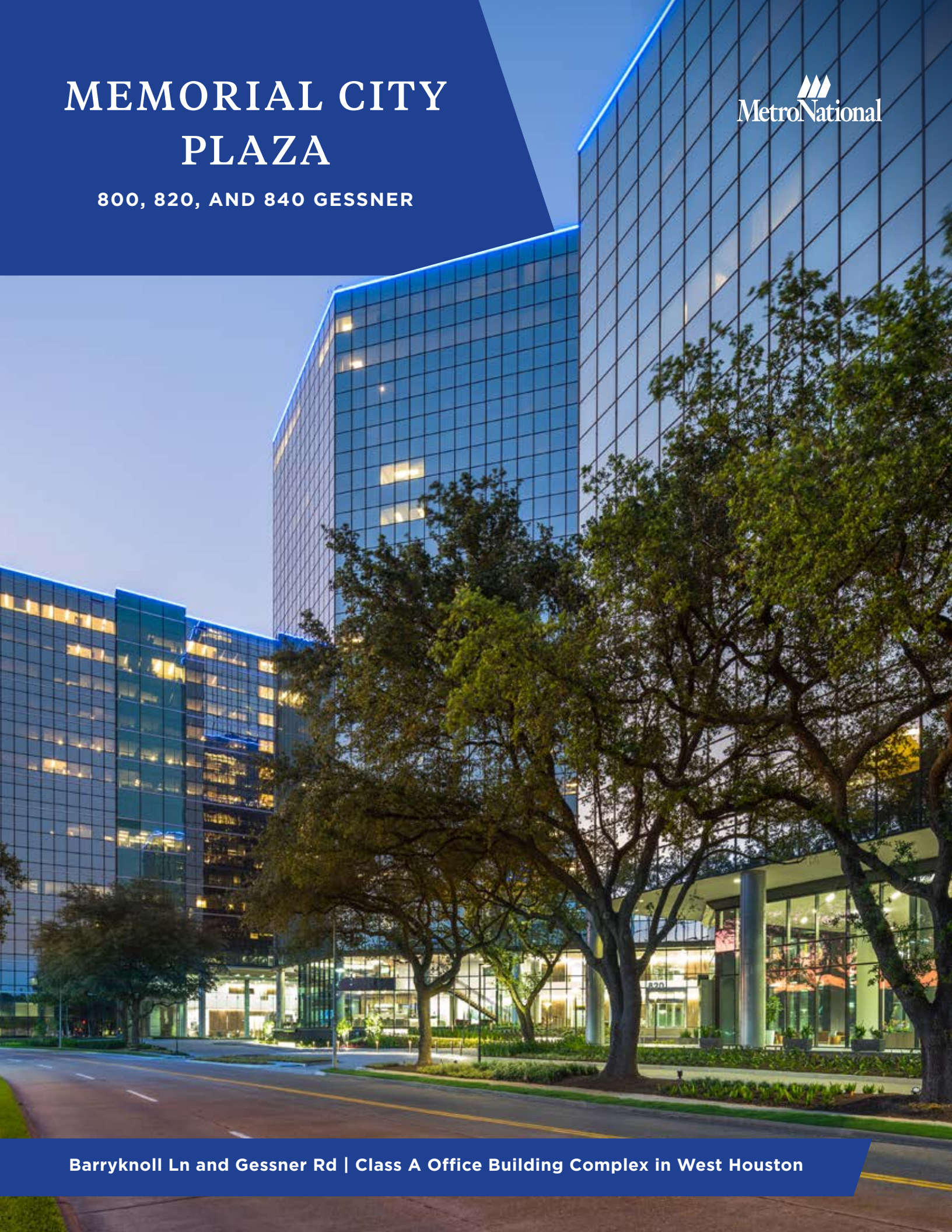


# MEMORIAL CITY PLAZA

800, 820, AND 840 GESSNER

 MetroNational



Barryknoll Ln and Gessner Rd | Class A Office Building Complex in West Houston

# Elevated Design for Contemporary Work Life

Position your company for success at Memorial City Plaza, a newly renovated, Class A office destination in MetroNational's Memorial City district. Following a \$25 million renovation completed in 2023, the building offers a hospitality-driven lobby with Wi-Fi, Blacksmith Coffee, flexible Studio Pods, and access to The Cannon co-working spaces, Work & Mother, and Well Being amenities. Tenants benefit from a 50-person conference center, three additional conference rooms, an on-site fitness center, EV charging stations, weekly food trucks, dry cleaning services, and dedicated on-site property management.

