

920

MEMORIAL CITY WAY

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

Elevated Design for Contemporary Work Life

Position your company for success at 920 Memorial City Way in Memorial City's The Lawn District. The building welcomes you with a modern lobby, and open social and meeting areas, plus a tenant-exclusive app that streamlines the day-to-day experience.

Your business will thrive in an A+ location surrounded by a vibrant, amenity-rich environment. With immediate access to premier shopping, fine dining, luxury hotels, and dynamic community gathering spaces, 920 Memorial City Way keeps your team connected and puts everything within easy reach, supporting talent attraction, productivity, and long-term growth.



**Katy Freeway East,
Memorial City Way and Gaylord**



317,000 rentable square feet



14 stories



Completed 2009



24-hour on-site security



Card key access



**Direct access to the Memorial
City Skywalk Network, which
interconnects a large portion
of the 300 acre development,
including Memorial City Mall**



LEED Silver Certification





PRIVATE OFFICES: 25
WORKSTATIONS: 64
CONFERENCE: 9
BREAK/WORK ROOMS: 3

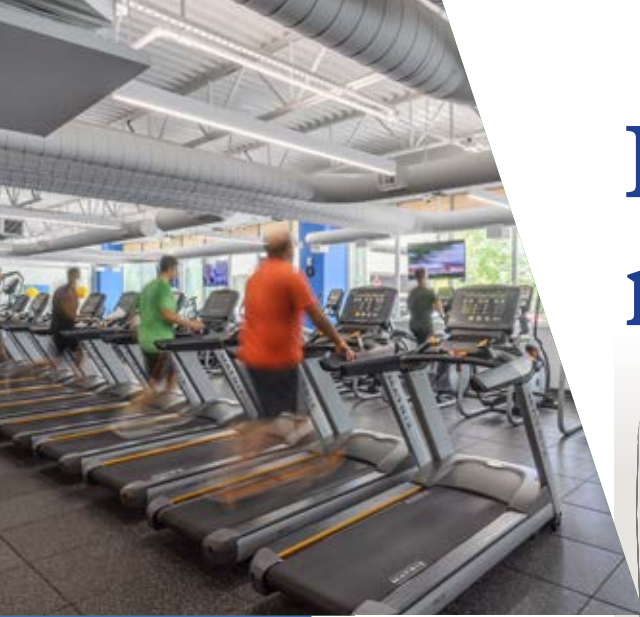


ROOM LEGEND

 BREAK/WORK	 CIRCULATION	 HUDDLE	 OPEN OFFICE	 RECEPTION
 CIRCULATION	 CONFERENCE	 IT/STORAGE	 PRIVATE OFFICE	 WELLNESS

Typical Floor Plan

24,008 RSF



Hotel ZaZa, a MICHELIN KEY boutique hotel



Explore your new neighborhood...



- Hotel
- Residences
- Lifestyle and Convenience
- Dining
- Entertainment
- Corporate Neighbors



INTERSTATE 10

BREAD
ZEPPELIN
Bakery & Brew

9753 KATY FWY

THE
McKINLEY

GARAGE

Credence

Giro's
Italian Grill

THE LAWN

COMMON BOND

GARAGE

945 BUNKER HILL

ISLAND
GRILL

Liberty Kitchen
& Oysterette



Credence, a MICHELIN recommended restaurant

The Lawn at Memorial City is an event, concert, and festival greenspace located next to Hotel ZaZa



