

5300 MEMORIAL

AT RIVER OAKS

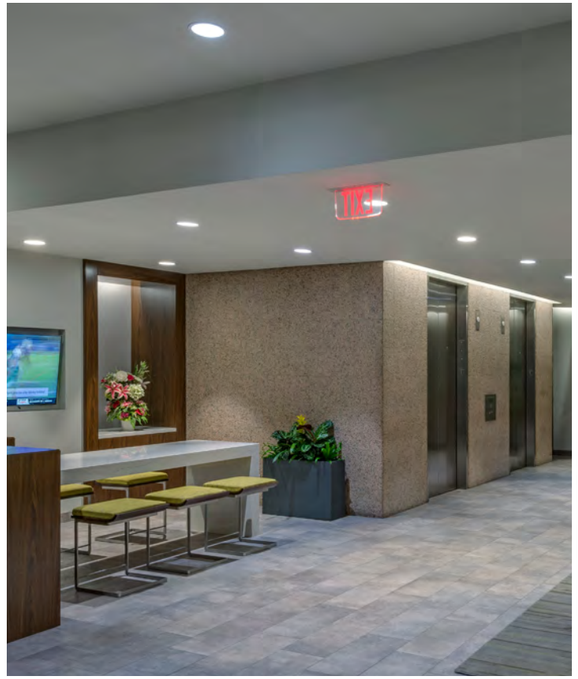
5300 Memorial

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

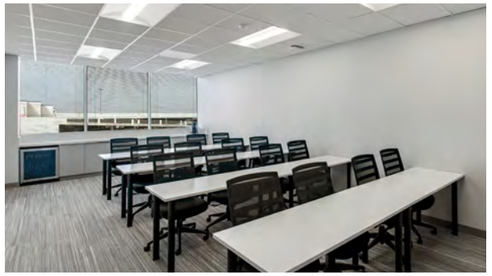




Collaborative Building Common Areas

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 Facilites

