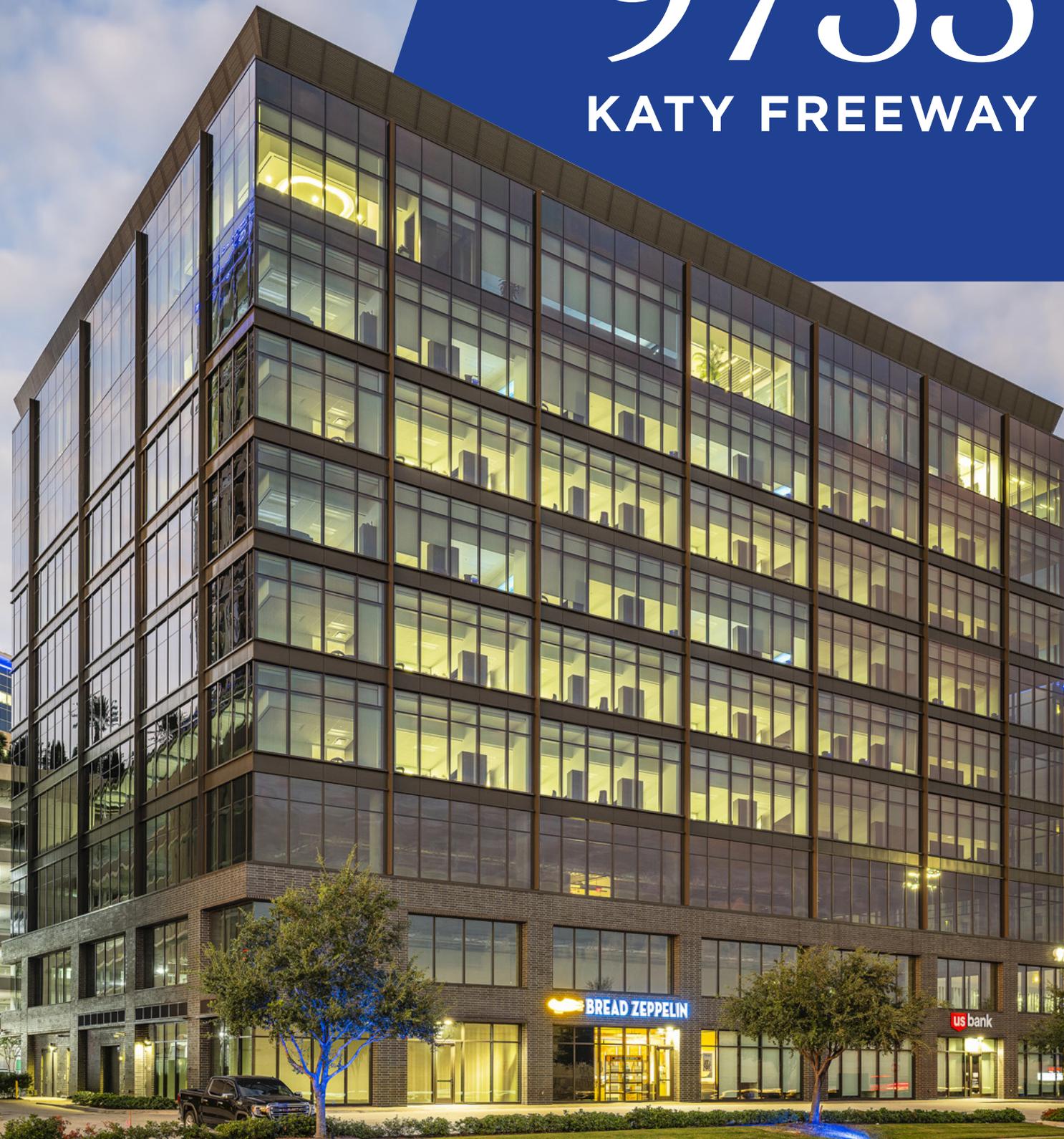




# 9753

## KATY FREEWAY



Bunker Hill Road and Interstate 10 | Class A Office Building in West Houston

# An Office Tower That Works Like Your Team

Position your company for success at 9753 Katy Freeway, MetroNational's premier new office address. The building features a dramatic lobby with hospitality-driven social areas, a tenant-exclusive app for a seamless experience, and first-floor restaurant and retail spaces.

