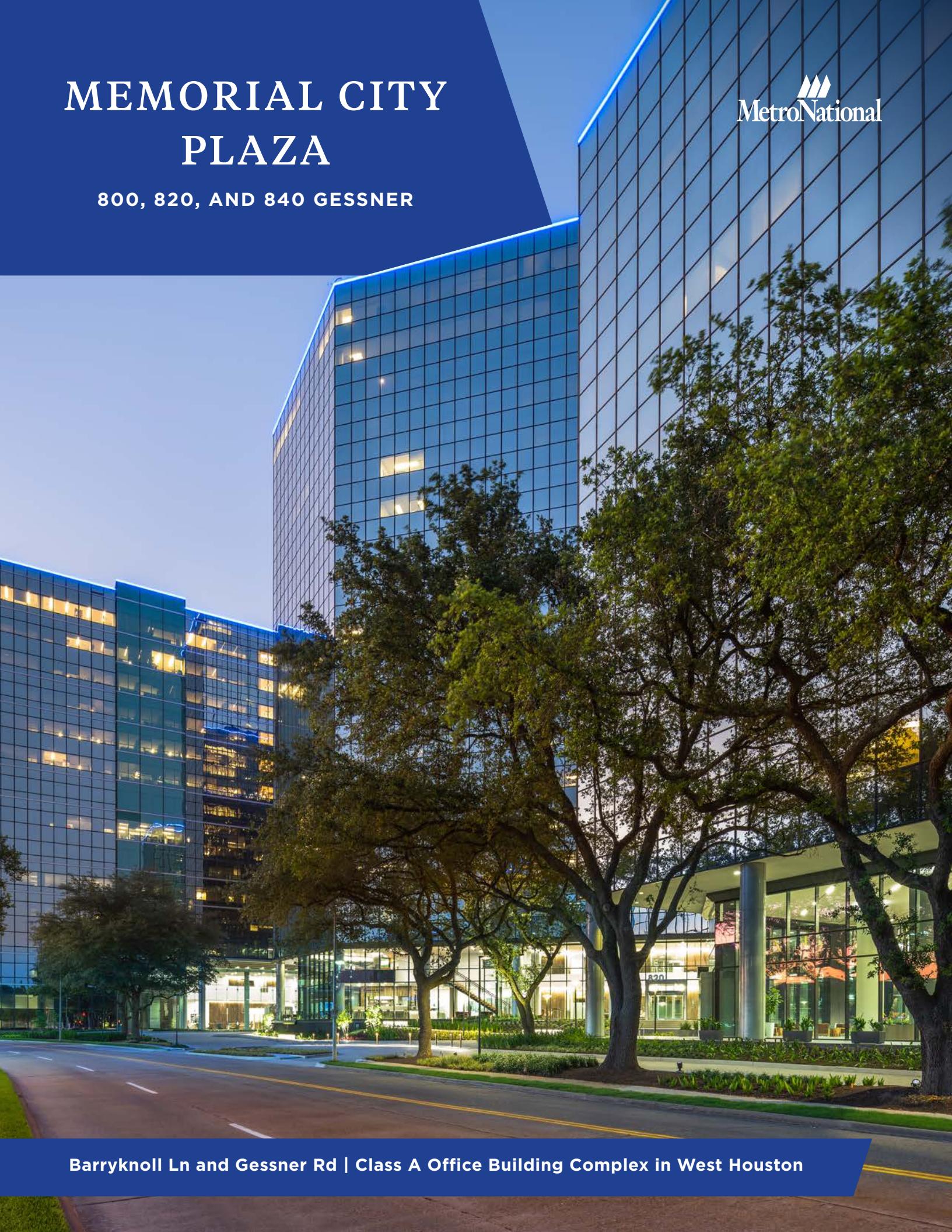


MEMORIAL CITY PLAZA

800, 820, AND 840 GESSNER



Barryknoll Ln and Gessner Rd | Class A Office Building Complex in West Houston

Office Towers That Works Like Your Team

Position your company for success at Memorial City Plaza, a newly renovated, Class A office destination in MetroNational's Memorial City district. Following a \$25 million renovation completed in 2023, the building offers a hospitality-driven lobby with Wi-Fi, Blacksmith Coffee, flexible Studio Pods, and access to The Cannon co-working spaces, Work & Mother, and Well Being amenities. Tenants benefit from a 50-person conference center, three additional conference rooms, an on-site fitness center, EV charging stations, weekly food trucks, dry cleaning services, and dedicated on-site property management.

