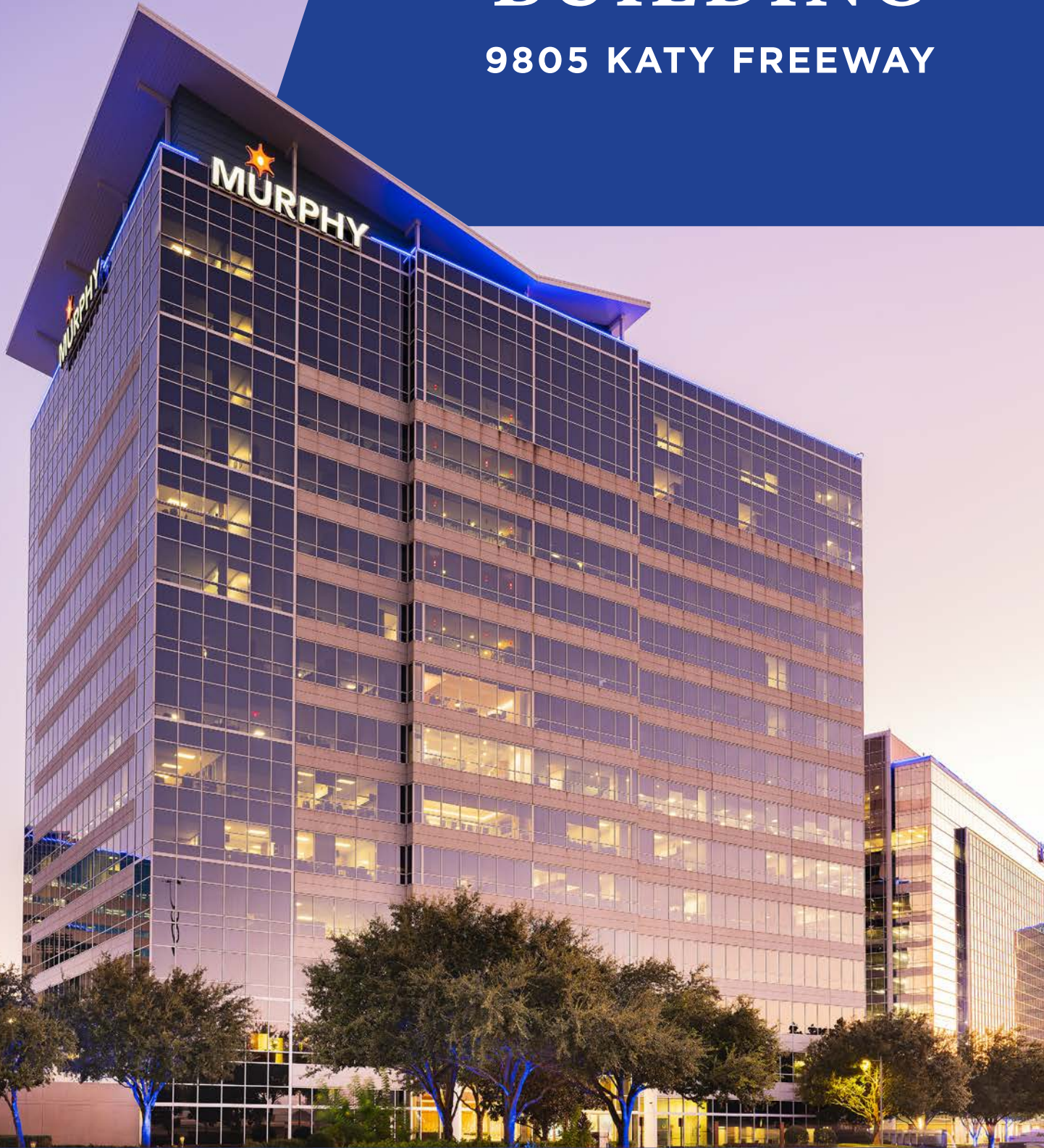


MURPHY BUILDING

9805 KATY FREEWAY



Memorial City Way and Interstate 10 | Class A Office Building in West Houston

An Office Tower That Works Like Your Team

Position your company for success at Murphy Building 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, Murphy Building keeps your team connected and puts everything within easy reach, supporting talent attraction, productivity, and long-term growth.



