

# MEMORIAL 6 CENTER

## Building Fact Sheet

### Building

738 S. Highway 6  
Houston, Texas 77079

Located just south of I-10 at the intersection of Memorial Drive and Highway 6

### Landlord

M6 Houston, LP

### Leasing Company

Sooner Management  
2435 N. Central Expy, Suite 1650  
Richardson, TX 75080

### Construction

Renovated in 2012  
Built in 1983

### Rentable Square Feet

156,034 RSF

### Average Floor Size

15,800 RSF

### Common Area Factor

15%

### Parking

4.2:1,000 RSF, including an 8-level parking garage (100% garage parking)

### Amenities

- On-site deli
- Covered parking

### Elevators

Three (3) passenger and one (1) freight

### Security

Memorial 6 provides one (1), on-site security guard. Security cameras are located in the lobby, elevator banks, common areas and garage entrances.

After-hours card key access system is utilized at all lobby and garage entrances.

### Ceiling Height

Floor to Grid: 9' - 10'  
Floor to Structure: 12'

### Building HVAC

#### Hours

Monday - Friday 6:00 AM - 6:00 PM  
Saturday 8:00 AM - 1:00 PM  
After-Hours HVAC = \$75 per hour

#### Equipment

HVAC provided by:

- One, 350-ton cooling tower
- One, 200-ton and two, 175-ton chillers
- Each floor is equipped with air-handling units and fan powered boxes and variable air volume boxes providing heating and cooling.

The central system is equipped with a Trend Energy Management System.

### Telecom Providers

AT&T, Comcast and Logix provide voice, data, high-speed Internet and fiber networks.

### Life/Fire Safety

Equipped with a fully-addressable fire alarm system, fully-sprinklered wet-pipe system, and visual and audible alarms.

### Emergency System

All emergency systems are backed up by a 100 kW diesel-powered generator.