Surrounded by an amenity-rich environment, Memorial City Plaza provides an exceptional setting to attract talent and support sustained business growth.



Katy Freeway East, Gessner and Barryknoll



Renovations complete in 2023



Card key access



50-Person conference center



Fitness center



Blacksmith coffee located in 820 lobby



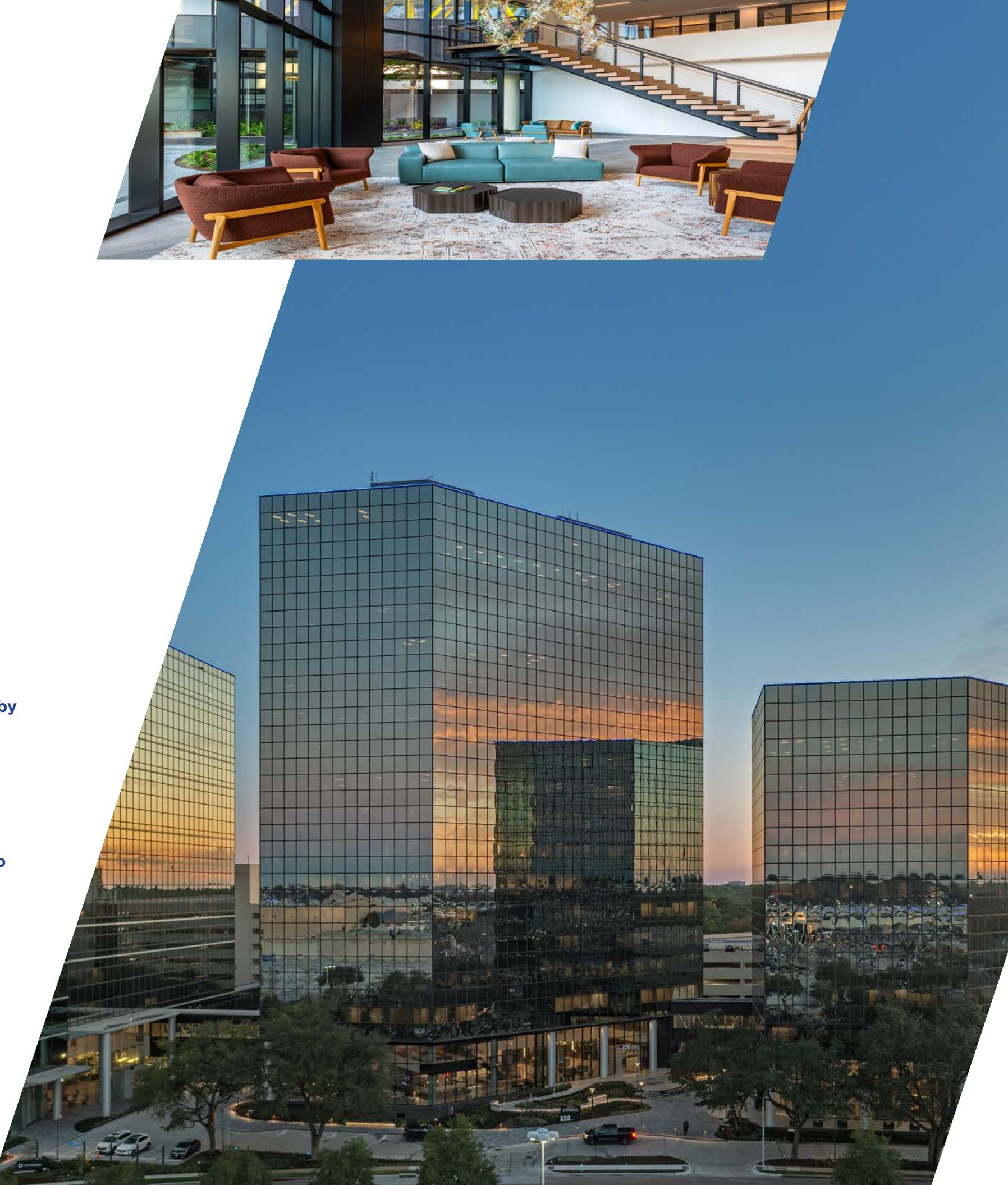
**Air-conditioned skywalks
interconnecting all three buildings
and parking garages**