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

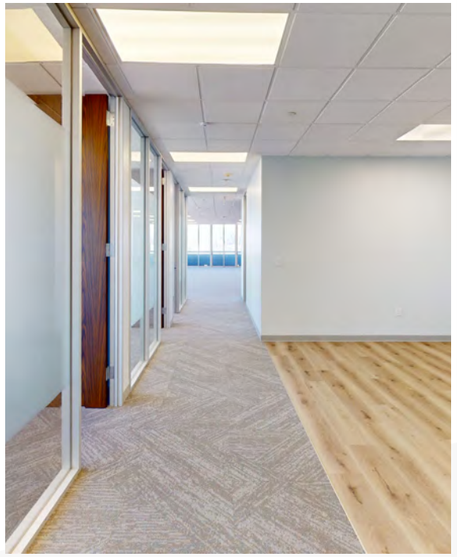




New Move-in Ready Suites Available



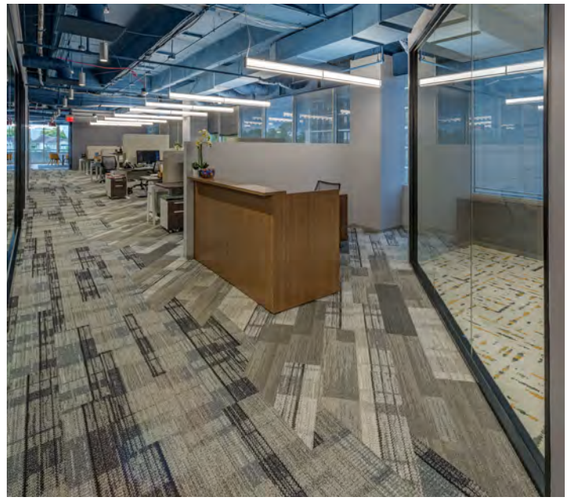






Interior Tenant Space

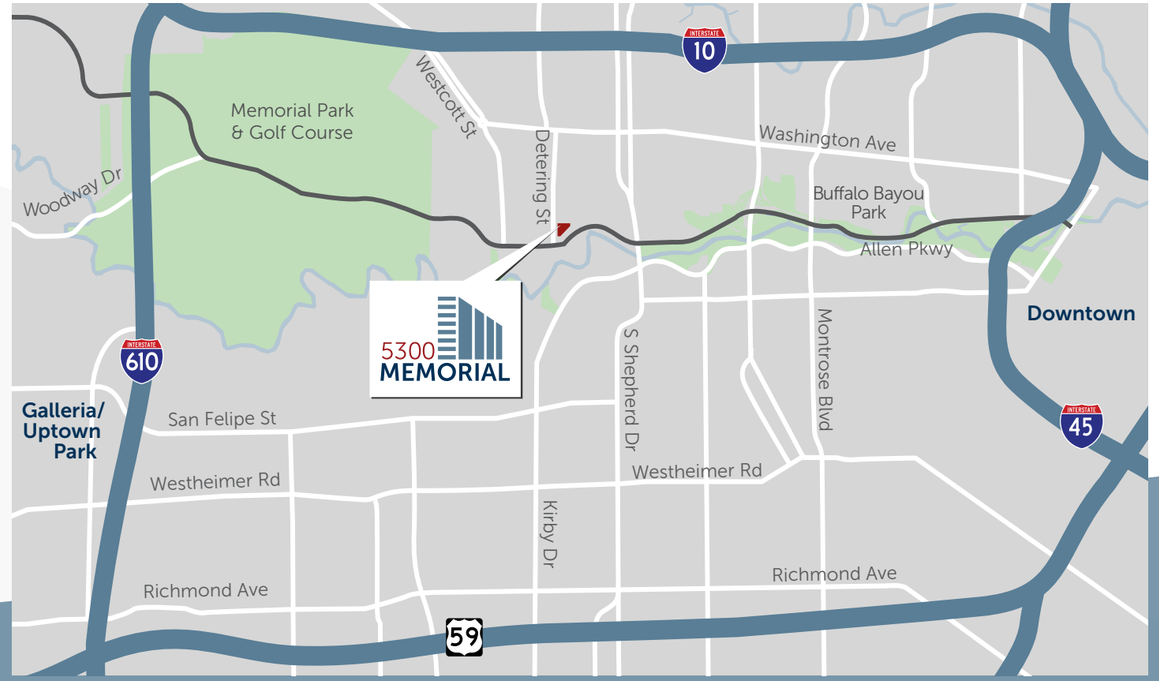