Your business will thrive in this A+ location, surrounded by a vibrant, amenity-rich area. With walkable access to premier shopping, fine dining, luxury hotels, and dynamic community spaces, 9753 Katy Freeway places you at the center of it all, offering an unparalleled environment to attract talent and grow your business.



**Katy Freeway East, Bunker Hill and I-10**



**193,448 rentable square feet**



**8 stories**



**Completed 2023**



**24-hour on-site security**



**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 Certification**





PRIVATE OFFICES: 14  
 WORKSTATIONS: 182  
 CONFERENCE: 3  
 HUDDLE: 4  
 PHONE ROOM: 4  
 BREAK: 1  
 RECEPTION: 1



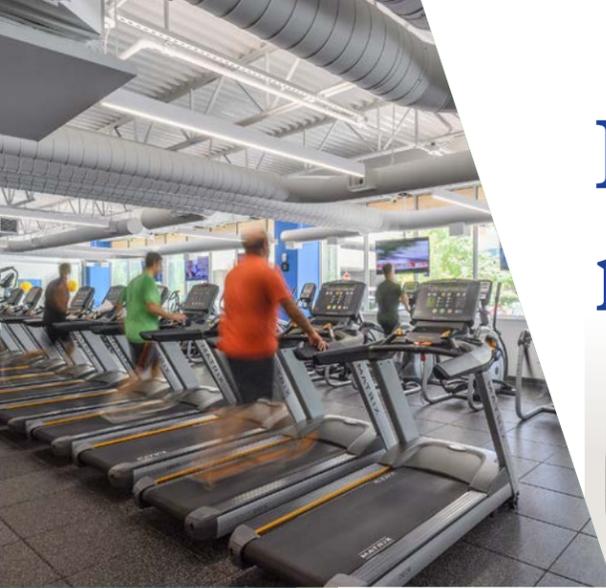
**ROOM LEGEND**

- |   |   |   |   |  |
|---|---|---|---|--|
|  BREAK/WORK  |  COLLABORATION |  HUDDLE  |  PHONE     |  WORKSTATIONS |
|  CIRCULATION |  CONFERENCE    |  OFFICES |  RECEPTION |  |