**Adjacent / Within walking distance to
Memorial City Mall and The Shops at
Memorial City**

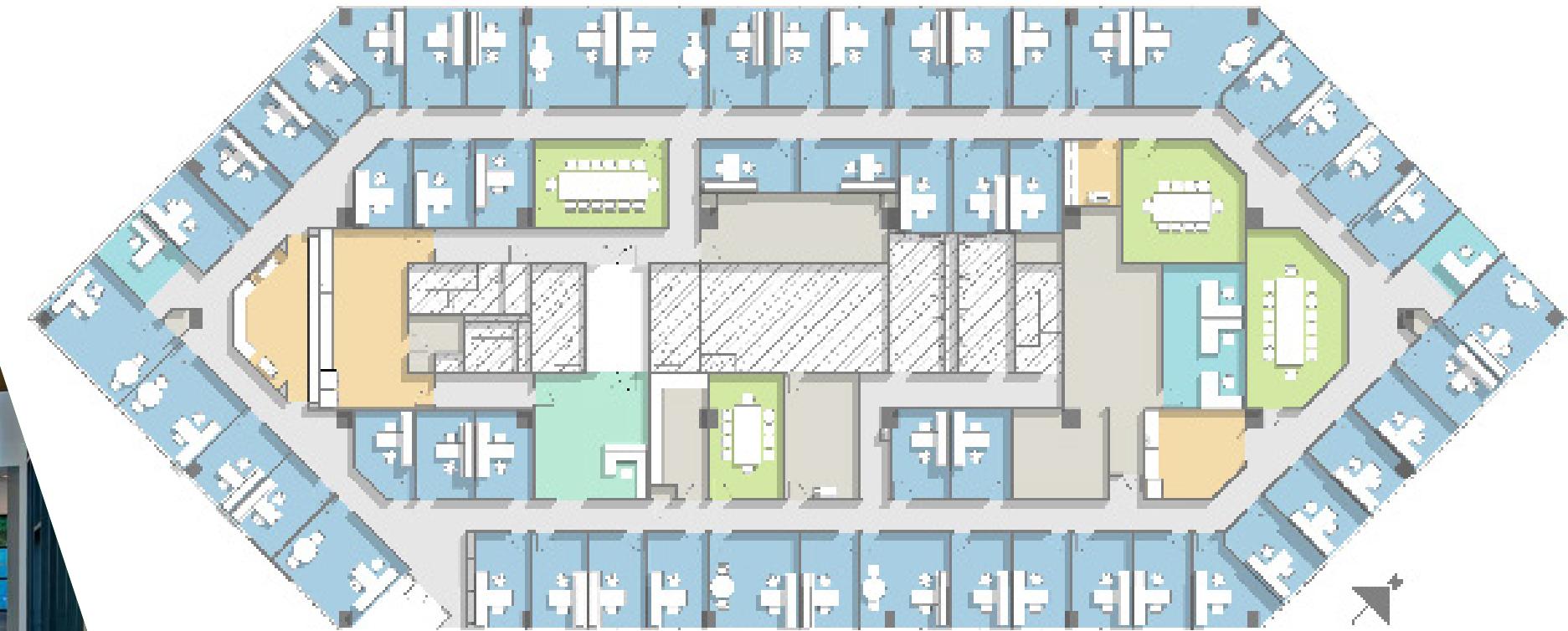


**LEED Gold, WELL
Health-Safety Rating**

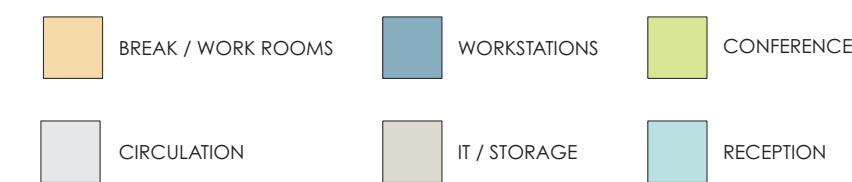


One Memorial City Plaza

800 Gessner - 237,000 RSF



ROOM LEGENDS



±22,042 RSF



Two Memorial City Plaza

820 Gessner - 362,000 RSF



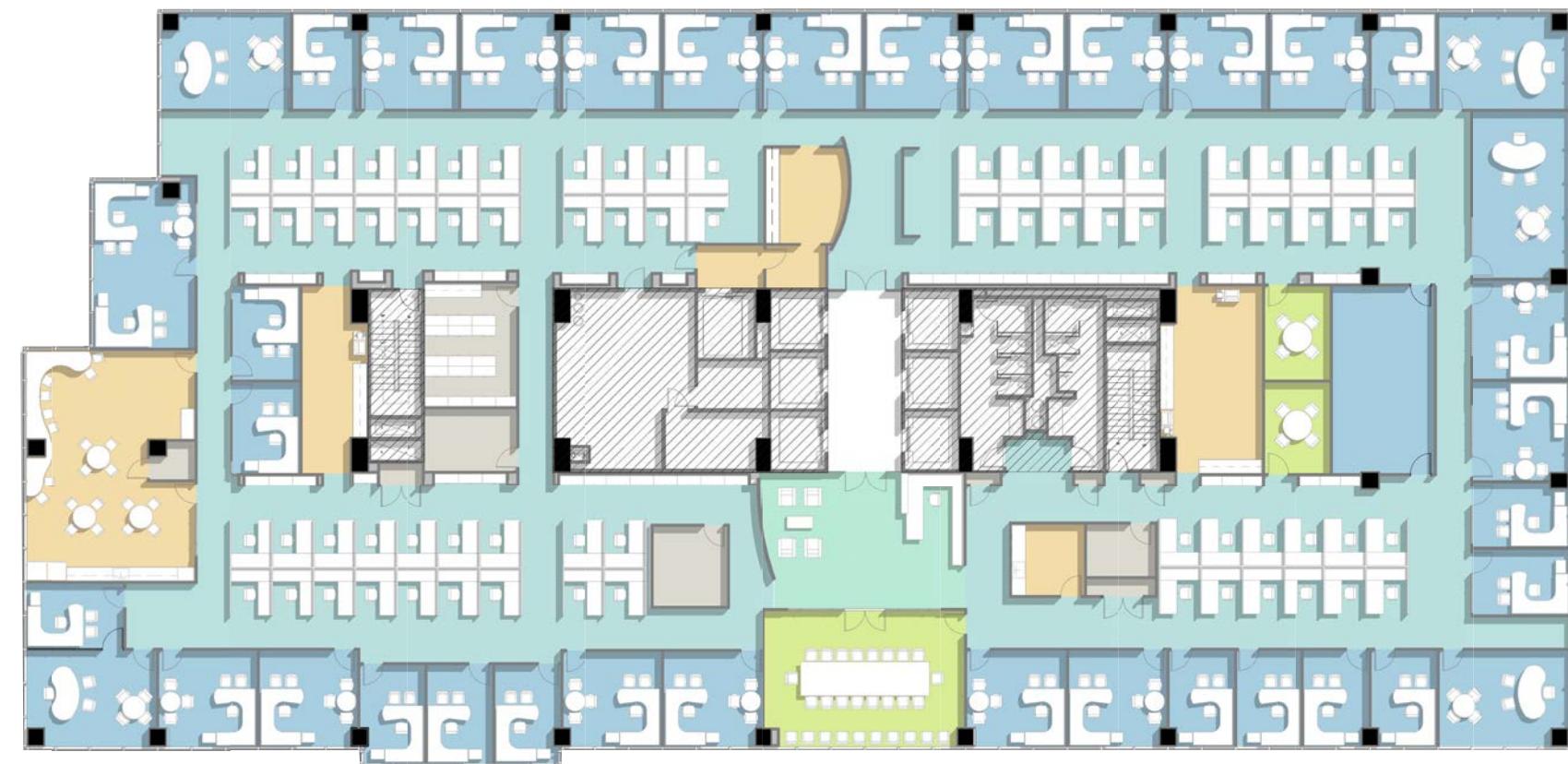
Typical Floor Plan

±21,505 RSF



Three Memorial City Plaza

840 Gessner - 332,000 RSF



ROOM LEGENDS

	BREAK / WORK ROOMS
	WORKSTATIONS
	CONFERENCE
	CIRCULATION
