



5300  
MEMORIAL

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**MEMORIAL**  
AT RIVER OAKS

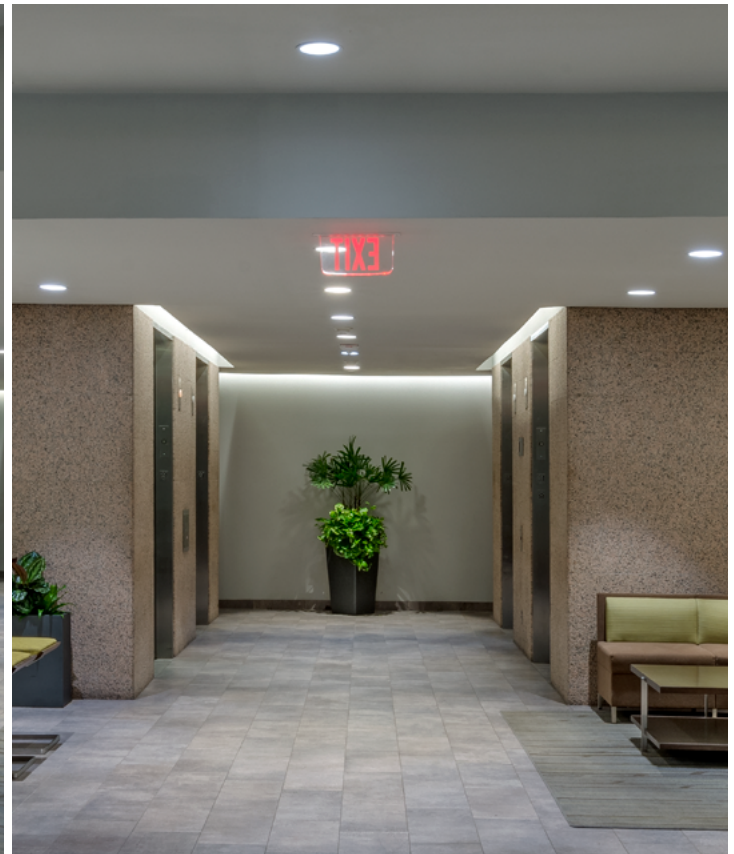
# 5300 Memorial

## Features

- New common area renovations
- 3/1,000 parking ratio
- Structured parking with covered walkway
- Convenient surface visitor parking
- Onsite security and property management
- Card access security system
- Mail service with FedEx, USPS and UPS drop boxes

## Highlights

- Centrally located
- Amenity rich
- Boutique feel
- High visibility
- Prominent address
- Adjacent to Buffalo Bayou Park
- Walkable to Memorial Park Eastern Glades



# Explore What Is New

5300 Memorial recently completed significant renovations throughout the building's common areas. These capital improvements, which include upgrades in lighting, finishes and fixtures in the lobby, elevators, restrooms and corridors, enhance the building's quality and image, while elevating the experience for tenants and visitors alike.

## Building Updates

- New monument signage
- Updated building exterior
- Enhanced entry
- Updated building lobby
- Touchscreen directory
- Common area work space
- Renovated elevator lobby, elevator cabs and corridors
- Updated restrooms
- New shower facilities
- Building conferencing center



# Collaborative Building Common Areas

## Brand New Onsite Conferencing

- Up to 16 seat conference room
- Fitted with WiFi and 65" flat screen monitor for presentations
- Buffet and coffee bar with under-counter refrigerator and Keurig Coffee Maker
- For the exclusive use of 5300 Memorial tenants



## New Tenant Shower Facilities

- New showering facilities allow tenants to take advantage of jogging, hiking, and biking at both Memorial Park and Buffalo Bayou Park



