



5300  
MEMORIAL

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EXIT

PUSH TO  
OPEN DOOR



TO REPAIR  
CALL THE



# Property Information

## Features

- 11-Story 153,000 SF office building
- 5- level parking garage with covered walk-way
- 3/1,000 parking ratio
- Convenient surface visitor parking
- On-site property management
- Card access security system
- On-site security
- Mail service with FedEx, US Postal and UPS drop boxes

## Highlights

### Centrally Located

- 1 mile** Memorial Park, Rice Military, Washington Corridor, Buffalo Bayou Park
- 2 miles** River Oaks Country Club, River Oaks Shopping Center, I-10, The Heights
- 3 miles** 610 South Loop, Uptown Park, Houston CBD, I-45
- 4 miles** Highland Village, Houston Galleria, Tanglewood, Greenway Plaza, Highway 59
- 5 miles** Houston Country Club, Texas Medical Center, West University, Rice Village

### Amenity Rich

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

### Boutique Feel

Recent capital improvements in the lobby and common spaces provide a new and bright work environment.

### High Visibility

Situated at the popular intersection of Detering Street and Memorial Drive, 5300 Memorial provides easy access from both the CBD and the Galleria.

### Prominent Address

Surrounded by high-energy hot spots, the largest urban park in Texas, and a top-rated 18-hole golf course, 5300 Memorial provides a lifestyle like no other.

# A New 5300 Memorial

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 Exterior and Entry

- Enhanced lobby design with new building entry, glass system and inlay walk-off mats
- New building exterior paint for a brighter drop-off area
- Upgraded LED lighting throughout exterior plaza
- New monument sign with landscape enhancements

## Ground Floor Lobby

- New LED lighting, stone floor tiling, new paint and wallcovering
- New freestanding touchscreen electronic building directory
- New lobby furniture and tech bar featuring USB power connections
- Flat screen TV and Wi-Fi for use as a touch-down space



## Elevator Lobby and Corridors

- New ceiling design with LED linear lighting
- New corridor entry portals with woodgrain panels
- Corridors with new ceiling grid and LED light fixtures



## Elevator Cabs

- New stone floor tiling
- New metal and wood-grain paneling
- New LED lighting





# Restrooms

Completely renovated with...

- New solid surface countertops, floor tiling and woodgrain finishes
- New ceiling grid, tile and LED light fixtures
- New hands-free plumbing fixture package









