



# MEMORIAL 6 CENTER

738 S. HIGHWAY 6 | HOUSTON, TX

## Best Value High-Rise Office Opportunity in Energy Corridor

### BUILDING FEATURES

- Ownership, management and leasing all-in-one, ensuring streamlined communications and single point of contact
- Identifiable high-rise office tower fronting Highway 6
- Close proximity to IH-10
- Monument signage available
- On-site deli
- Covered parking available
- Fiber optic lines in place

### PROPERTY PROFILE

<b>Address:</b>	738 S. Highway 6 Houston, TX 77079
<b>Submarket:</b>	Katy Freeway
<b>Building Size:</b>	156,034 RSF
<b>Average Floor Size:</b>	15,800 RSF
<b>Stories:</b>	10
<b>Parking:</b>	4.2:1,000 RSF

For leasing information, contact: 972.458.7600

**SOONER  
MANAGEMENT**



## CONVENIENT ACCESS

Centrally located with short drive times to major thoroughfares and key points of interest:

- Frontage along Highway 6
- 2-minute drive to IH-10
- 10-minute drive to Beltway 8
- 10-minute drive to private-membership Lakeside Country Club
- 15-minute drive to prestigious Royal Oaks Country Club
- 40-minute drive to George Bush Intercontinental Airport
- 40-minute drive to Hobby Airport

## ENERGY CORRIDOR

Ideally situated in west Houston's Energy Corridor, which represents one of the largest and most vital employment centers in metro Houston:

- Centralized address in west Houston supplies tenants with convenient reach to growing communities of Memorial, Katy, Sugar Land, Cinco Ranch and Cypress
- Advantageous location provides tenants with superior regional access to other important centers of commerce, including Houston CBD, George Bush International Airport, Houston Galleria and Energy Corridor
- Prime location in prestigious Memorial area, which hosts the wealthiest zip code (77024) in Texas and is one of Houston's fastest growing markets