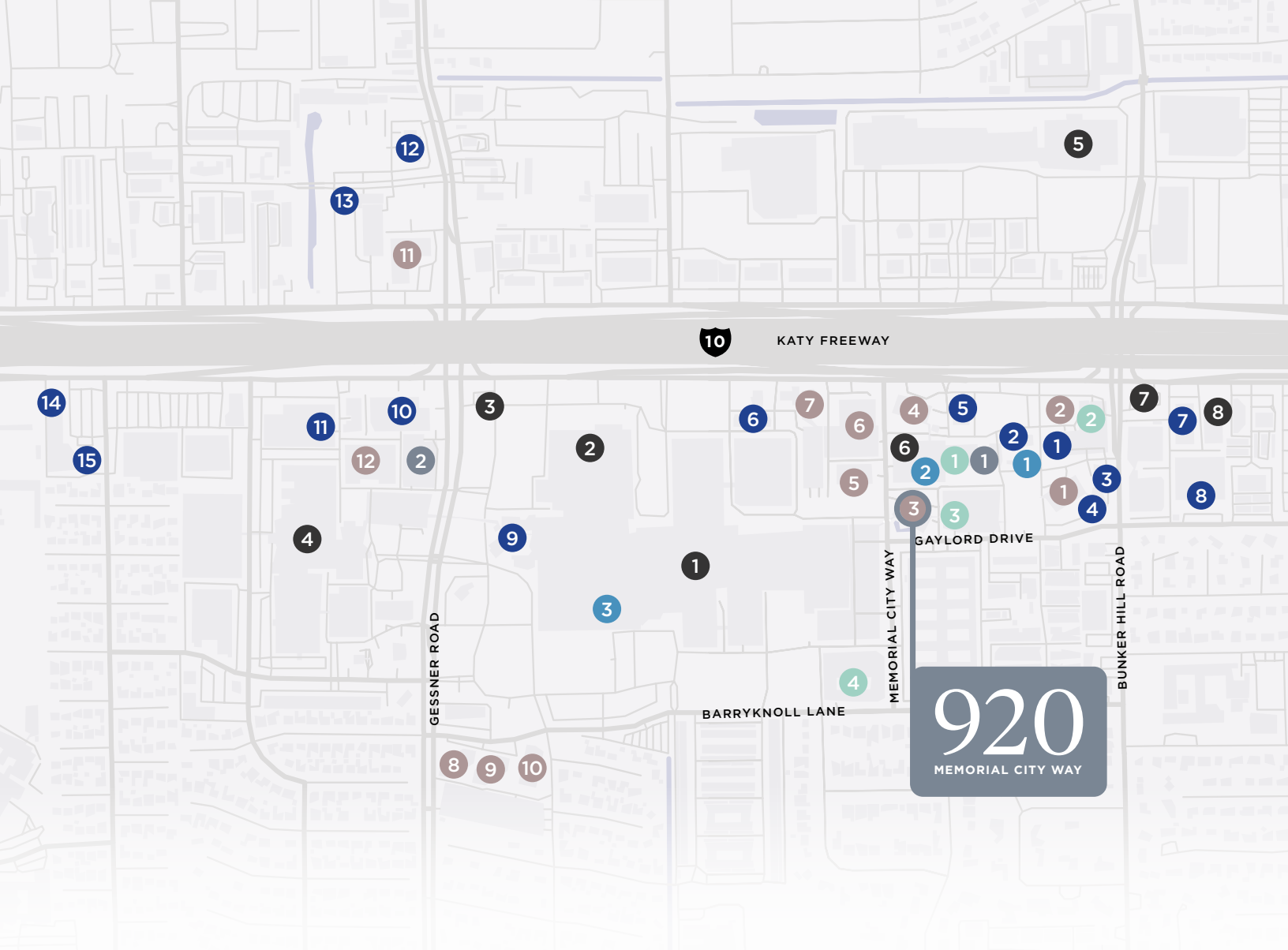
...all within
walking distance



Easy Connectivity for Everyday Convenience

This prime location places you within easy walking distance of an exceptional dining scene, including Michelin-recognized Credence, Island Grill, Liberty Kitchen, Treebeards, Tiny's Milk and Cookies, and Ciro's. You'll also have walkable access to the Memorial City Club fitness center and Memorial City Conference Center.

Nearby, enjoy Memorial City Mall and Hotel ZaZa, plus premier residential communities like The McCarthy, The McKinley, and The Fountains luxury apartments. The Lawn adds beautiful green space for year-round community events and live concerts.



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 PNC Bank |
| 4 Memorial Hermann Medical Ctr. | 8 Frost Bank |

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.

920 Memorial City Way





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.

920

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