Katy Freeway East, Memorial City Way and Interstate 10



320,000 rentable square feet



14 stories



Completed 2013



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

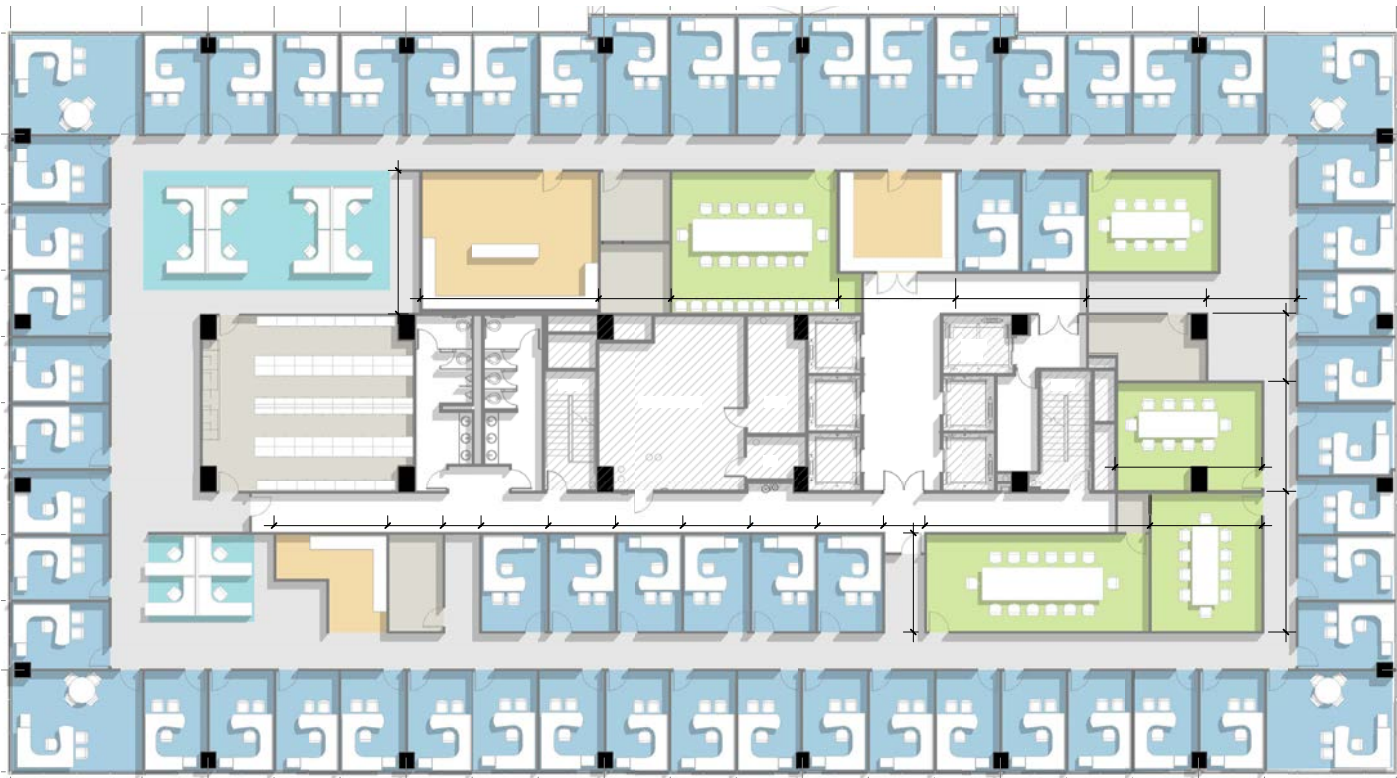


LEED Silver Certification











PRIVATE OFFICE: 62
CONFERENCE ROOMS: 5
WORKSTATION: 12



ROOMS LEGENDS

 BREAK / WORK ROOMS	 WORKSTATIONS	 CONFERENCE	 RECEPTION
 CIRCULATION	 IT / STORAGE		

Typical Floor Plan

23,652 RSF

Explore your new neighborhood...