Surrounded by an amenity-rich environment, Memorial City Plaza provides an exceptional setting to attract talent and support sustained business growth.



**Katy Freeway East,  
Gessner and Barryknoll**



**Renovations complete in 2023**



**Card key access**



**50-Person conference center**



**24-hour on-site security**



**Fitness center**



**Blacksmith coffee located in 820 lobby**



**Air-conditioned skywalks  
interconnecting all three buildings  
and parking garages**



**Adjacent / Within walking distance to  
Memorial City Mall and The Shops at  
Memorial City**



**LEED Gold  
WELL Health-Safety Rating**

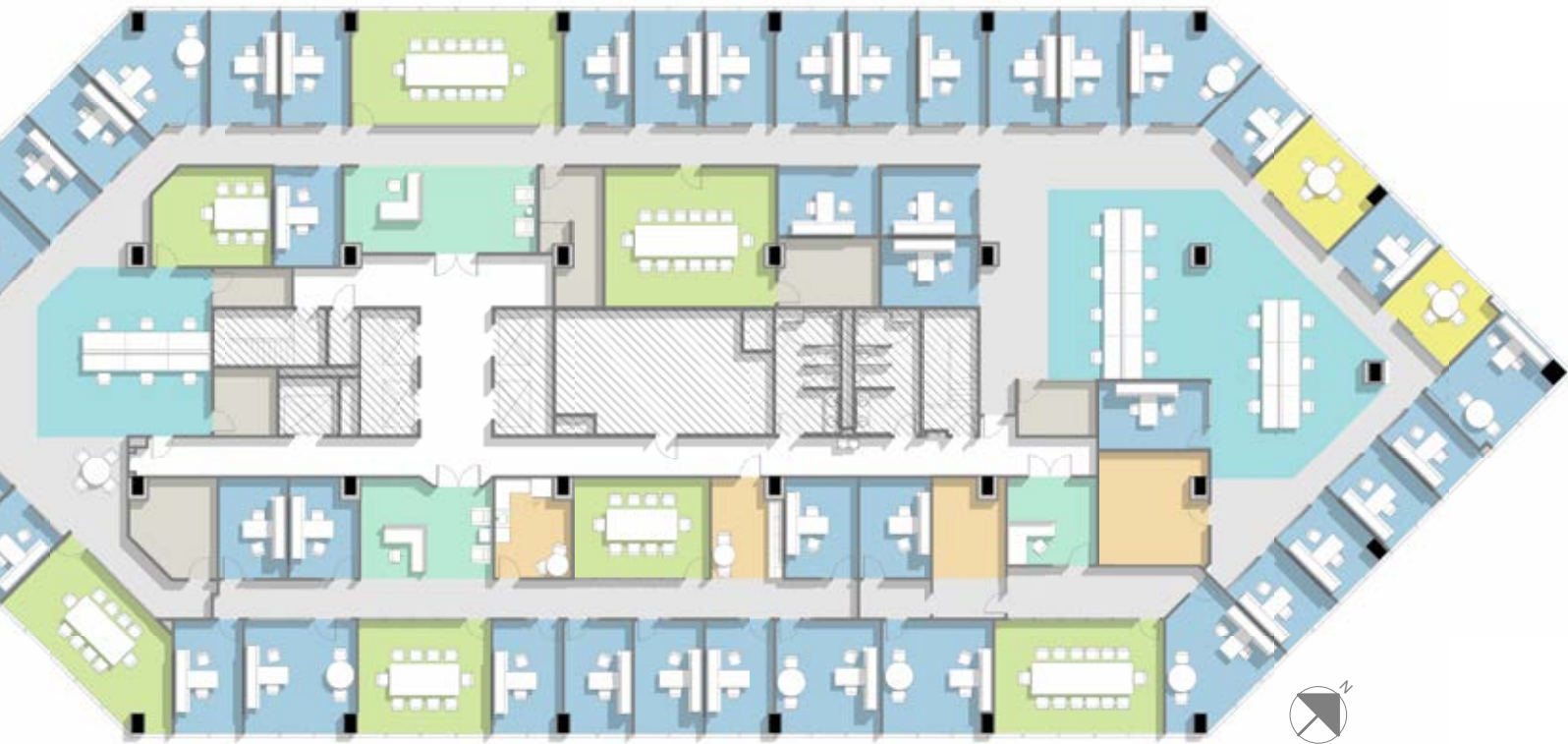






# One Memorial City Plaza

800 Gessner - 20,042 RSF

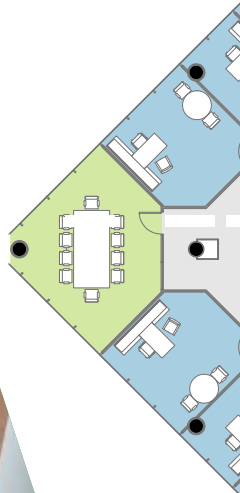


ROOM LEGENDS

- BREAK / WORK ROOMS
- WORKSTATIONS
- CONFERENCE
- CIRCULATION
- IT / STORAGE
- RECEPTION

# Typical Floor Plan

±22,042 RSF