# New Move-in Ready Suites Available



# Interior Tenant Space



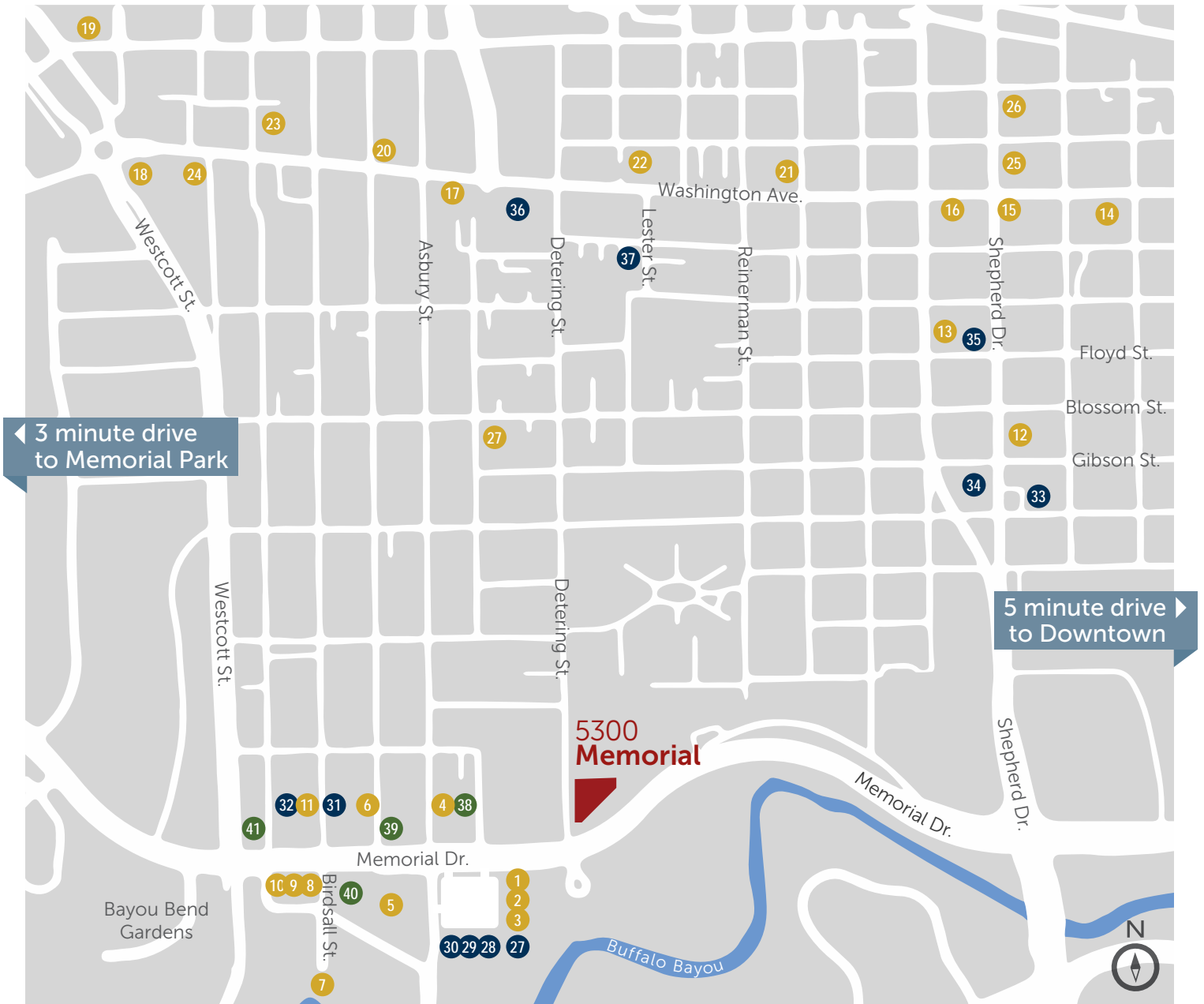
# Central Location

Located on Memorial Drive in close proximity to Memorial Park, 5300 Memorial provides its tenants with a location like no other. Within a few minutes' drive are The Galleria, Downtown, Greenway Plaza, River Oaks and The Heights offering convenient access to Houston's major business districts and most popular shopping and entertainment hubs. 5300 Memorial also offers an abundance of amenities within walking distance including dining, personal conveniences and the walking, jogging and biking trails of Buffalo Bayou Park and Memorial Park and Golf Course. Whether the need to leave the building is for business, play or personal, 5300 Memorial's central location makes everything quickly accessible.



# Area Amenities

Nestled on Memorial Drive, 5300 Memorial provides over 20 dining options and conveniences within walking distance.



## Dining

- 1 Starbucks
- 2 Smoothie King
- 3 Kolache Factory
- 4 Black Walnut Cafe
- 5 Sunrise Taquito Mexican Grill
- 6 Subway
- 7 Brenner's on the Bayou
- 8 Dunkin' Donuts
- 9 Pollo Bravo
- 10 Piada Italian Street Food
- 11 Shandy's Cafe
- 12 Federal American Grill
- 13 Surya India
- 14 Miyako Japanese Restaurant
- 15 El Rey Taqueria
- 16 Velvet Taco
- 17 Coco's Crepes & Coffee
- 18 The Union Kitchen Washington
- 19 Memorial Trail Ice House
- 20 El Tiempo Cantina
- 21 The Sporting Club
- 22 Standard
- 23 The Blue Fish
- 24 The Yellow Cup
- 25 Max's Wine Dive
- 26 FM Kitchen and Bar
- 27 West End Bicycles

## Conveniences

- 28 The UPS Store
- 29 Memorial Park Vision
- 30 Jacques Dessange Salon & Spa
- 31 River Oaks Cleaners
- 32 MW Cleaners
- 33 Esquire Fine Cleaners
- 34 Martin Tailors
- 35 Walgreens
- 36 Bliss Day Spa
- 37 CVS
- 38 Thrifty Car Rental

## Banking

- 39 Chase Bank
- 40 Wells Fargo Bank
- 41 Comerica Bank
- 42 Green Bank

## Leisure & Entertainment

Bayou Bend Gardens  
Memorial Park & Golf Course  
Buffalo Bayou Park

Washington Corridor  
Urban Fit Yoga  
Stronger Faster Strength Gym



## Memorial Park

Memorial Park's sheer size (1,500 acres, nearly twice the size of Central Park) and central location – in the heart of Houston – make it distinctive nationally. The park is also undergoing its Master Plan to improve recreational assets and amenities including enhancing the Park's green infrastructure, and reconnecting the Park's land, waterways, trails and people.