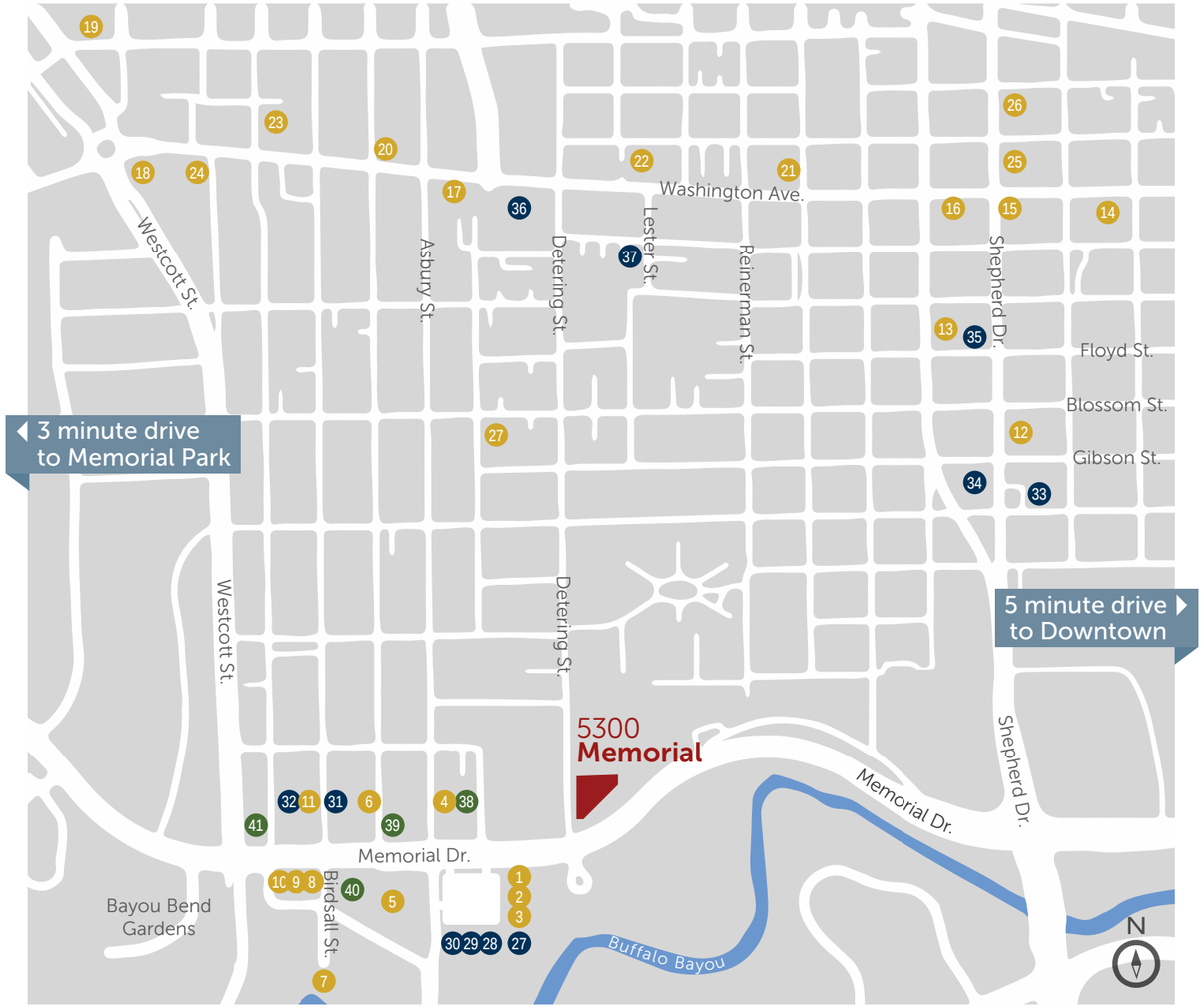
Central Location

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

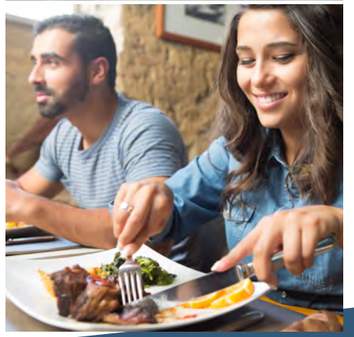
39. Chase Bank
40. Wells Fargo Bank
41. Comerica Bank
42. Green Bank

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.

