



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

	BREAK / WORK ROOMS		WORKSTATIONS		CONFERENCE
	CIRCULATION		IT / STORAGE		RECEPTION

9807 Katy Freeway

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



PRIVATE OFFICE: 41
CONFERENCE ROOMS: 6
WORKSTATION: 48

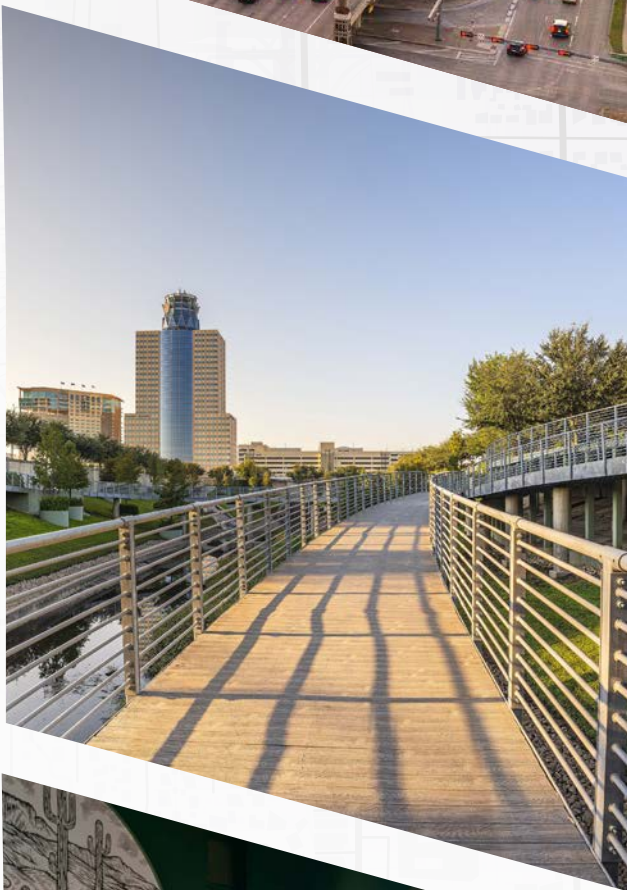


ROOM LEGENDS

	BREAK / WORK ROOMS		WORKSTATIONS		CONFERENCE
	CIRCULATION		IT / STORAGE		RECEPTION

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.

9807 & 9811
AIR LIQUIDE CENTER

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KATY FREEWAY

GESSNER ROAD

MEMORIAL CITY WAY

BARRYKNOLL LANE

GAYLORD DRIVE

BUNKER HILL ROAD

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.

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.

AIR LIQUIDE CENTER

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