Hotel ZaZa, a MICHELIN KEY boutique hotel



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

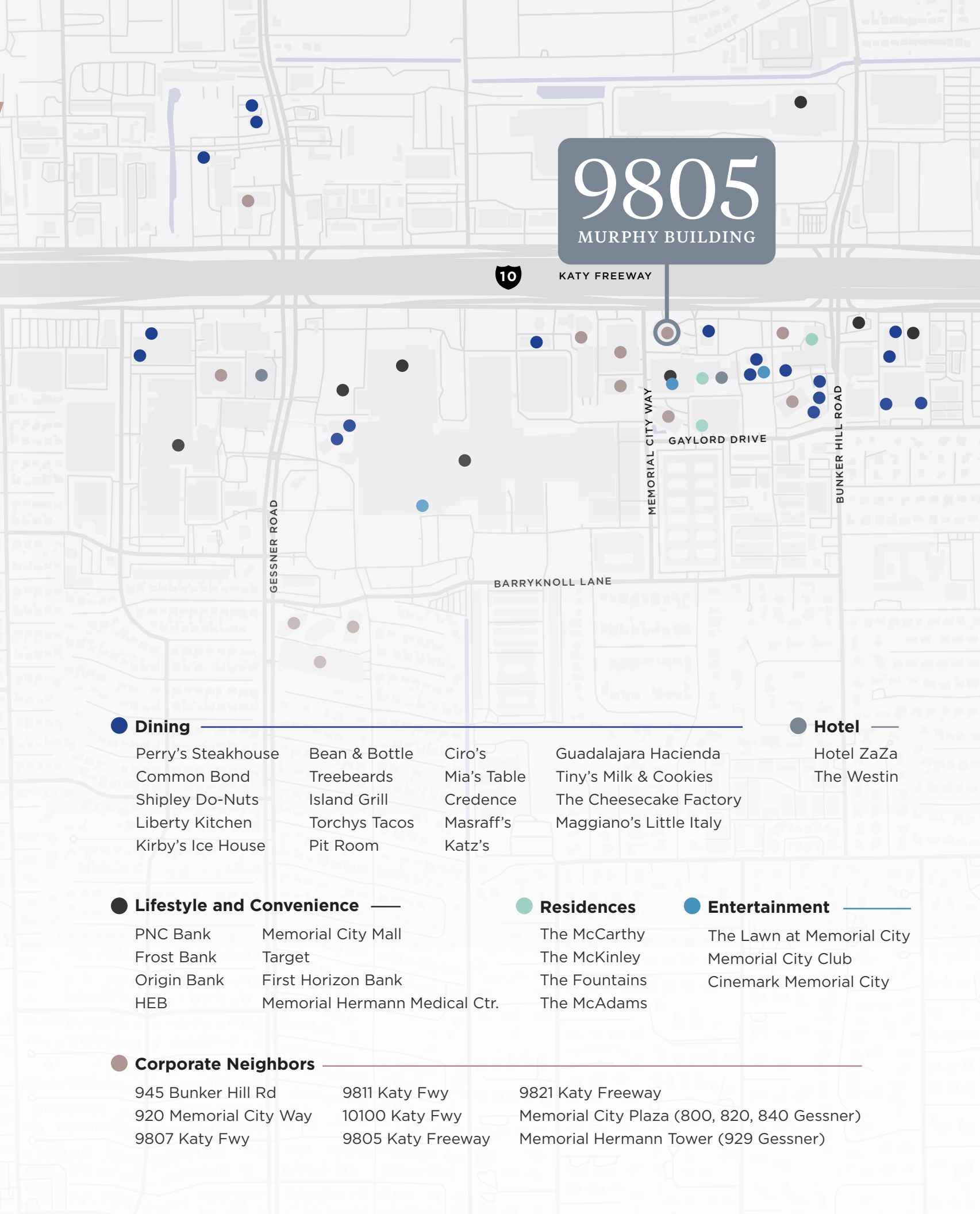


Credence, a MICHELIN recommended restaurant

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 Michelin-recognized Credence, Island Grill, Liberty Kitchen, Treebeards, Tiny's Milk and Cookies, and Ciro's. You'll also have walkable access to the Memorial City Club fitness center and Memorial City Conference Center.

Nearby, enjoy Memorial City Mall and Hotel ZaZa, plus premier residential communities like The McCarthy, The McKinley, and The Fountains luxury apartments. The Lawn adds beautiful green space for year-round community events and live concerts.

Dining

Perry's Steakhouse
Common Bond
Shipley Do-Nuts
Liberty Kitchen
Kirby's Ice House

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

Hotel

Hotel ZaZa
The Westin

Lifestyle and Convenience

PNC Bank
Frost Bank
Origin Bank
HEB
Memorial City Mall
Target
First Horizon Bank
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, 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.

Murphy Building



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.

MURPHY BUILDING

9805 KATY FREEWAY



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