



10100

KATY FREEWAY



Gessner and Interstate 10 | Class A Office Building in West Houston

Elevated Design for Contemporary Work Life

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



58-Person conference center



Retail/Restaurant on Level 1



**Located within Greenside,
a dynamic new development**



**LEED Silver Certification &
WELL Health-Safety Rating**





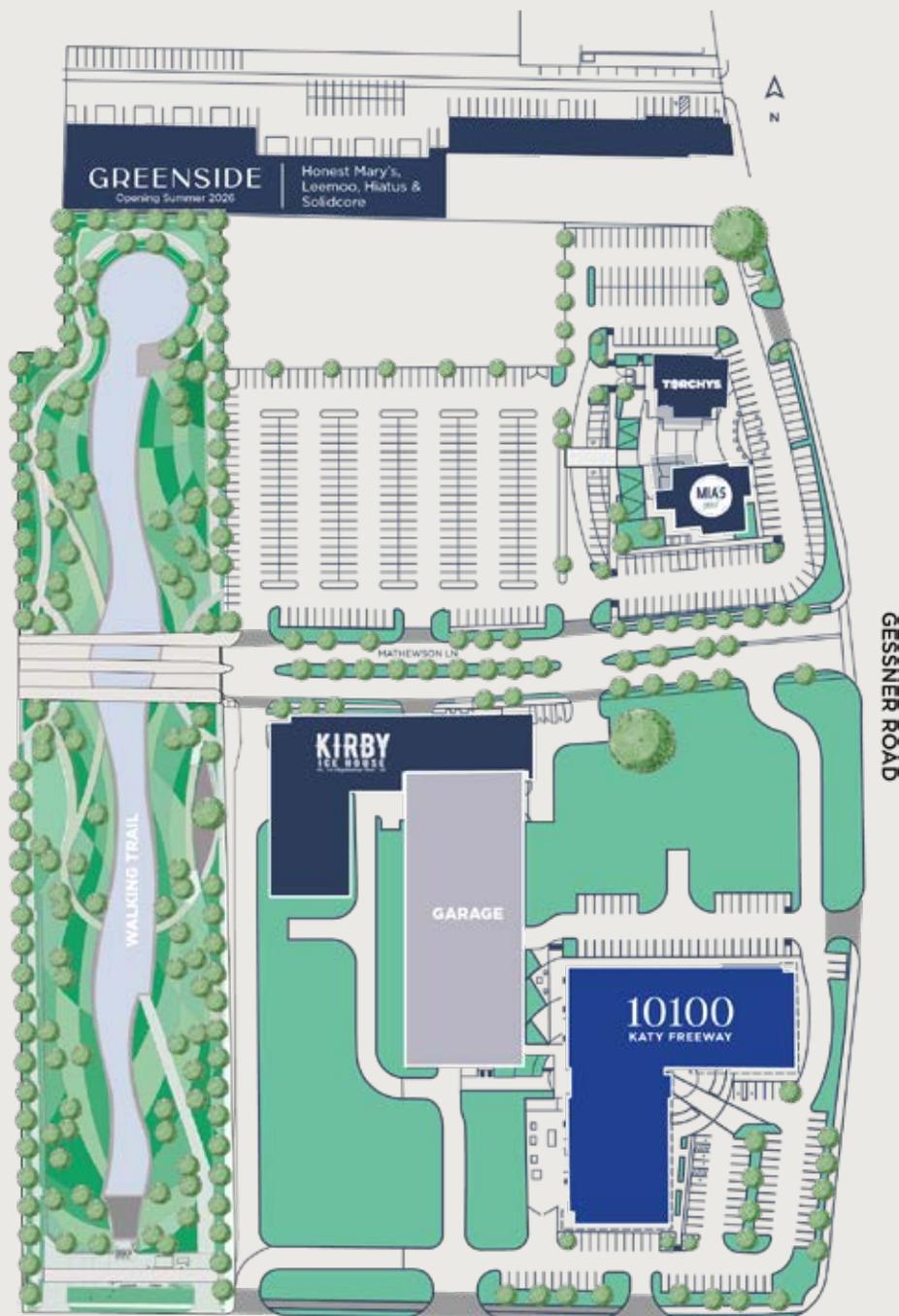
PRIVATE OFFICE: 62
CONFERENCE ROOMS: 5
WORKSTATION: 12