# Two Memorial City Plaza

820 Gessner - 21,645 RSF

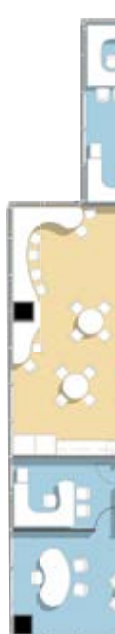


## ROOM LEGENDS

	BREAK / WORK ROOMS		WORKSTATIONS		CONFERENCE
	CIRCULATION		IT / STORAGE		RECEPTION

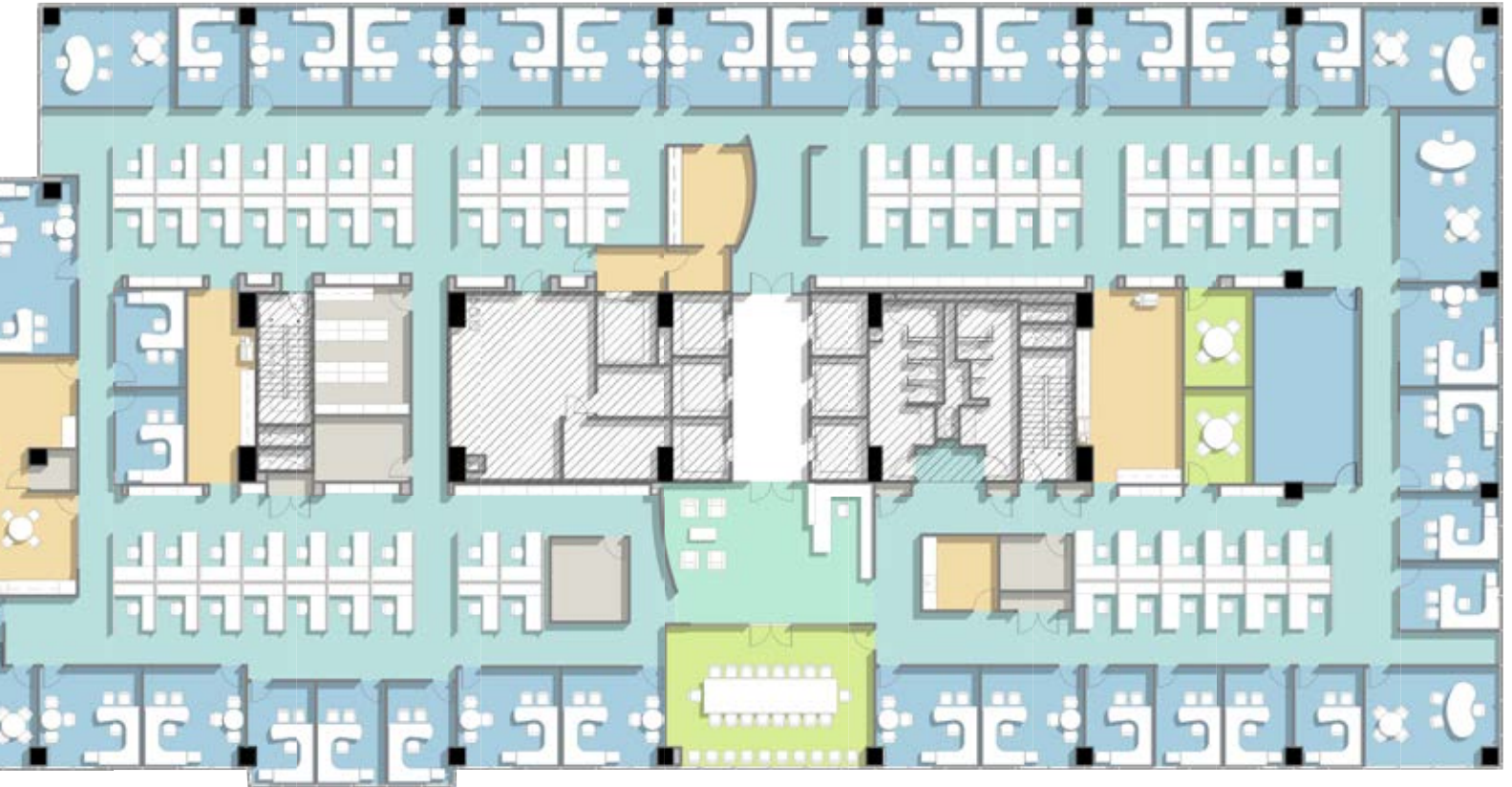
# Typical Floor Plan

±21,645 RSF



# Three Memorial City Plaza

840 Gessner - 24,680 RSF



## ROOM LEGENDS

	BREAK / WORK ROOMS		WORKSTATIONS		CONFERENCE
	CIRCULATION		IT / STORAGE		RECEPTION