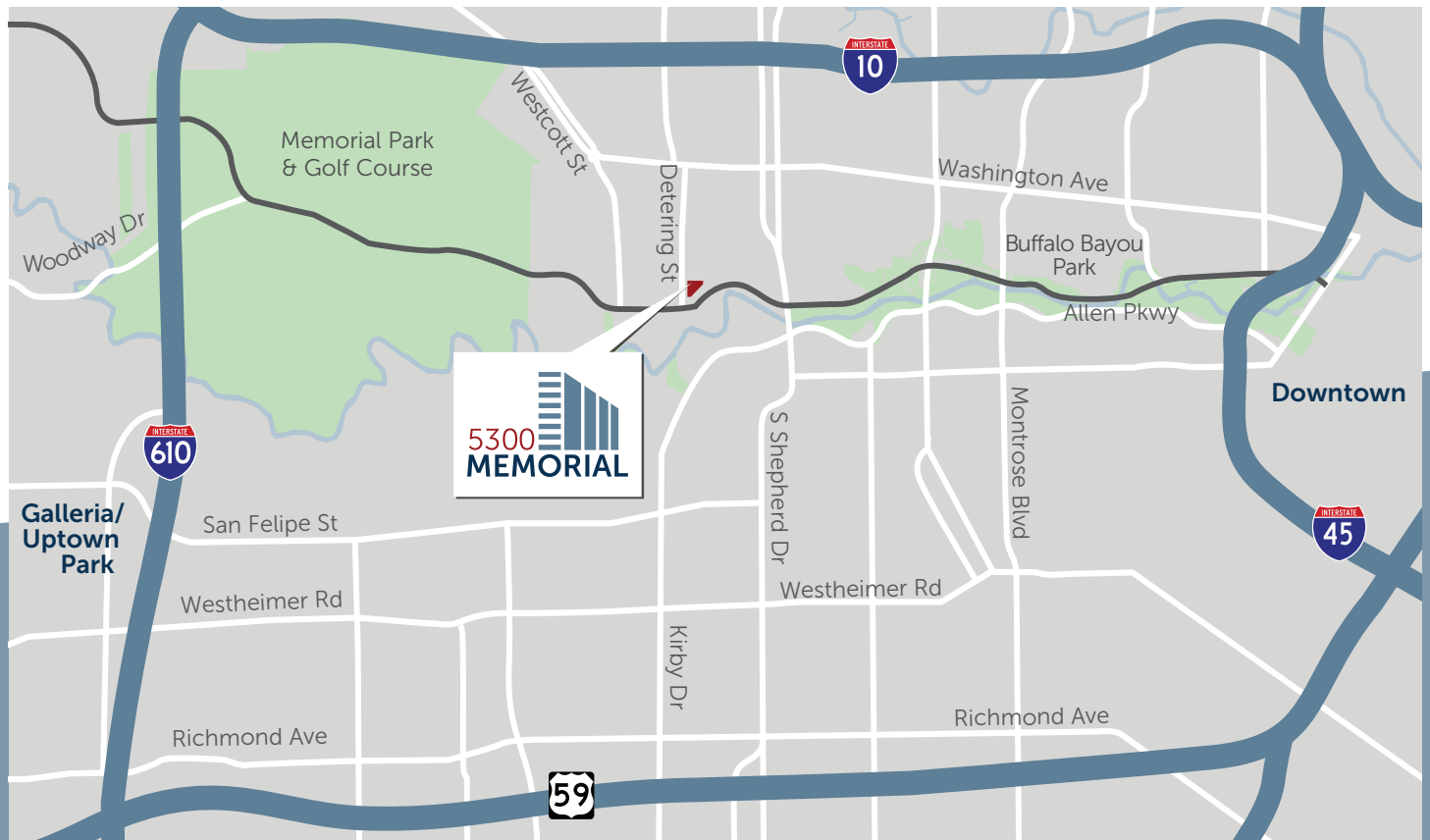
Corporate Interior Space





# 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



## Dining

- 1 Starbucks
- 2 Smoothie King
- 3 Kolache Factory
- 4 Black Walnut Cafe
- 5 Sunrise Taquito Mexican Grill
- 6 Subway
- 7 Snap Kitchen
- 8 Brenner's on the Bayou
- 9 Dunkin' Donuts
- 10 Pollo Bravo
- 11 Piada Italian Street Food
- 12 Shandy's Cafe



## Conveniences

- 13 The UPS Store
- 14 Memorial Park Vision
- 15 Jacques Dessange Salon & Spa
- 16 River Oaks Cleaners
- 17 MW Cleaners
- 18 Esquire Fine Cleaners



## Banking

- 19 Chase Bank
- 20 Wells Fargo Bank
- 21 Comerica Bank
- 22 Green Bank

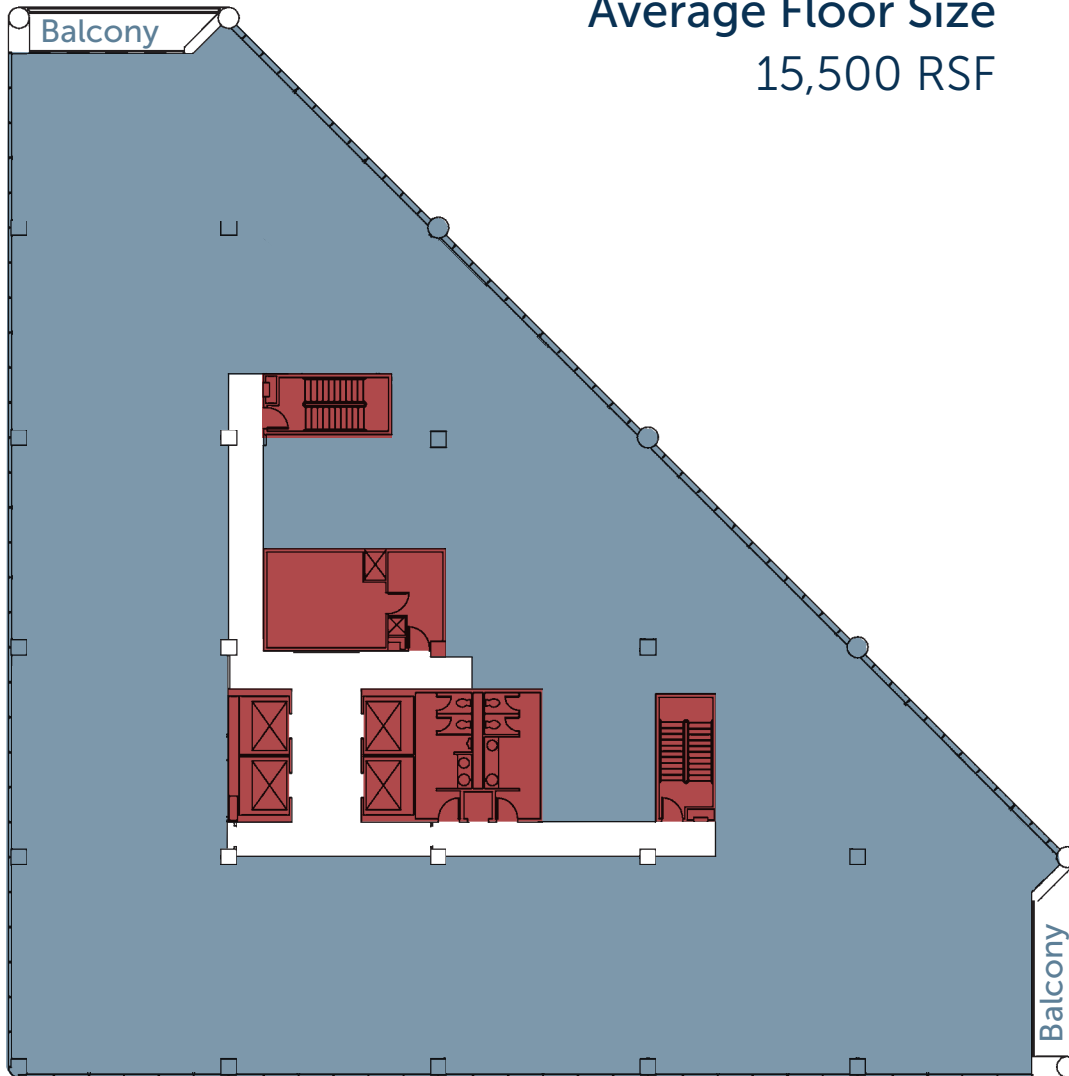
## Leisure & Entertainment

- Bayou Bend Gardens  
Memorial Park & Golf Course  
Buffalo Bayou Park  
Washington Corridor



# Typical Floor Plate

Average Floor Size  
15,500 RSF





5300

BIOLOGICAL RESEARCH

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The logo for 5300 Memorial features the number '5300' in red and 'MEMORIAL' in blue. To the right of the text is a stylized graphic of a building facade with vertical bars of varying heights and horizontal lines.

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