

HORIZON TOWER

AT TEXAS A&M INNOVATION PLAZA



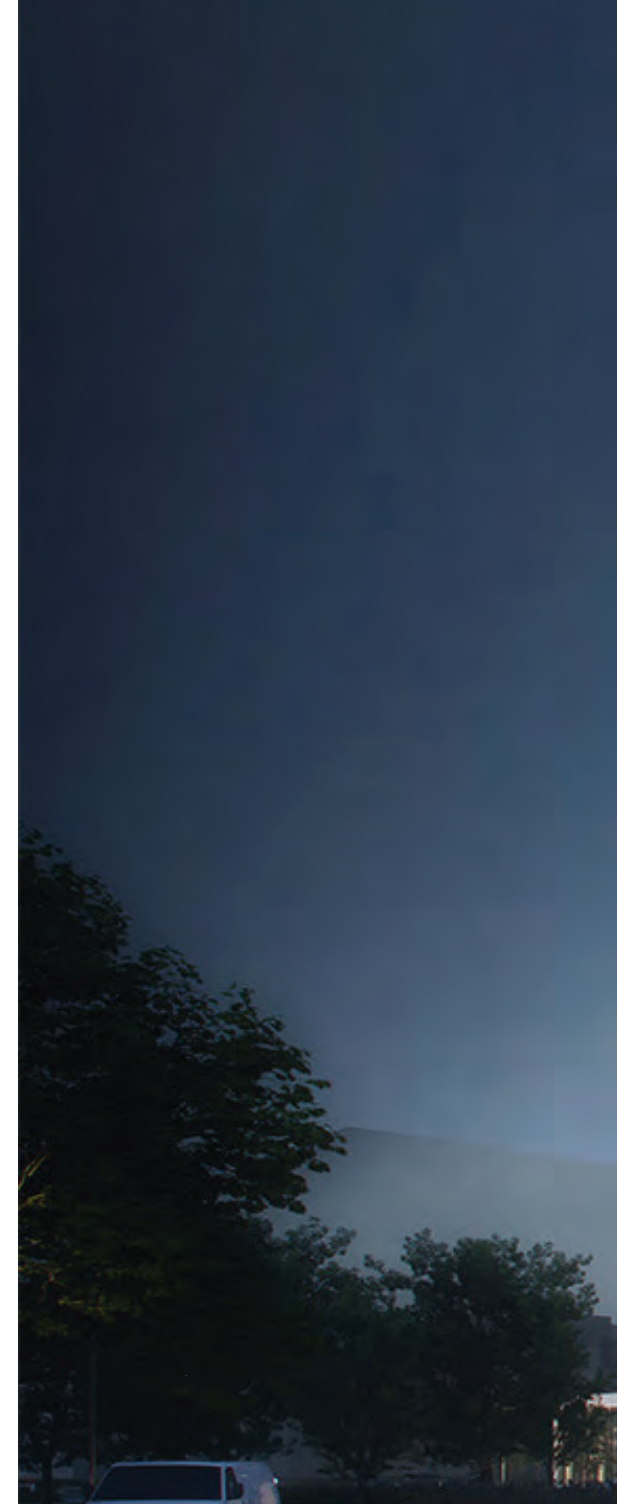
6929 MAIN ST., HOUSTON, TX 77030 | TEXAS MEDICAL CENTER

EXPERIENCE **EXTRAORDINARY**

TEXAS A&M INNOVATION PLAZA is a 5-acre mixed use life sciences campus in Houston, Texas at the intersection of Holcombe Boulevard, Fannin Street and Main Street: the gateway of the **Texas Medical Center**, the largest medical center in the world.

This 2.2 million square foot campus includes **DISCOVERY TOWER**, Texas A&M's 18-story academic building; **LIFE TOWER**, a 19-story student housing building; and **HORIZON TOWER**, a 17-story life sciences building situated above a 13-story parking garage. This distinctively designed campus embodies research and discovery inspired spaces with distinguished architectural design. **HORIZON TOWER** offers life sciences and technology companies the flexibility and scalability from 38,000 to 485,000 square feet.

HORIZON TOWER's diverse infrastructure strategy supports the Life Sciences Industry, which is envisioned to range between computational analytics to vivaria, and everything in between.





