

# 10100

## KATY FREEWAY





# An Office Tower That Works Like Your Team

Position your company for success at 10100 Katy Freeway, MetroNational's six-story, 240,500-square-foot Class A office destination located in the emerging Greenside development at the northwest corner of Gessner and I-10.

Your business will thrive in an A+ setting surrounded by premier shopping, dining, hotels, and community gathering spaces. Located across from Memorial City Mall with immediate I-10 access, 10100 Katy Freeway keeps your team connected and supports talent attraction, productivity, and long-term growth.



Katy Freeway East, Gessner and Interstate 10



240,500 rentable square feet



6 stories



Completed 2016



On-site security



Card key access



Retail/Restaurant on Level 1



Located within Greenside, a dynamic new development



LEED Silver Certification & WELL Health-Safety Rating















PRIVATE OFFICE: 62  
CONFERENCE ROOMS: 5  
WORKSTATION: 12



ROOM LEGENDS			
	BREAK / WORK ROOMS		OPERATION
	CIRCULATION		CONFERENCE
	OPEN OFFICE		IT / STORAGE
			QUIET ROOMS
			RECEPTION

# Typical Floor Plan

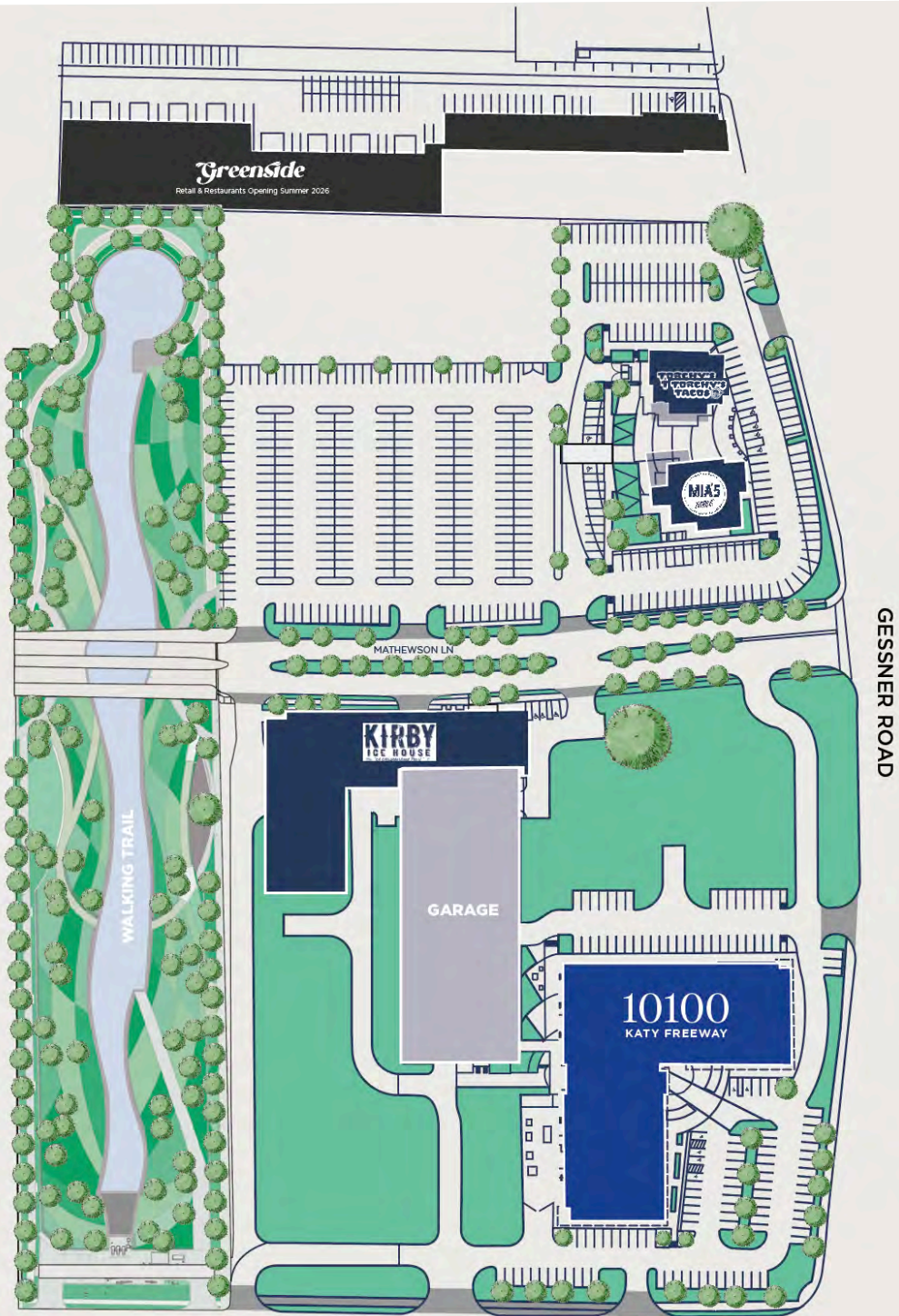
40,587 RSF



A prime location with limitless potential

# Experience Greenside

Discover Greenside, a 20-acre emerging mixed-use development by MetroNational at the northwest corner of Gessner and I-10. Anchored by 10100 Katy Freeway, a Class A office destination, Greenside is already home to Kirby Ice House, Mia's Table, and Torchy's Tacos, with new aspirational retail and restaurants opening in summer 2026.

