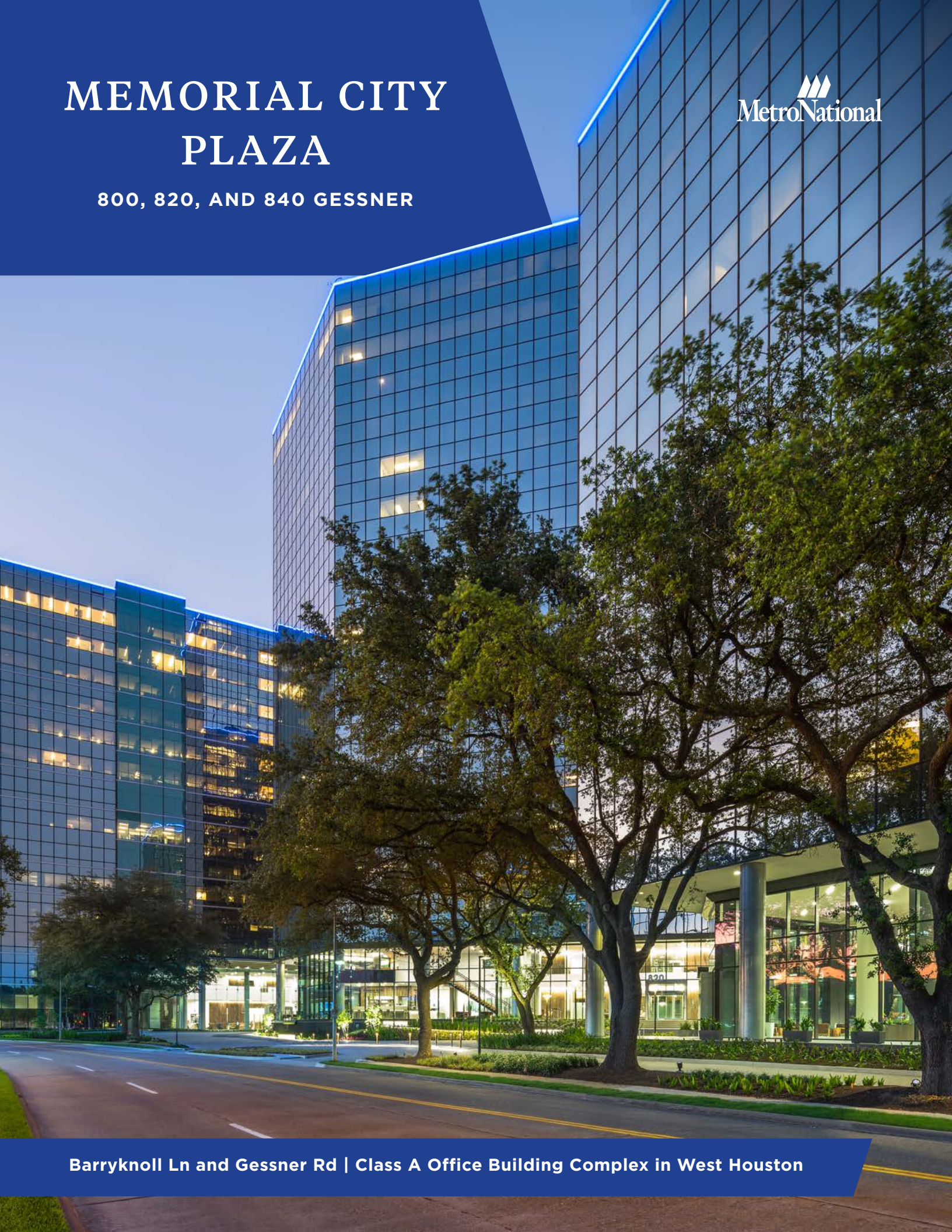


# MEMORIAL CITY PLAZA

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**