Prominent corner of
HOLCOMBE BLVD, MAIN ST & FANNIN ST



Uniquely designed
LIFE SCIENCES CAMPUS



Broke ground
OCTOBER 1, 2020



THE **THIRD COAST**
FOR LIFE SCIENCES

WHY TEXAS

- » Texas is the **10th largest economy** in the world
- » **Largest workforce** in the U.S.
- » Over **5,000+** life sciences companies
- » Nearly **100,000** life sciences workers
- » Home to the **world's largest medical center** the Texas Medical Center ("TMC")
- » **\$5.6 billion** annual R&D expenditures in 2019
- » Over **28,524** clinical trials underway, the 2nd largest in the U.S.
- » **7** medical schools in the Nation's top 100
- » **Governor's University Research Initiative** (GURI) a grant program dedicated to bringing the brightest and best researches from across the world to Texas
- » Cancer Prevention and Research Institute of Texas is the **2nd largest** funded institution dedicated to cancer research in Texas
- » Texas is dedicated to recruiting **outstanding faculty** for its life sciences institutions through the Faculty STARS program - Science and Technology Acquisitions
- » R&D Credit Regulation provides Texas companies **tax exemptions**
- » **Costs of doing business** in Texas are **significantly lower** than in other major metropolitan areas and the state of Texas has one of the **lowest tax burdens in the nation.**