Typical Floor Plan

41,282 RSF

A prime location with limitless potential

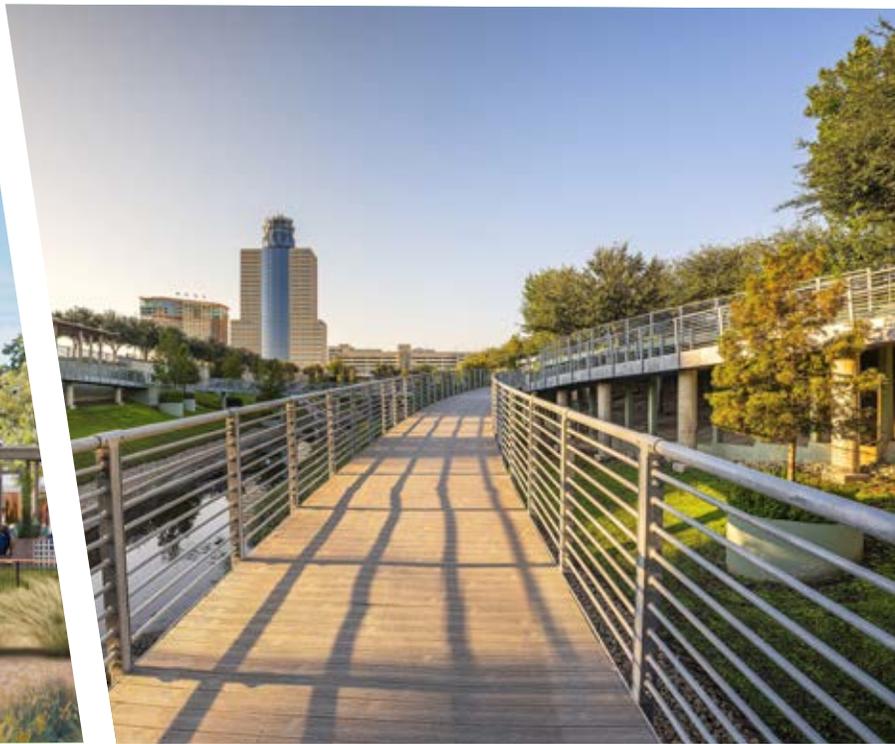


INTERSTATE HIGHWAY 10 (KATY FREEWAY) FEEDER ROAD



On the Greenside of Life

Life just flows better on the 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 (Honest Mary's, Leemoo, Hiatus and Solidcore) opening in summer 2026.