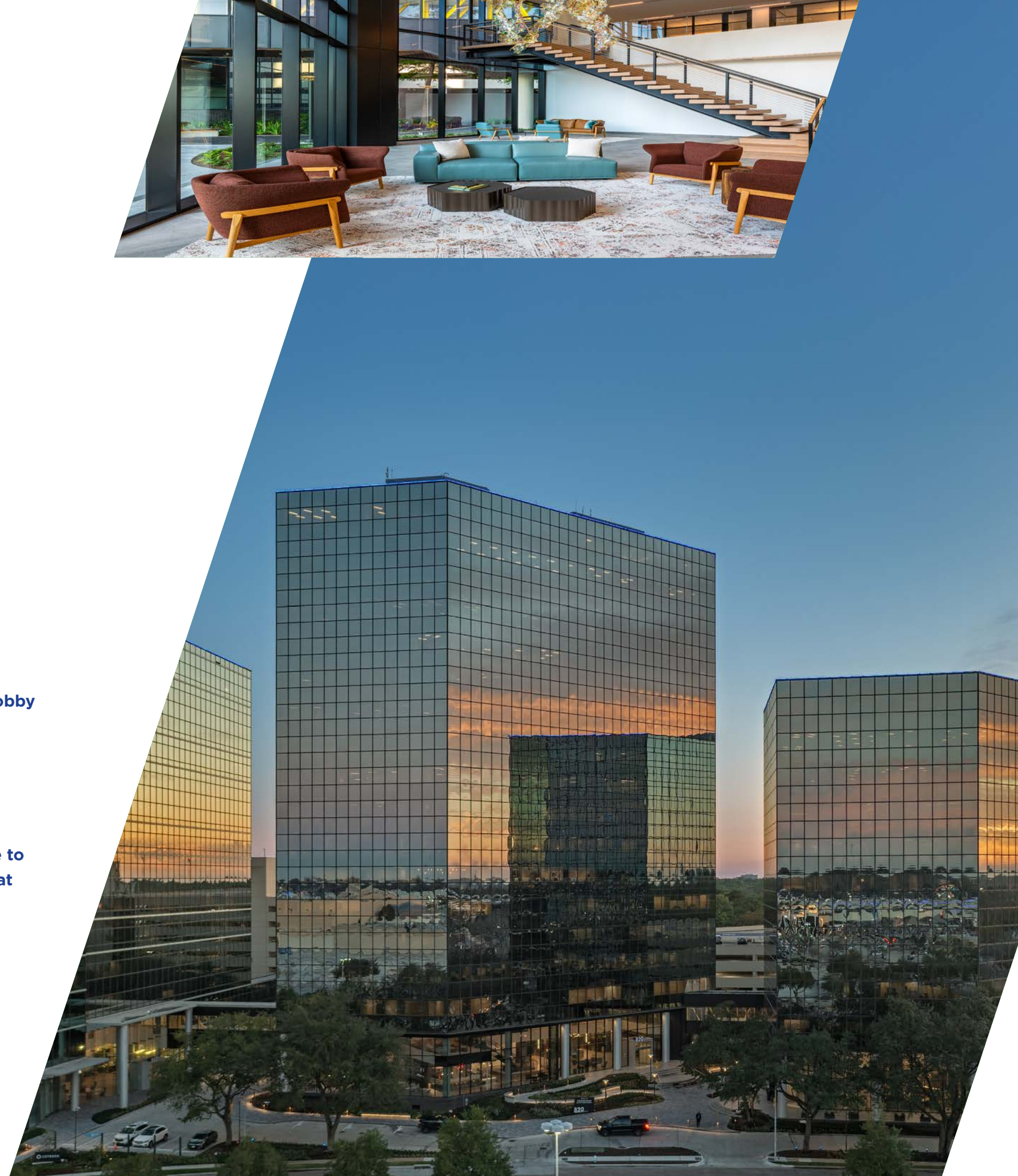
**Air-conditioned skywalks  
interconnecting all three buildings  
and parking garages**