**No personal or
corporate income tax**

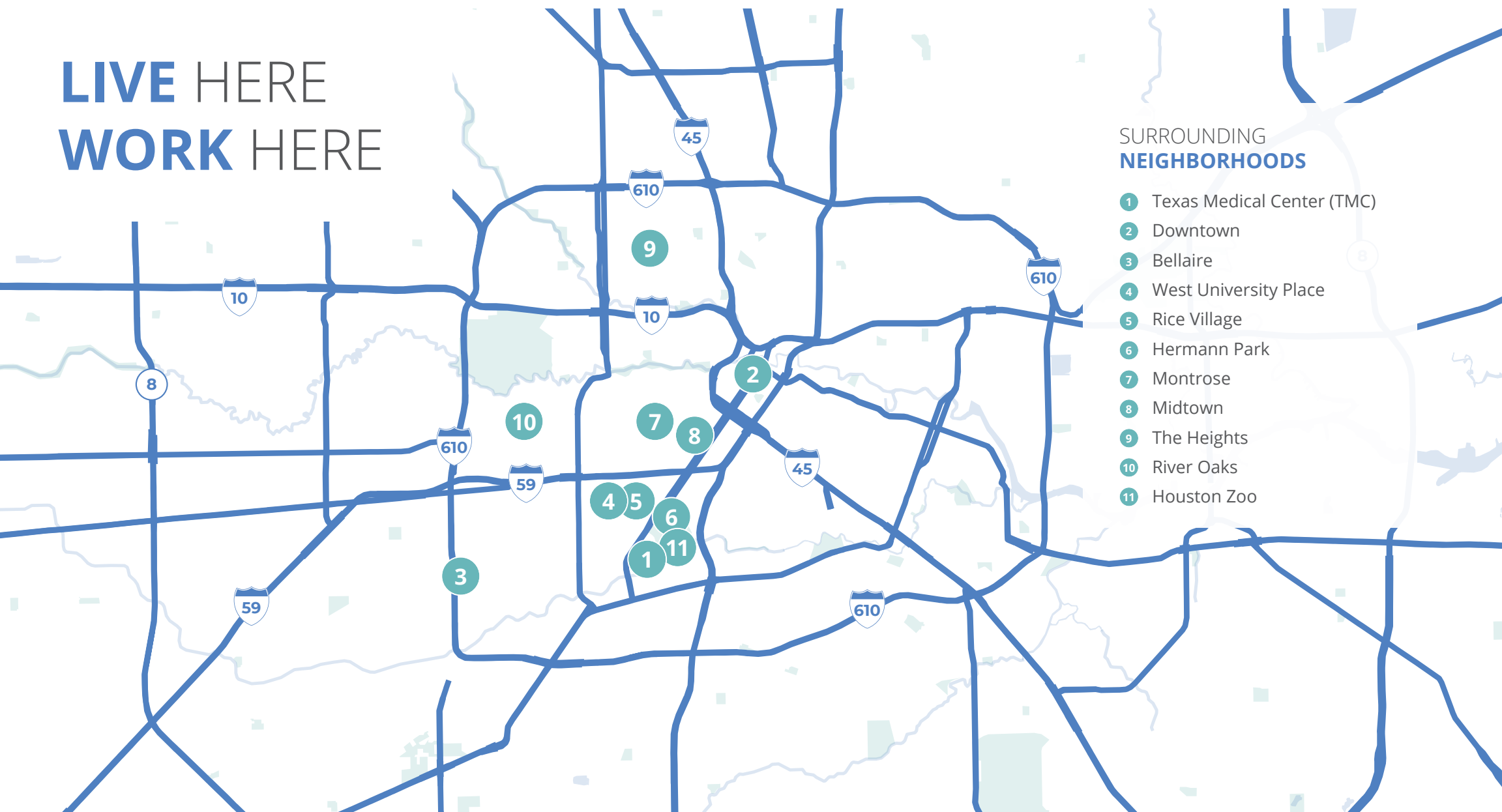


**Lower cost
of living**



**Savings in
operating costs**

LIVE HERE
WORK HERE



**SURROUNDING
NEIGHBORHOODS**

- 1 Texas Medical Center (TMC)
- 2 Downtown
- 3 Bellaire
- 4 West University Place
- 5 Rice Village
- 6 Hermann Park
- 7 Montrose
- 8 Midtown
- 9 The Heights
- 10 River Oaks
- 11 Houston Zoo

WHY HOUSTON

- » **1,760+** life sciences companies, cutting-edge health care facilities and research institutions
- » **\$541 million** in health innovation funding between 2014 and 2018
- » Over **360,000** healthcare and life sciences workers
- » More than **18,000** biotech specialists
- » Over **25,700** of the world's top medical researchers and scientists
- » **5,000+** clinical trials were active in the Houston region in 2019, representing 14 percent of all clinical trials in the U.S.
- » **HOUSTON** is a large metropolis in Texas, closely linked with the **NASA Johnson Space Center**.
- » The convenient **METRORail** connects Downtown with the Museum District and the Texas Medical Center making it **easy to travel** within the city.
- » Houston is the culinary capital of Texas with one of the youngest, fastest-growing and **most diverse** populations anywhere in the world.
- » Nearly **\$180 million** in venture capital has been routed to Houston life sciences and health-related tech companies in 2019
- » Houston-area universities conducted **\$1.9 billion** in life sciences research in 2018
- » **World leader** in Genomics at Baylor College of Medicine
- » Pioneering Research on **cancer treatment** at the University of Texas MD Anderson Cancer Center, the largest and top-ranked cancer center in the U.S.
- » Over **\$654 million** in NIH funding in 2017
- » Many of Houston's most vibrant and **desirable communities** are within minutes of the TMC, including Rice Village, West University Place, Bellaire, the Museum District, Midtown, the Heights and River Oaks.
- » Houston is home to the **Texas Medical Center ("TMC")** the **largest** medical city **in the world** and at the forefront of **advancing life sciences**.
- » Home to the **brightest minds in medicine**, Houston's TMC nurtures **cross-institutional collaboration**.