Easy Connectivity for Everyday Convenience

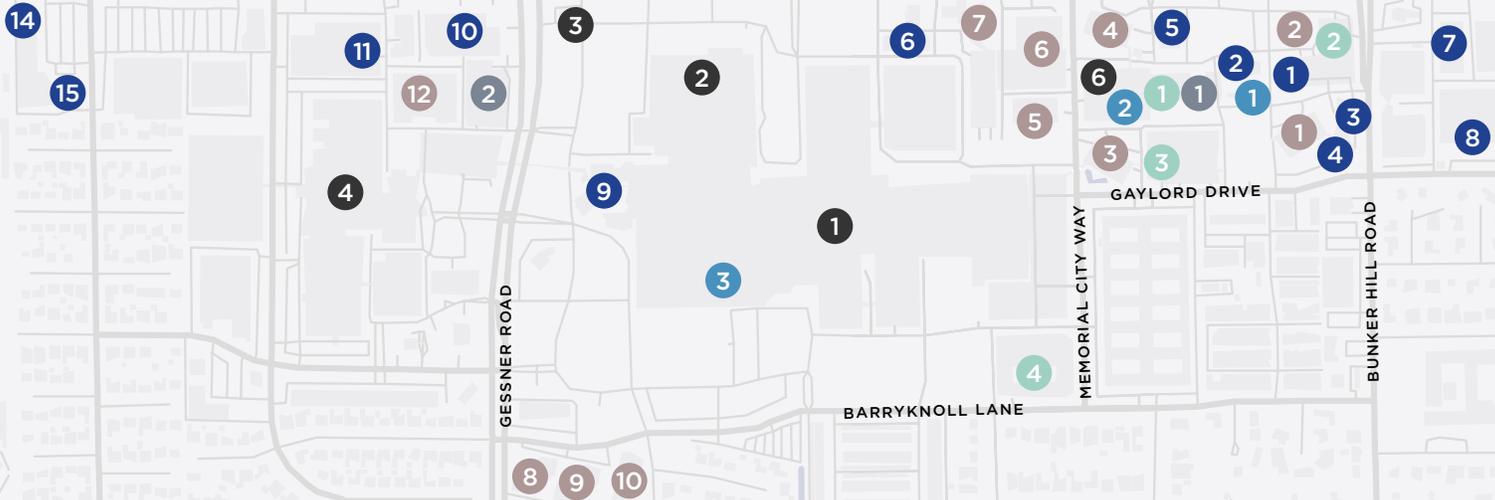
10100 Katy Freeway is designed for easy access to Greenside attractions, with dining and gathering places within walking distance. It also connects directly to MetroNational's 300-acre Memorial City development immediately south, placing Memorial City Mall, Memorial Hermann, and a full mix of hotels,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

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DINING

- | | | | |
|-------------------|-------------------------|---------------------------|----------------------|
| 1 Credence | 5 Guadalajara Hacienda | 9 The Cheesecake Factory | 12 Torchys Tacos |
| 2 Ciro's | 6 Perry's Steakhouse | 9 Maggiano's Little Italy | 12 Mia's Table |
| 2 Common Bond | 7 Masraff's | 10 Haywire | 13 Kirby's Ice House |
| 3 Island Grill | 7 Bean & Bottle | 10 KUU | 14 Katz's |
| 3 Shipley Do-Nuts | 8 Treebeards | 10 State Fair | 15 Pit Room |
| 4 Liberty Kitchen | 8 Tiny's Milk & Cookies | 11 Goode Co Seafood | |

LIFESTYLE AND CONVENIENCE

- | | |
|---------------------------------|---------------|
| 1 Memorial City Mall | 5 HEB |
| 2 Target | 6 Origin Bank |
| 3 First Horizon Bank | 7 Greenside |
| 4 Memorial Hermann Medical Ctr. | |

RESIDENCES

- | |
|-----------------|
| 1 The McCarthy |
| 2 The McKinley |
| 3 The Fountains |
| 4 The McAdams |

ENTERTAINMENT

- | |
|-----------------------------|
| 1 The Lawn at Memorial City |
| 2 Memorial City Club |
| 3 Cinemark Memorial City |

HOTEL

- | |
|--------------|
| 1 Hotel ZaZa |
| 2 The Westin |

CORPORATE NEIGHBORS

- | | | |
|-------------------------|---------------------|-------------------|
| 1 945 Bunker Hill Rd | 5 9807 Katy Fwy | 9 820 Gessner |
| 2 9753 Katy Freeway | 6 9811 Katy Fwy | 10 840 Gessner |
| 3 920 Memorial City Way | 7 9821 Katy Freeway | 11 10100 Katy Fwy |
| 4 9805 Katy Freeway | 8 800 Gessner | 12 929 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.

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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