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



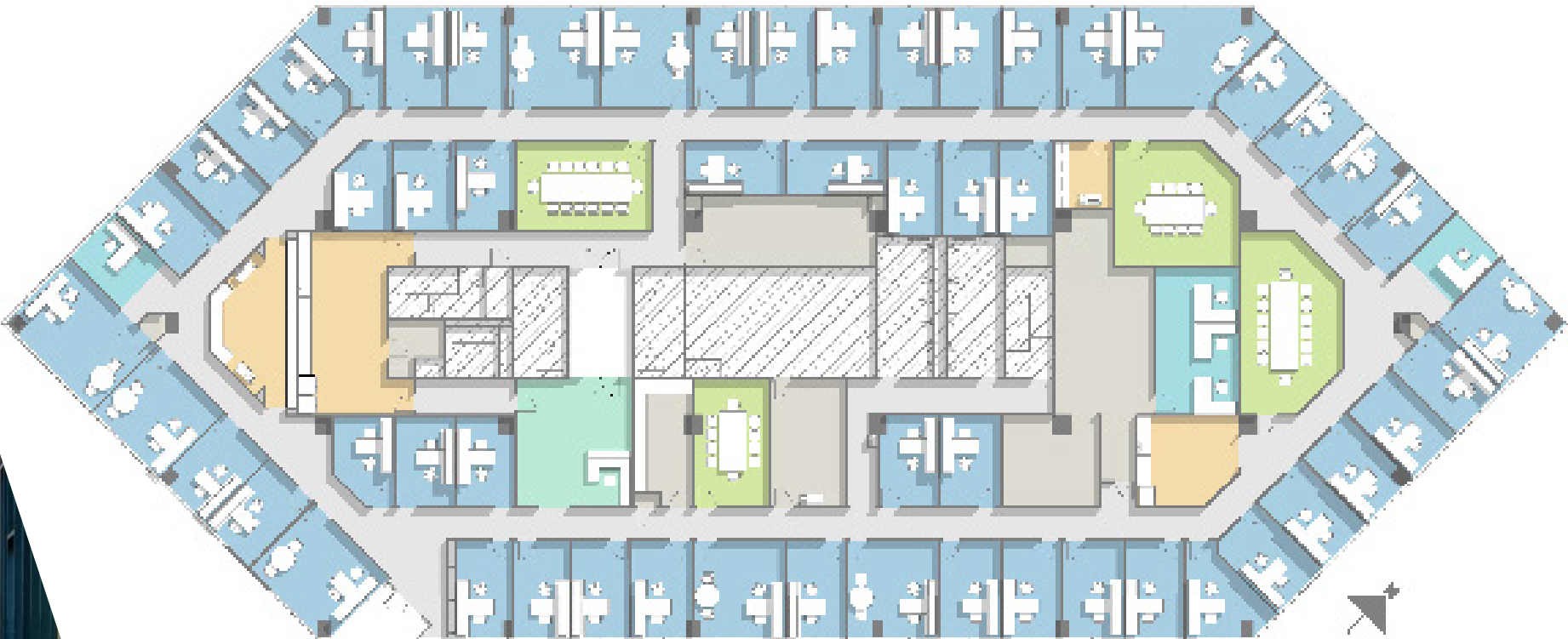
**LEED Gold, WELL  
Health-Safety Rating**