	IT / STORAGE
	RECEPTION

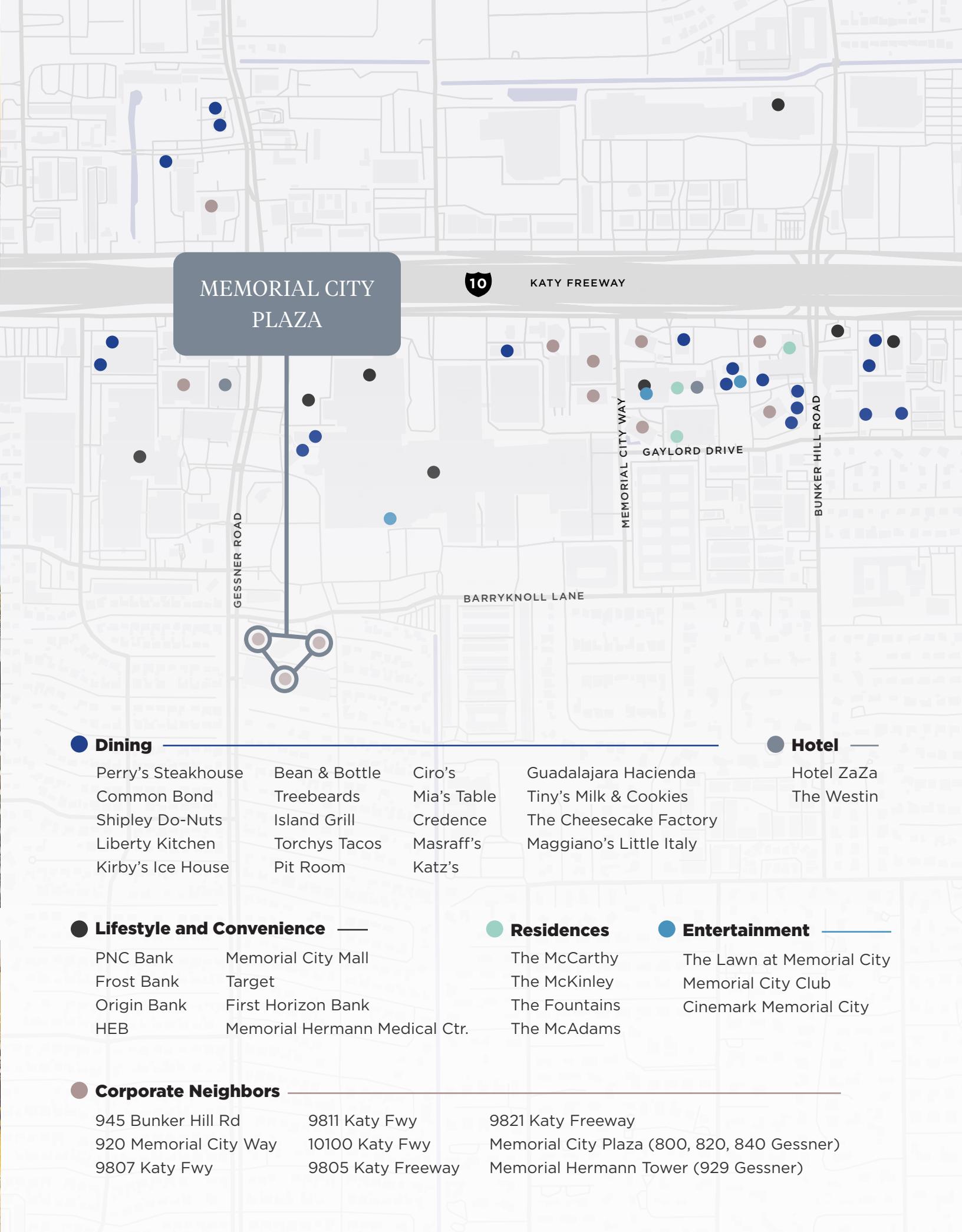
Typical Floor Plan

±24,302 RSF



Memorial City: Work & Life in Balance

Memorial City is MetroNational's owned-and-managed, 300-acre, amenity-rich mixed-use destination designed to make the workday easier and life more convenient. With everything within walking distance or a short drive, it brings together 10+ million square feet of office, retail, hospitality, and residential uses so employees can do more without going far, helping businesses attract talent, support productivity, and keep teams connected before, during, and after the workday. From Memorial Hermann Memorial City Medical Center and Memorial City Mall to Hotel ZaZa and The Westin, plus a deep mix of fine and casual dining, fitness options, and conference spaces for meetings of any size, Memorial City functions as a true workplace amenity, built for everyday ease.





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



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.

MEMORIAL CITY PLAZA

800, 820, AND 840 GESSNER



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