



AIR LIQUIDE CENTER

9807 AND 9811 KATY FREEWAY



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

Office Towers That Work Like Your Team

Position your company for success at Air Liquide Center, located in MetroNational's Memorial City office district. The building offers a welcoming lobby with hospitality-inspired social spaces, a tenant-exclusive app for a seamless daily experience, and convenient access to first-floor dining and retail. Surrounded by a vibrant, walkable amenity base—including popular restaurants such as Credence, Island Grill, Liberty Kitchen, Ciro's, Guadalajara, Le Peep, and Perry's—tenants enjoy immediate access to The Lawn green space, Common Bond, and the Memorial City Club fitness center.

With direct access to the Memorial City Skywalk Network connecting Memorial City Mall, parking garages, hotels, residential communities, and the Memorial City Conference Center, Air Liquide Center places your business at the center of it all. Enhanced by 24-hour on-site security and controlled card-key access, this A+ location delivers an unmatched environment to attract talent and support long-term growth.

 **Katy Freeway East, Memorial City Way and Interstate 10**

 **139,546 RSF – 465,914 RSF**

 **Completed 2015**

 **On-site security**

 **Card key access**

 **Adjacent to premier dining, including Credence, Island Grill, Liberty Kitchen, Perry's, and Common Bond**

 **Access to Memorial City Club fitness center**

 **LEED Silver Certification and Well Certified**

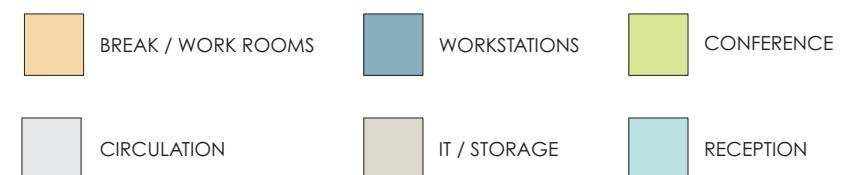




PRIVATE OFFICE: 54
CONFERENCE ROOMS: 5
WORKSTATION: 64



ROOM LEGENDS



9807 Katy Freeway

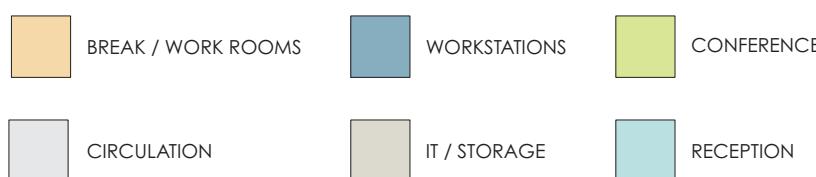
±36,560 RSF (LEVELS 2 & 3)
±26,570 RSF (LEVELS 4 & 5)