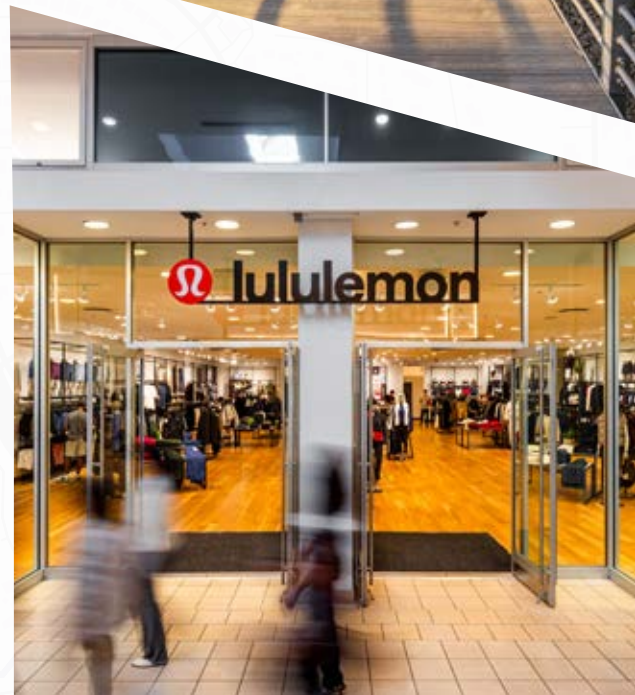
# Typical Floor Plan

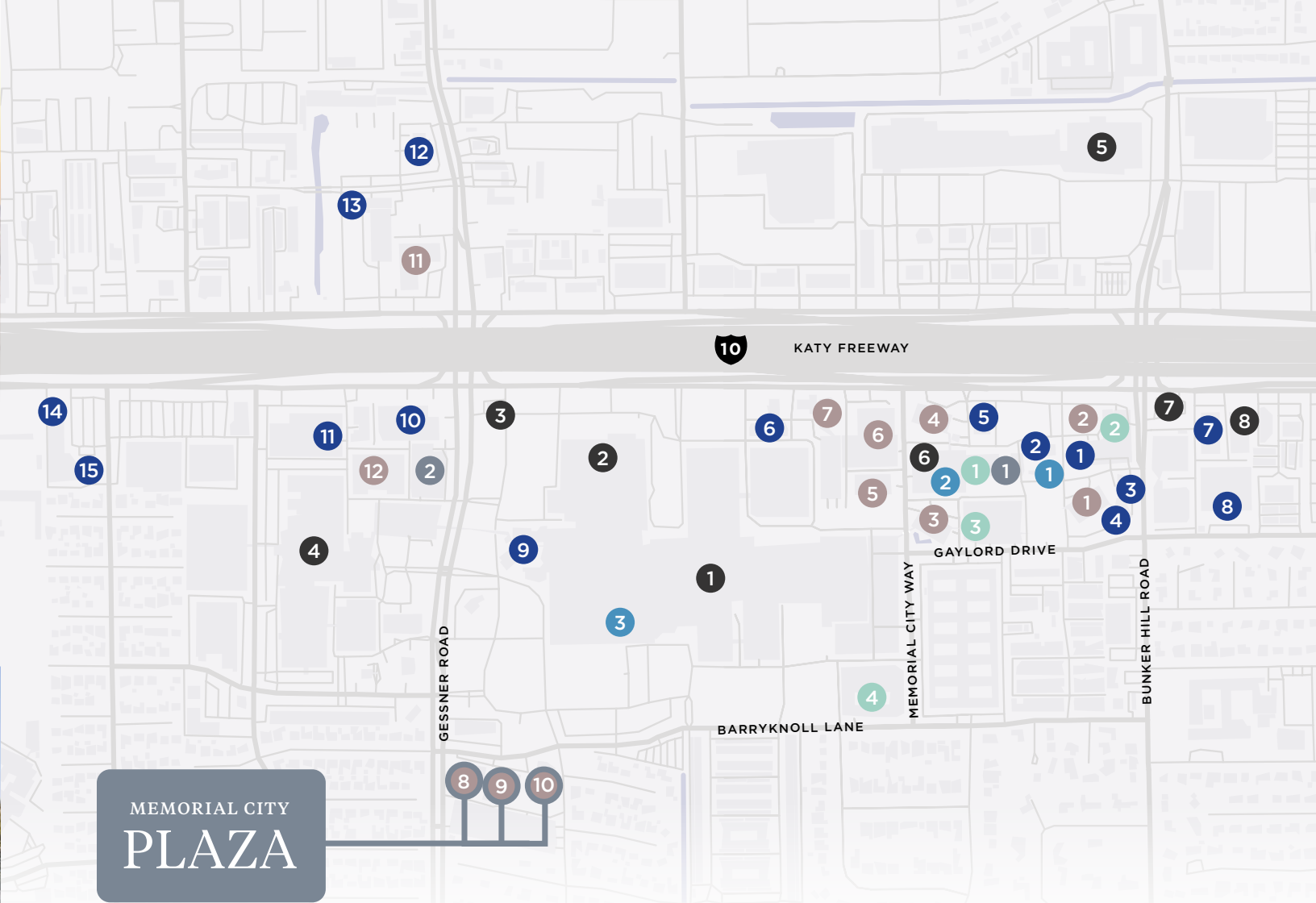
±24,680 RSF



# Easy Connectivity for Everyday Convenience

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.





MEMORIAL CITY  
**PLAZA**

**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.





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.

# MEMORIAL CITY PLAZA

800, 820, AND 840 GESSNER



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