## Buffalo Bayou Park

This 160-acre greenspace lies west of downtown Houston and includes beautiful gardens and native landscaping; hike and bike trails; paddle craft and bike rentals; the go-to dog park in the city; public art; a creative nature play area; two visitor centers; and gathering places for visitors to picnic, relax and enjoy outdoor activities.



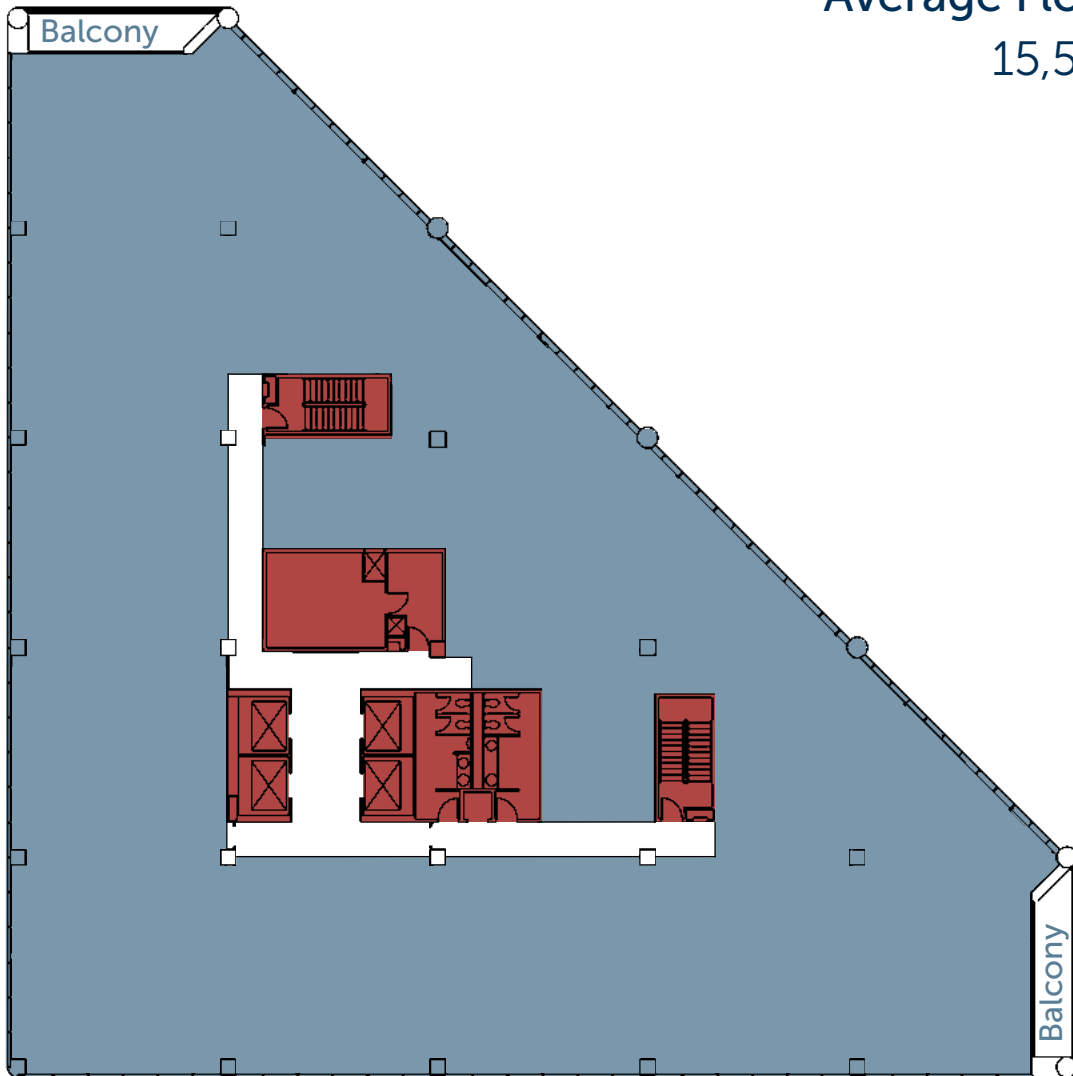
# Typical Floor Plate

Average Floor Size  
15,500 RSF



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Average Floor Size  
15,500 RSF



The logo for 5300 Memorial at River Oaks features the number '5300' in red, followed by a graphic of vertical bars in blue and grey, and the word 'MEMORIAL' in large blue letters. Below it, 'AT RIVER OAKS' is written in smaller blue letters.

**5300**  
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AT RIVER OAKS

Owned by



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