PRIVATE OFFICE: 41
CONFERENCE ROOMS: 6
WORKSTATION: 48



ROOM LEGENDS



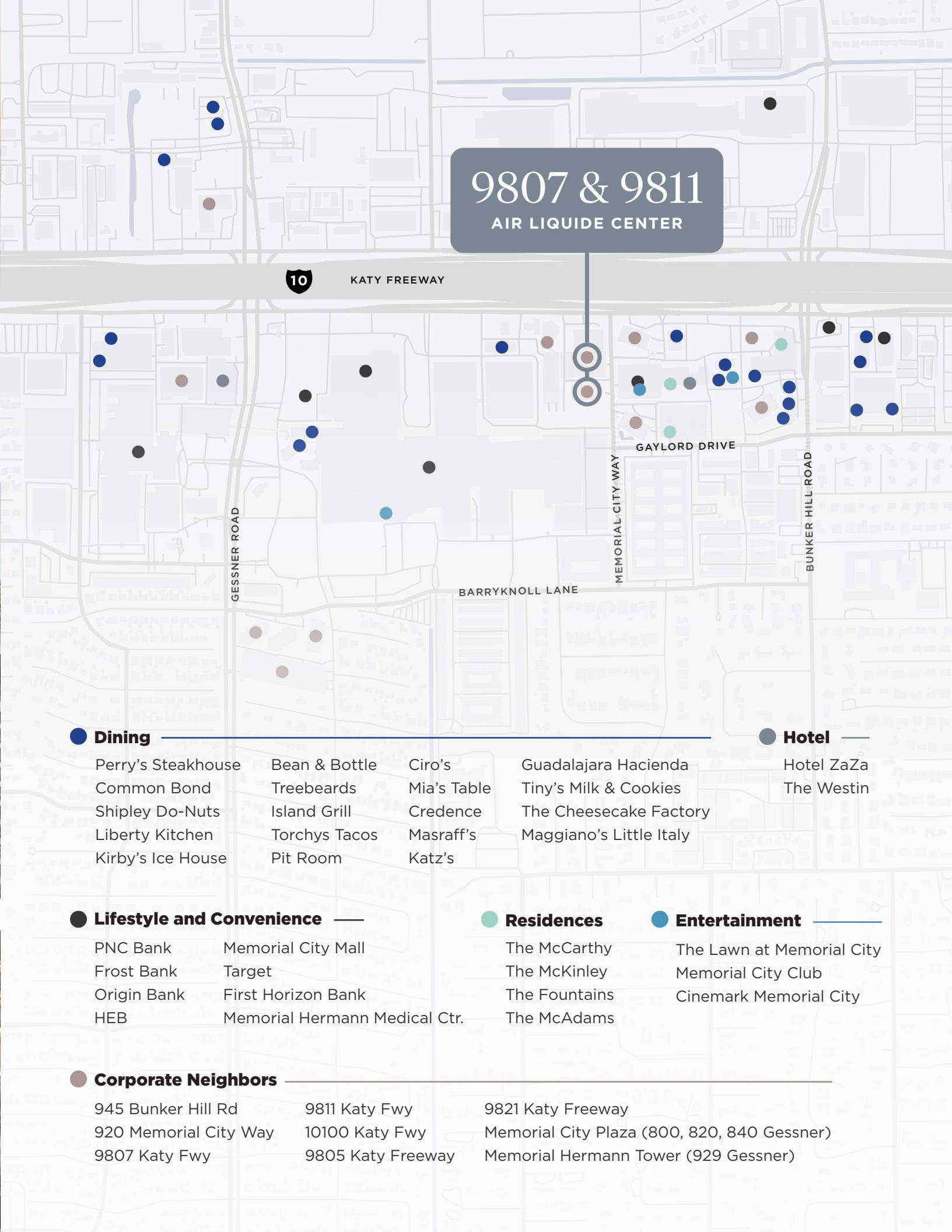
9811 Katy Freeway

±23,450 - 23,780 RSF



Memorial City: Work & Life in Balance

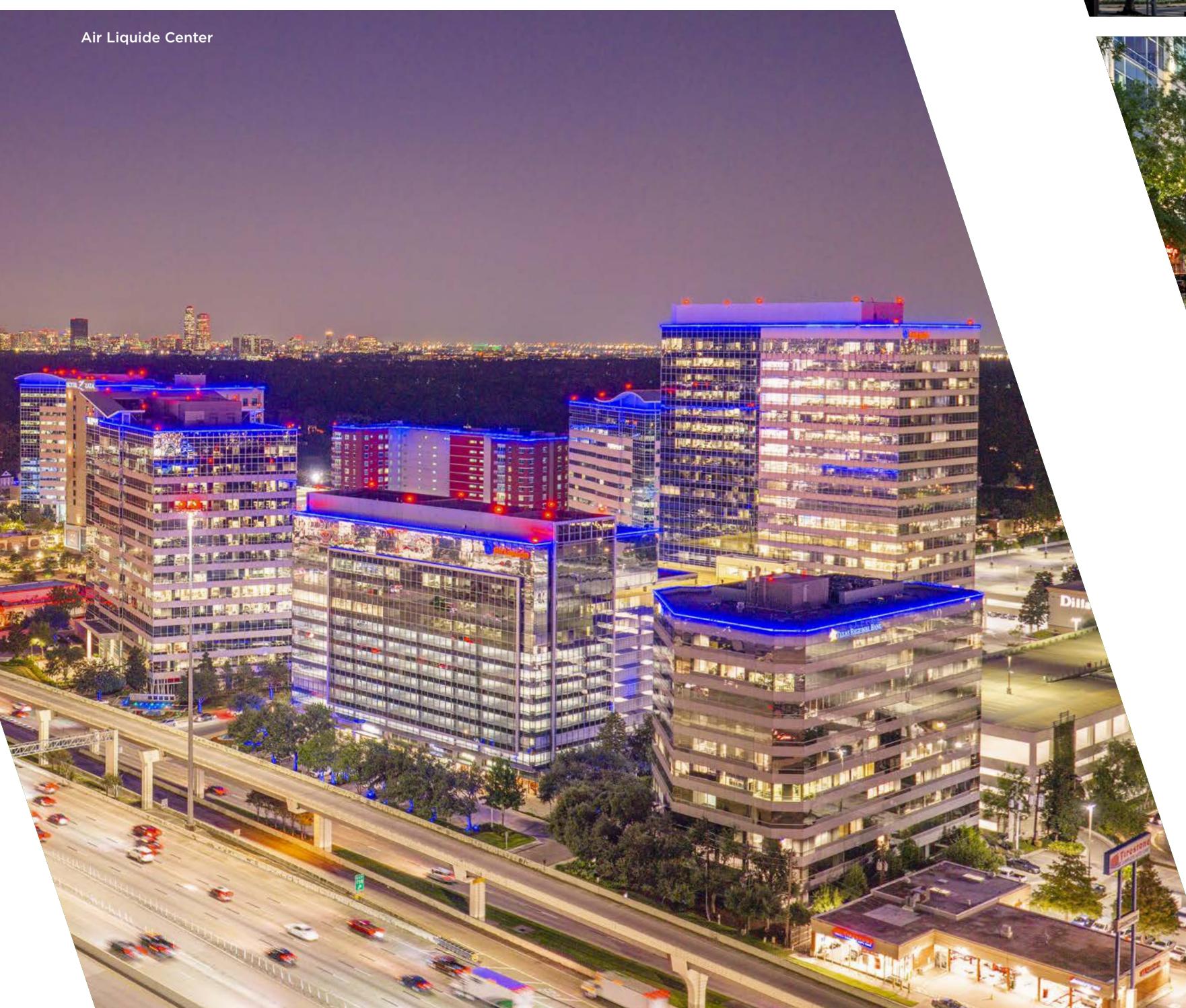
Memorial City is MetroNational's owned-and-managed, 300-acre, amenity-rich mixed-use destination designed to make the workday easier and life more convenient. With everything within walking distance or a short drive, it brings together 10+ million square feet of office, retail, hospitality, and residential 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