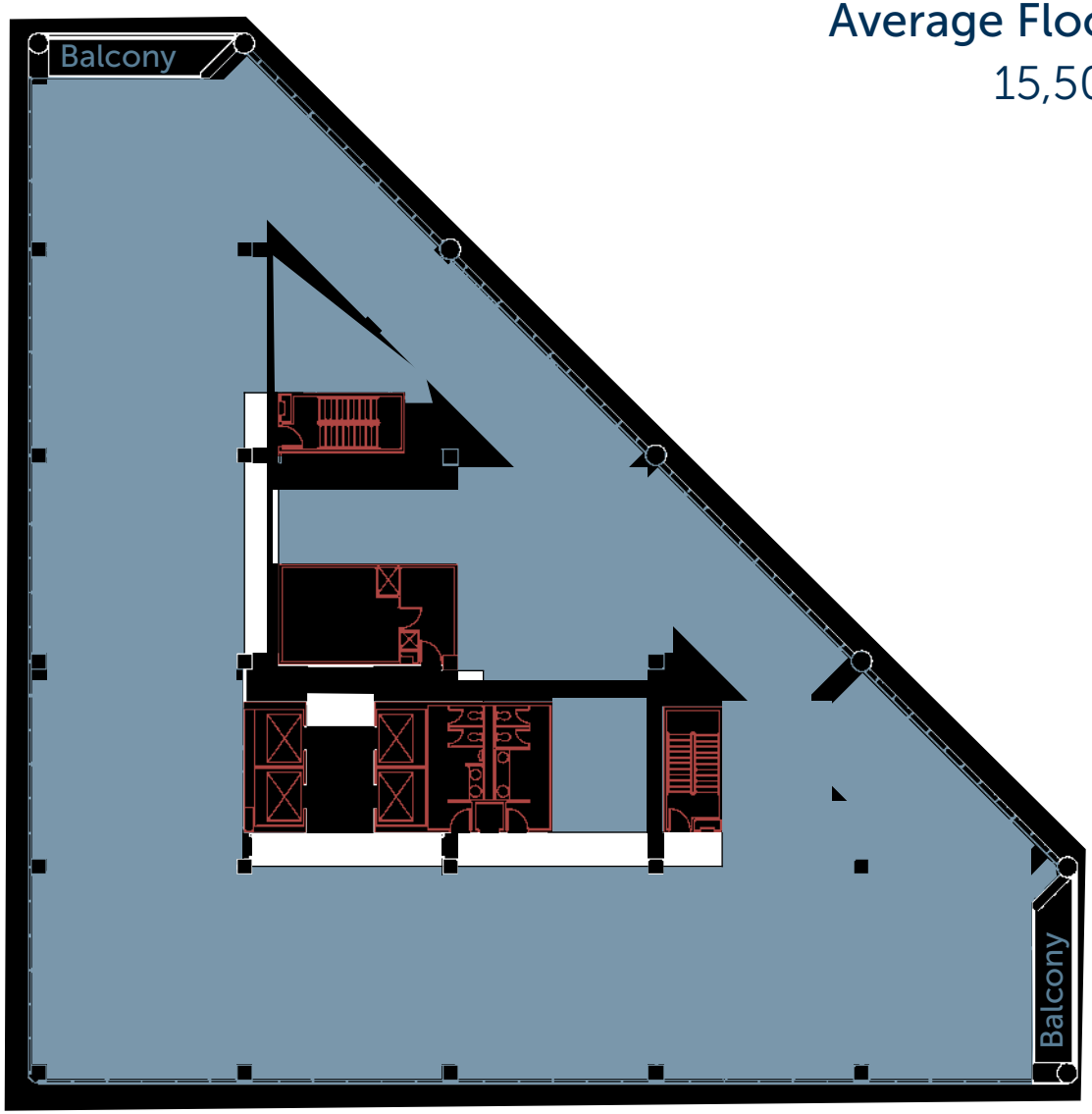



Typical Floor Plate
Average Floor Size
15,500 RSF
View Availability
Floor 11
Floor 10
Suite 1020 - 6,639 SF
Floor 9
Floor 8
Suite 805 - 2,354 SF
Floor 7
Suite 710 - 1,014 SF
Floor 6
Suite 650 - 1,909 SF
Suite 675 - 5,054 SF
Floor 5
Floor 4
Suite 475 - 4,966 SF
Floor 3
Suite 350 - 15,329 SF
Floor 2
Suite 220 - 1,664 SF
Suite 270 - 6,283 SF
Floor 1
Lobby

Typical Floor Plate

Average Floor Size

15,500 RSF



5300 MEMORIAL
AT RIVER OAKS

Owned by

CAMCO
INVESTMENT GROUP

JLL

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