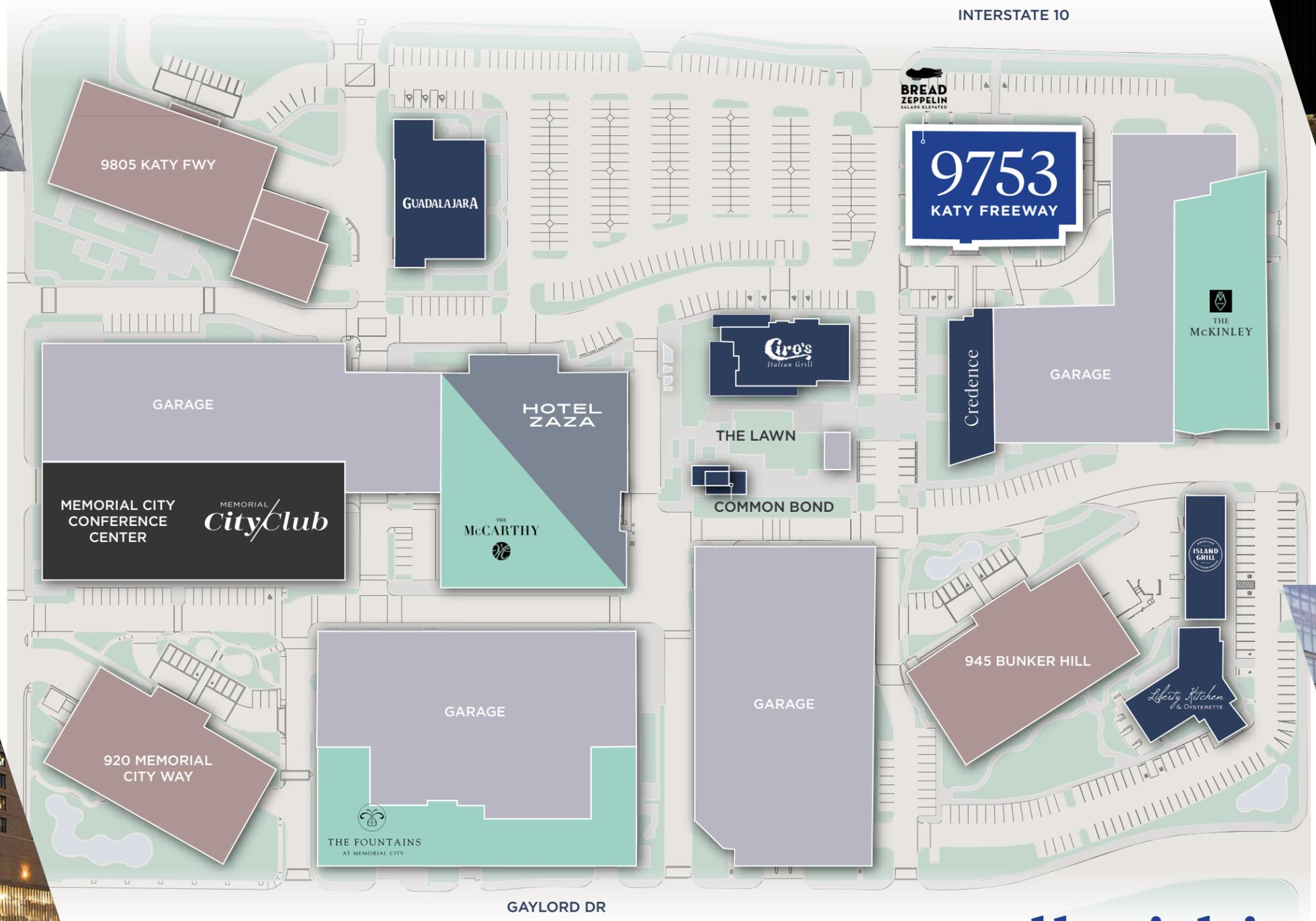
# Typical Floor Plan

22,604 RSF

# Explore your new neighborhood...



Hotel ZaZa, a MICHELIN KEY boutique hotel



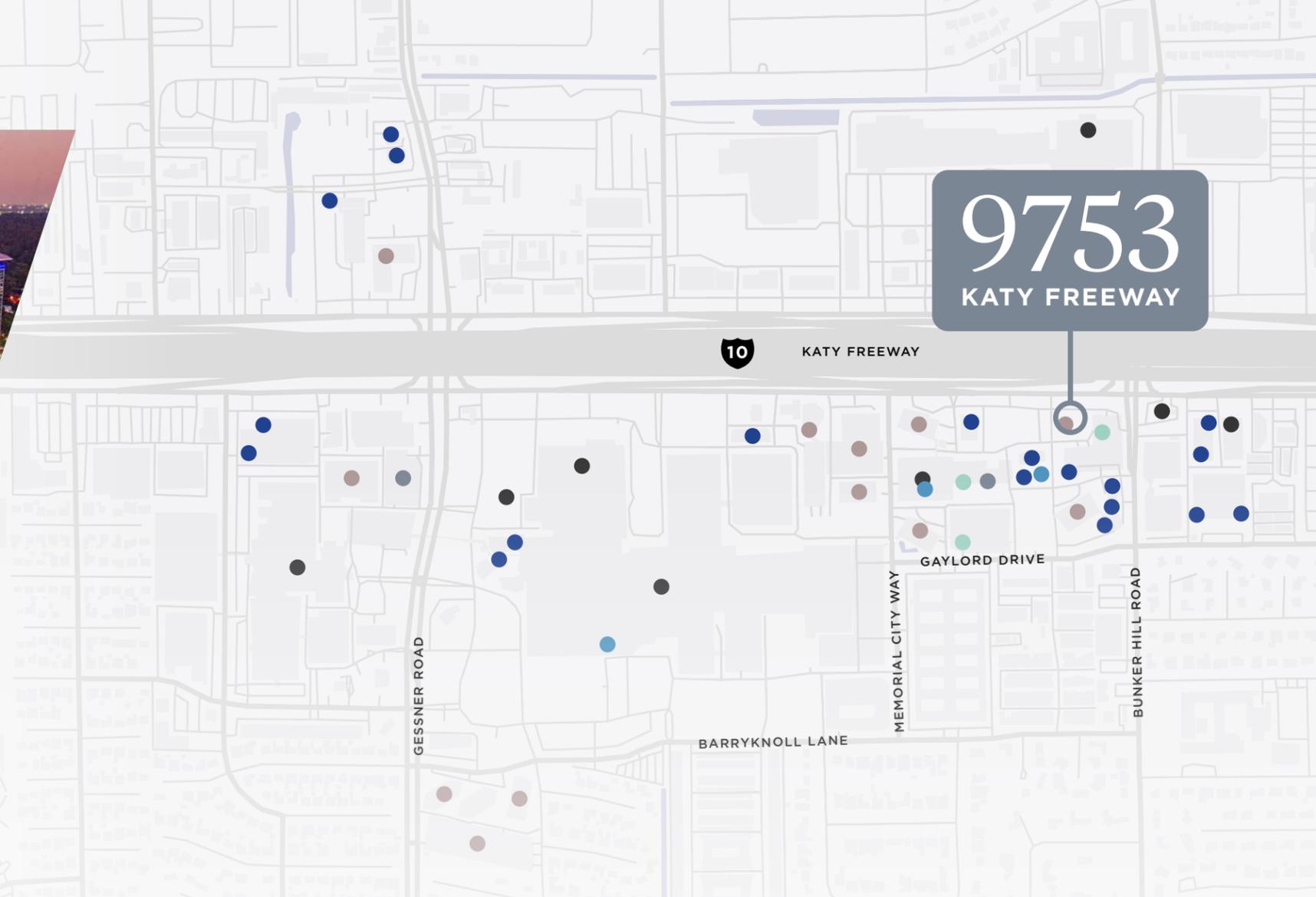
Credence, a MICHELIN recommended restaurant

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



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

...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.

## Dining

- |                    |               |             |                         |
|--------------------|---------------|-------------|-------------------------|
| Perry's Steakhouse | Bean & Bottle | Ciro's      | Guadalajara Hacienda    |
| Common Bond        | Treebeards    | Mia's Table | Tiny's Milk & Cookies   |
| ShIPLEY Do-Nuts    | Island Grill  | Credence    | The Cheesecake Factory  |
| Liberty Kitchen    | Torchys Tacos | Masraff's   | Maggiano's Little Italy |
| Kirby's Ice House  | Pit Room      | Katz's      |                         |

## Hotel

- Hotel ZaZa
- The Westin

## Lifestyle and Convenience

- |             |                               |
|-------------|-------------------------------|
| PNC Bank    | Memorial City Mall            |
| Frost Bank  | Target                        |
| Origin Bank | First Horizon Bank            |
| HEB         | Memorial Hermann Medical Ctr. |

## Residences

- The McCarthy
- The McKinley
- The Fountains
- The McAdams

## Entertainment

- The Lawn at Memorial City
- Memorial City Club
- Cinemark Memorial City

## Corporate Neighbors

- |                       |                   |   |
|-----------------------|-------------------|---|
| 945 Bunker Hill Rd    | 9811 Katy Fwy     | 9821 Katy Freeway                           |
| 920 Memorial City Way | 10100 Katy Fwy    | Memorial City Plaza (800, 820, 840 Gessner) |
| 9807 Katy Fwy         | 9805 Katy Freeway | Memorial Hermann Tower (929 Gessner)        |



*BUILDING BETTER LIVES*

As a family-owned and privately held company, our focus is singular: the enduring success of Memorial City. The enduring success of our developments in West Houston—we live here, work here, and invest here—ensure independent decision-making and a 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.

# 9753

KATY FREEWAY



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