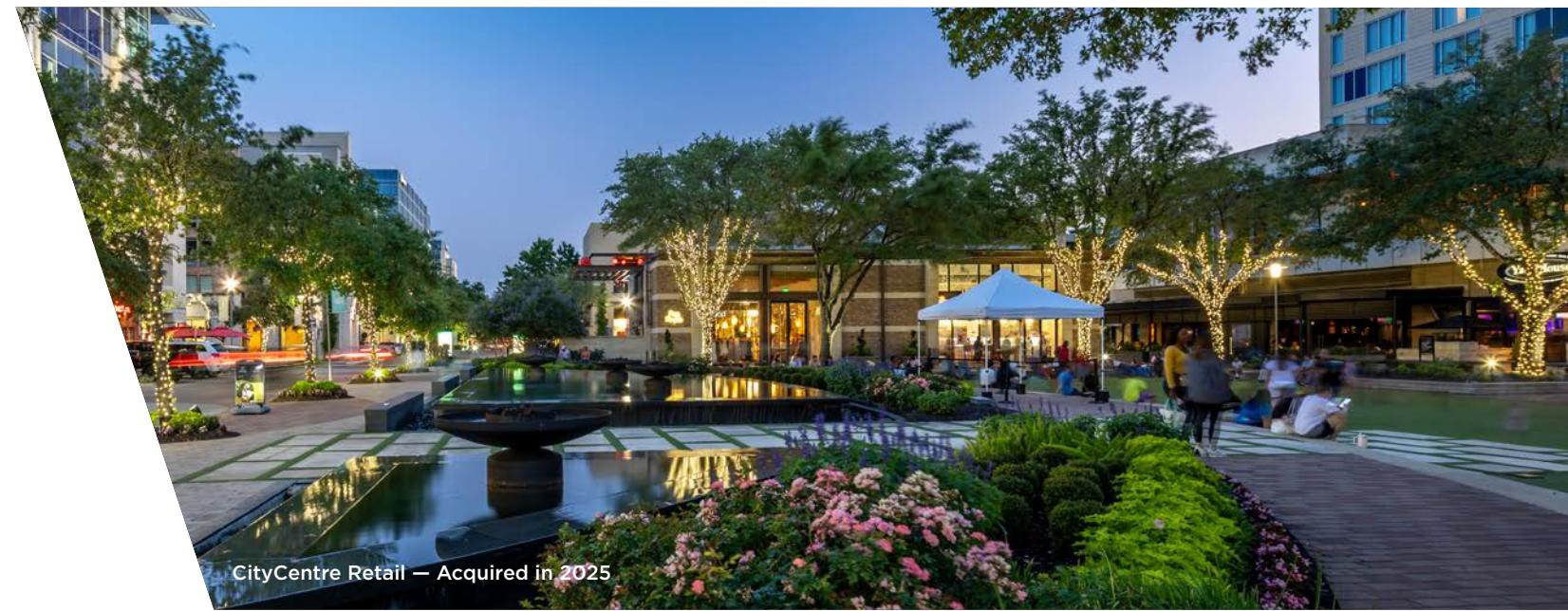
As a family-owned, privately held company, MetroNational stays focused on what matters most: the long-term success of Memorial City and our West Houston developments. For over 70 years, we've lived, worked, and invested here, which allows us to make independent decisions and provide the stability you can count on for years to come.