# One Memorial City Plaza

800 Gessner - 237,000 RSF



## ROOM LEGENDS

 BREAK / WORK ROOMS	 WORKSTATIONS	 CONFERENCE
 CIRCULATION	 IT / STORAGE	 RECEPTION

# Typical Floor Plan

±22,042 RSF











# Two Memorial City Plaza

820 Gessner - 362,000 RSF



ROOM LEGENDS

 BREAK / WORK ROOMS	 WORKSTATIONS	 CONFERENCE
 CIRCULATION	 IT / STORAGE	 RECEPTION

## Typical Floor Plan

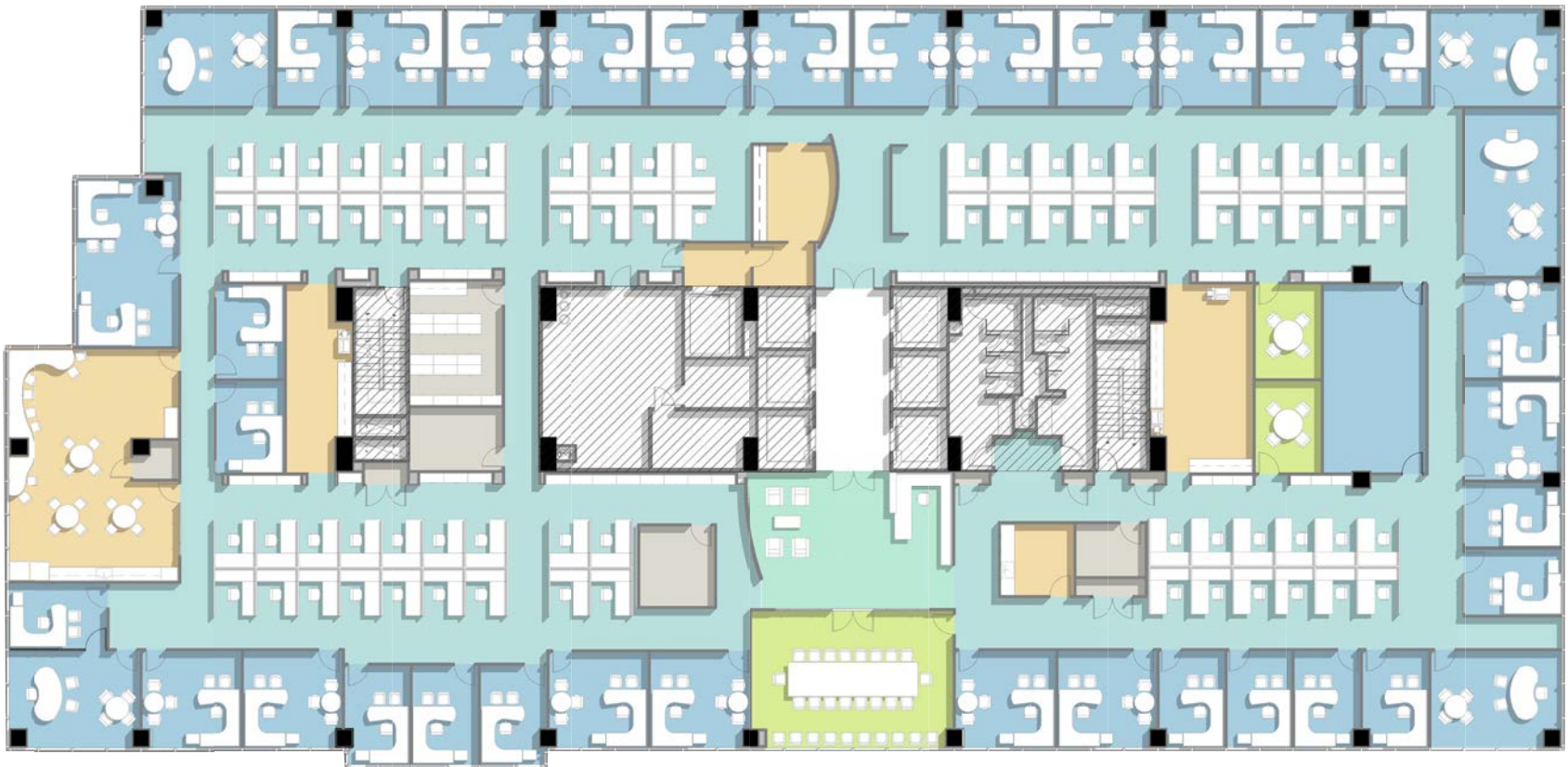
±21,505 RSF





# Three Memorial City Plaza

840 Gessner - 332,000 RSF



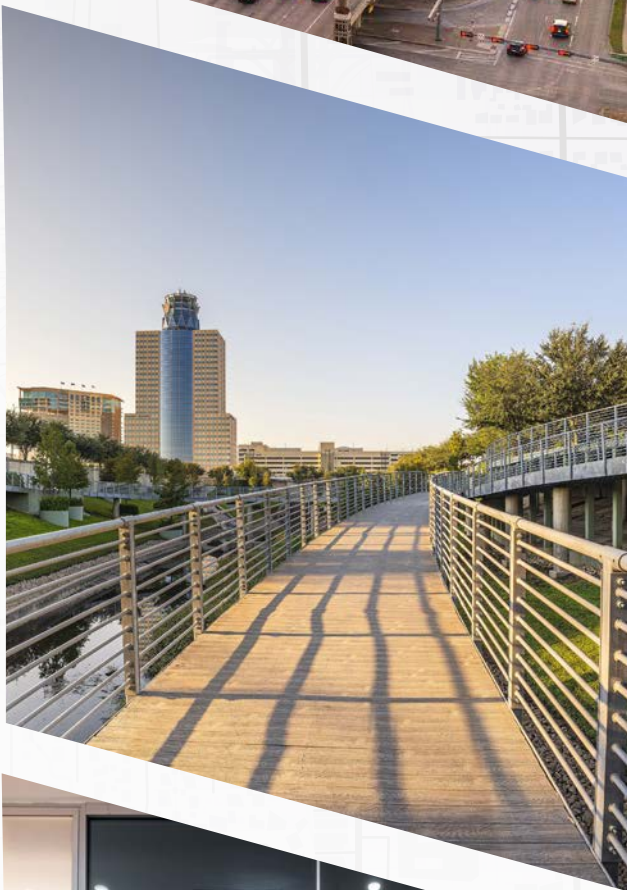
ROOM LEGENDS

 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.

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

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



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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