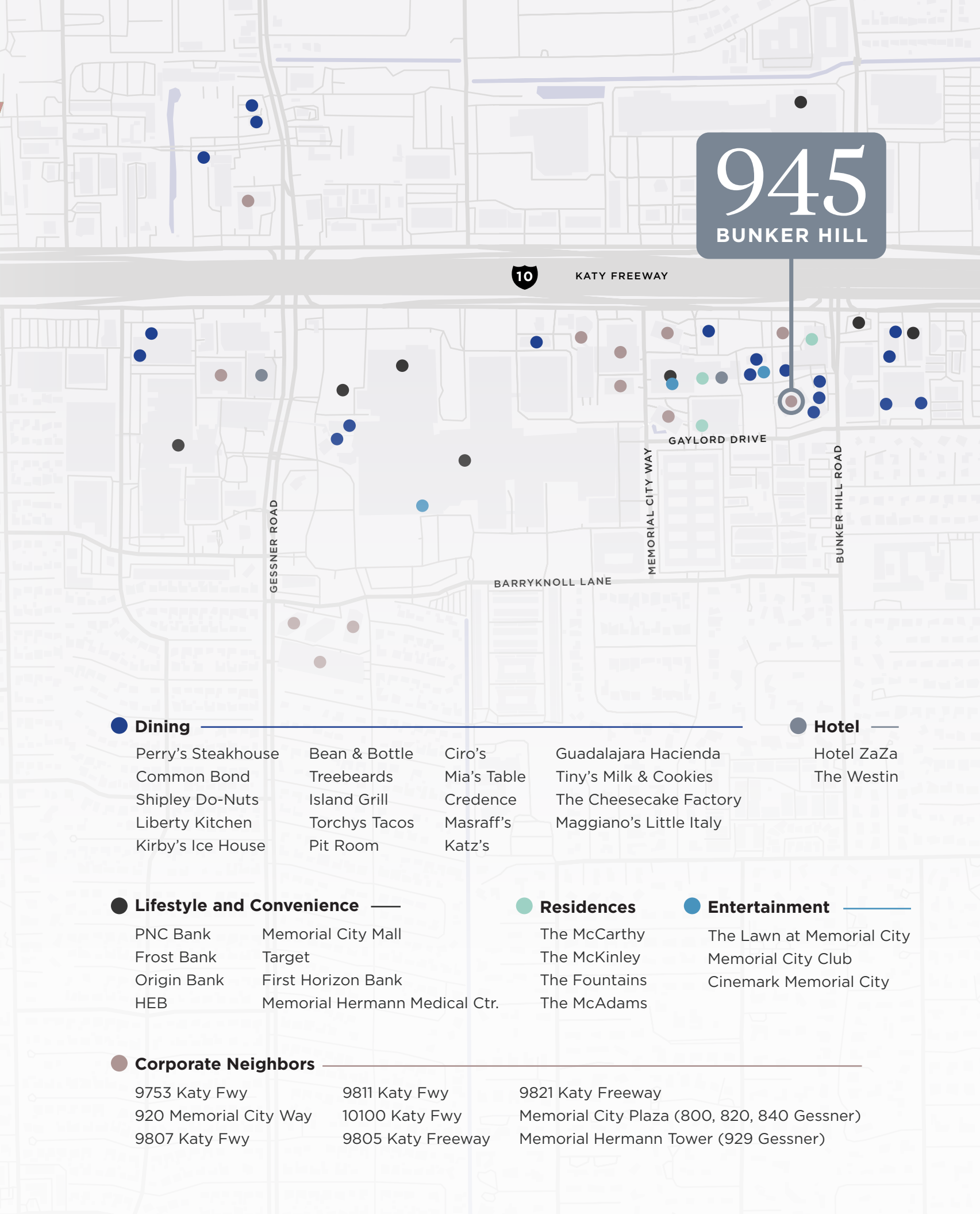


Credence, a MICHELIN recommended restaurant



The Lawn at Memorial City is an event, concert, and festival greenspace located next to Hotel ZaZa

...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.

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| Dining | Hotel |
| Perry's Steakhouse
Common Bond
Shipley Do-Nuts
Liberty Kitchen
Kirby's Ice House | Hotel ZaZa
The Westin |
| Bean & Bottle
Treebeards
Island Grill
Torchys Tacos
Pit Room | |
| Ciro's
Mia's Table
Credence
Masraff's
Katz's | |
| Guadalajara Hacienda
Tiny's Milk & Cookies
The Cheesecake Factory
Maggiano's Little Italy | |
| Lifestyle and Convenience | Residences |
| PNC Bank
Frost Bank
Origin Bank
HEB | The McCarthy
The McKinley
The Fountains
The McAdams |
| Memorial City Mall
Target
First Horizon Bank
Memorial Hermann Medical Ctr. | Entertainment |
| | The Lawn at Memorial City
Memorial City Club
Cinemark Memorial City |
| Corporate Neighbors | |
| 9753 Katy Fwy
920 Memorial City Way
9807 Katy Fwy | 9811 Katy Fwy
10100 Katy Fwy
9805 Katy Freeway |
| | 9821 Katy Freeway
Memorial City Plaza (800, 820, 840 Gessner)
Memorial Hermann Tower (929 Gessner) |



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.



990 Town and Country — Acquired in 2025



9753 Katy Freeway



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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