Air Liquide Center



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.

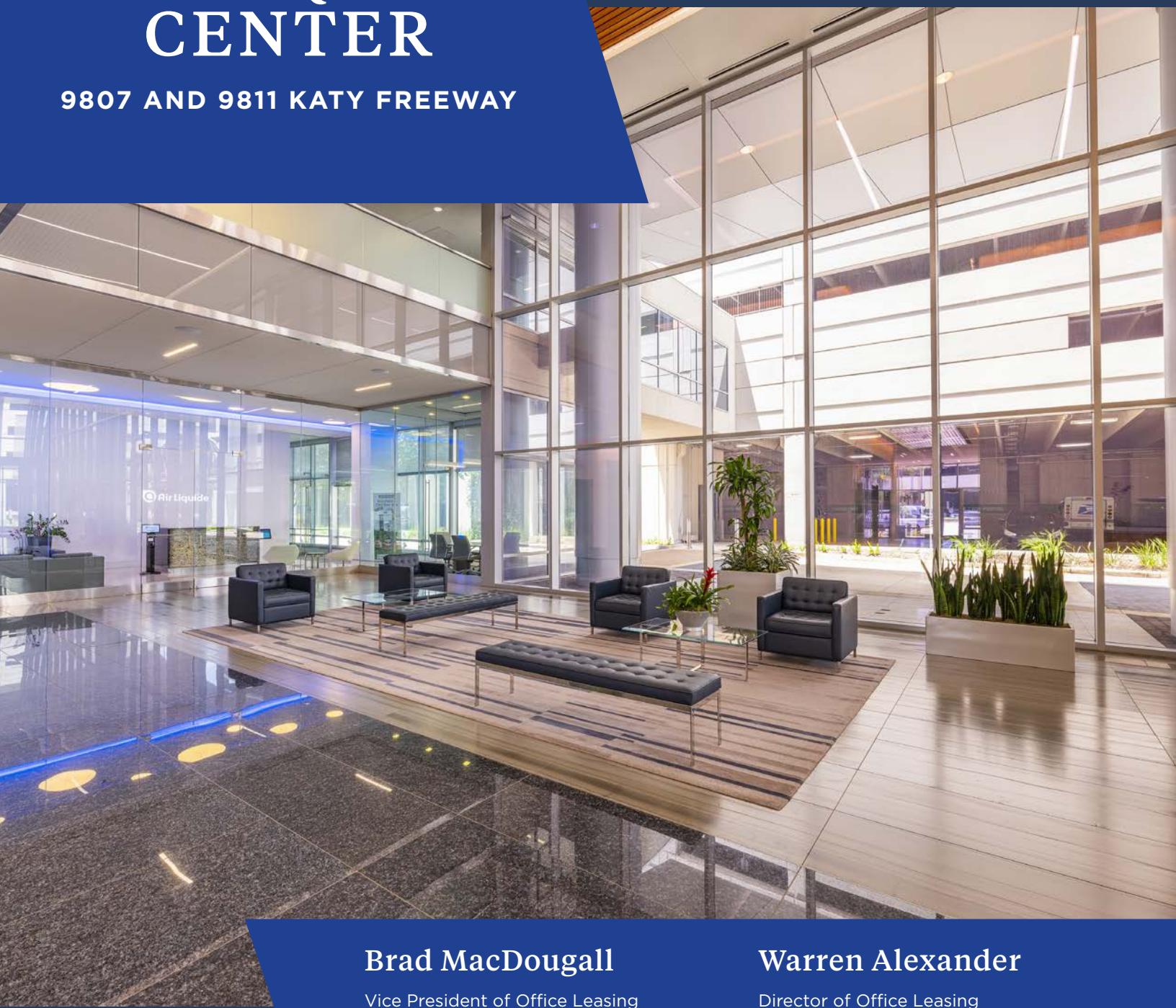
DEEPLY ROOTED IN HOUSTON | We live here. We work here. We invest here.

INDEPENDENT DECISION-MAKING | Fast, focused decisions.

FAMILY-OWNED & PRIVATELY HELD | 70+ years of generational leadership.

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