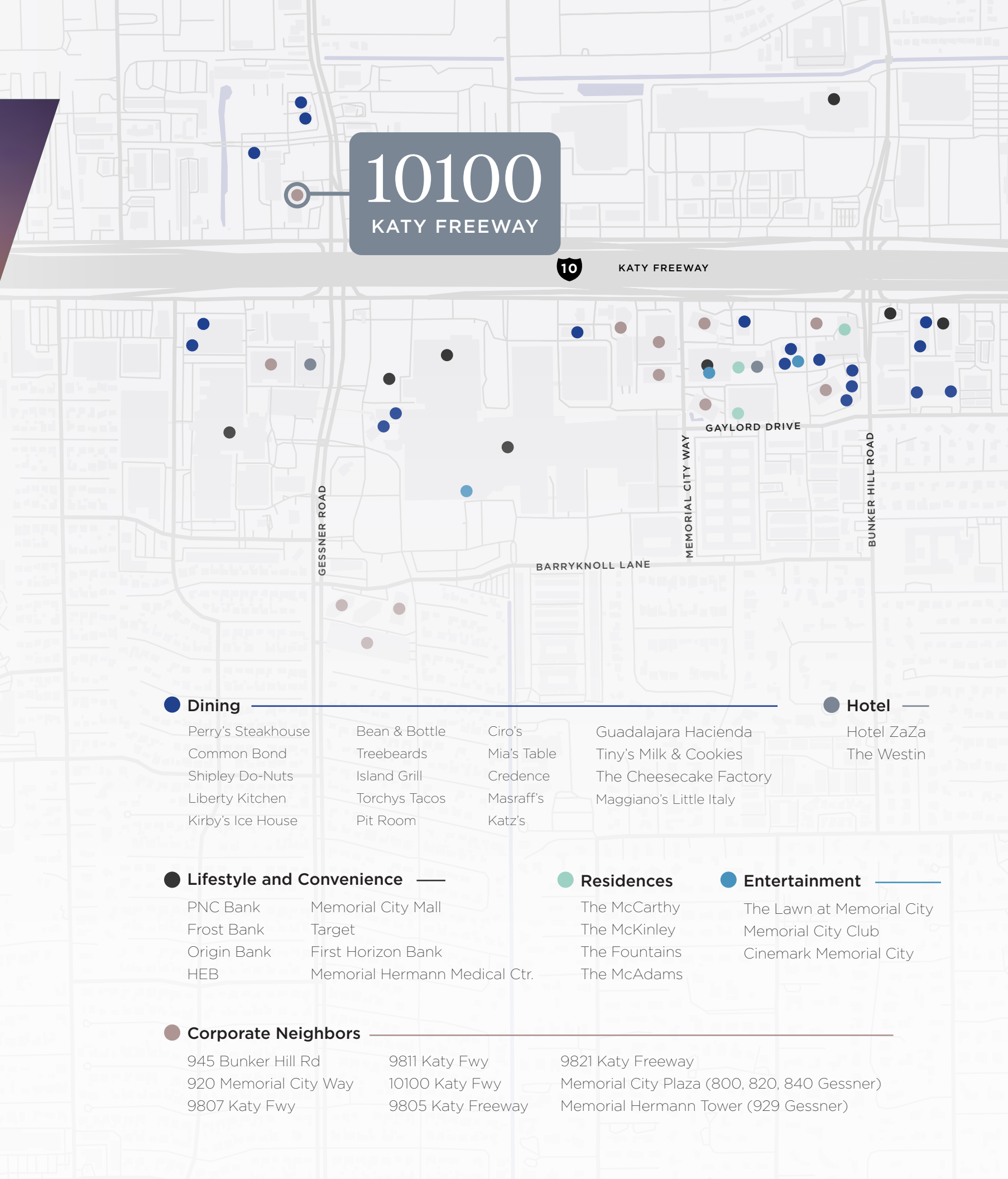






# Location and Access

10100 Katy Freeway is designed for easy access to Greenside attractions, with dining and gathering places within walking distance. It also connects directly to MetroNational's 300-acre Memorial City development immediately south, placing Memorial City Mall, Memorial Hermann, and a full mix of hotels, fitness, and lifestyle amenities just a short drive away.



- |                    |              |
|--------------------|--------------|
| <b>Dining</b>      | <b>Hotel</b> |
| Perry's Steakhouse | Hotel ZaZa   |
| Common Bond        | The Westin   |
| Shipley Do-Nuts    |              |
| Liberty Kitchen    |              |
| Kirby's Ice House  |              |
- |                                  |                   |                           |
|----------------------------------|-------------------|---------------------------|
| <b>Lifestyle and Convenience</b> | <b>Residences</b> | <b>Entertainment</b>      |
| PNC Bank                         | The McCarthy      | The Lawn at Memorial City |
| Frost Bank                       | The McKinley      | Memorial City Club        |
| Origin Bank                      | The Fountains     | Cinemark Memorial City    |
| HEB                              | The McAdams       |                           |
- |                            |
|----------------------------|
| <b>Corporate Neighbors</b> |
| 945 Bunker Hill Rd         |
| 920 Memorial City Way      |
| 9807 Katy Fwy              |





*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.

Greenside—Opening Summer 2026



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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## KATY FREEWAY



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**MetroNational**

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