**Largest Medical Center
in the World**

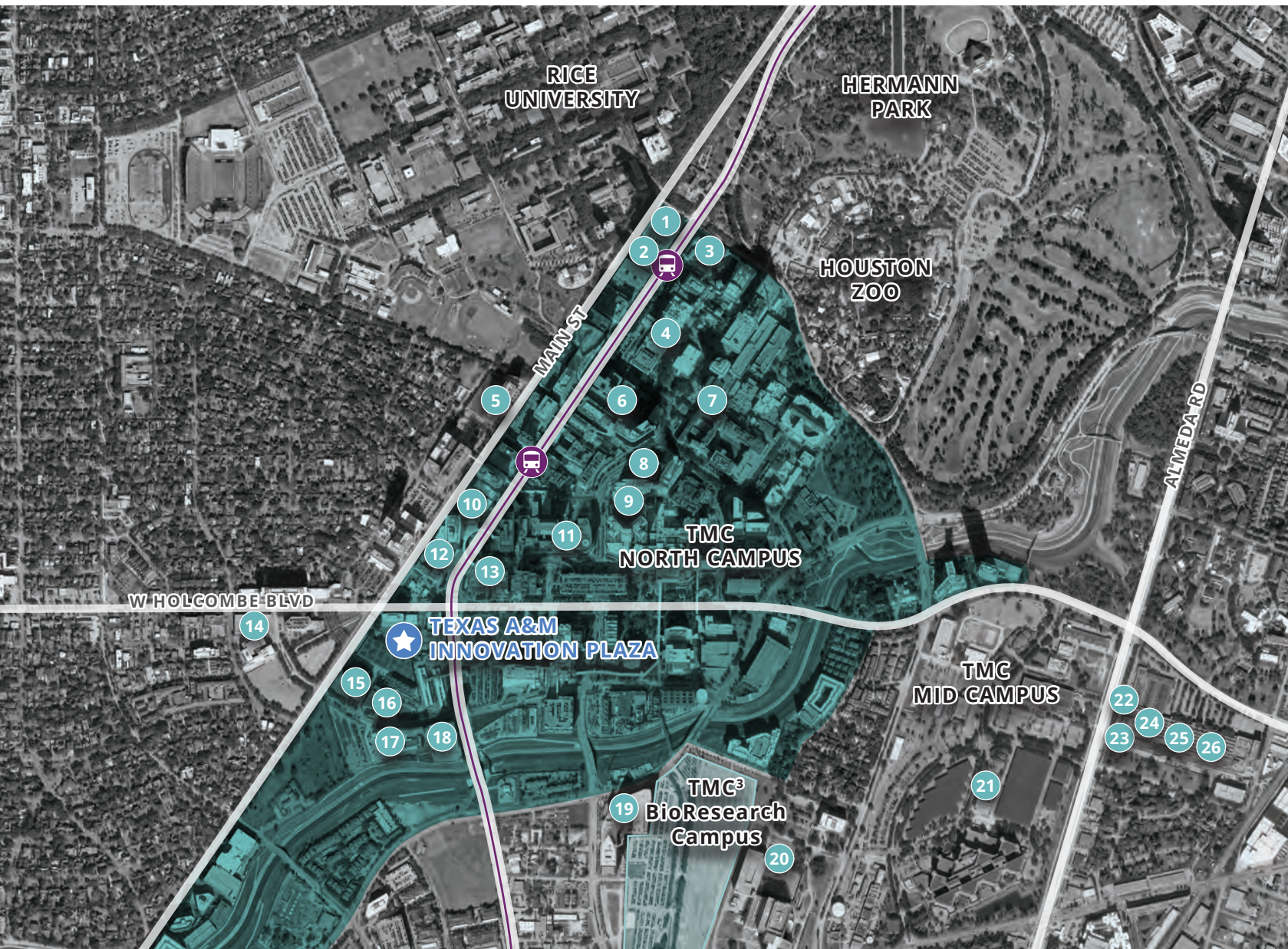


**\$1.9 Billion in Life
Sciences Research**



**Top Scientists
in the World**

HORIZON TOWER



- ★ **Texas A&M Innovation Plaza - Horizon Tower**
- 1 Memorial Hermann Medical Plaza
- 2 UT Physicians
- 3 Memorial Hermann Texas Medical Center
- 4 McGovern Medical School at UTHealth
- 5 BioScience Research Collaborative - Rice University
- 6 Houston Methodist Hospital
- 7 Baylor College of Medicine
- 8 The University of Texas MD Anderson UTHealth Graduate School
- 9 The University of Texas MD Anderson Clinical Research Building
- 10 Texas Children's Hospital — West Tower
- 11 CHI St. Luke's Health - Baylor St. Luke's Medical Center
- 12 Texas Woman's University
- 13 Mark A. Wallace Tower at Texas Children's Hospital
- 14 Texas A&M Health Science Center
- 15 Shriners Hospitals for Children — Houston
- 16 Houston Community College — Coleman College for Health Sciences
- 17 Coleman College for Health Sciences
- 18 The University of Texas Health Science Center at Houston
- 19 The University of Texas M.D Anderson Mid Campus
- 20 Baylor Medicine at McNair Campus
- 21 Michael E. DeBakey VA Medical Center
- 22 TMC Innovation
- 23 Johnson & Johnson JLABS TMC
- 24 AT&T Health Foundry
- 25 ABB Robotics
- 26 JNJ Center for Device Innovation
- 🚊 TMC METRORail

THE TEXAS MEDICAL CENTER

- » TMC is the **8th Largest** Business District in the U.S.
- » Home to the **World's Largest Children's Hospital** – Texas Children's Hospital and the **World's Largest Cancer Hospital** – University of Texas MD Anderson Cancer Center
- » Over **106,000** employees
- » **21** Renowned Hospitals, **14** support organizations, **11** Academic Institutions, **7** Nursing Programs, **3** Public Health Organizations, **3** Medical Schools and **2** Pharmacy Schools
- » **World-renowned** research, development and educational institutions are transforming the future of science and medicine
- » The **largest concentration** of scientists in the world, harnessing collective knowledge, talent and technology to lead the next generation of innovation
- » Over **10 million** patient encounters per year
- » **Texas Medical Center:** 'the third coast' for life science research, education and innovation



CLUSTER FOR RESEARCH, DISCOVERY & DEVELOPMENT

Texas A&M Health Science Center

Texas A&M Engineering Health (EnHealth)

Texas A&M Engineering Medicine EnMed

ABB Robotics

AT&T Health Foundry

BioHouston

BioScience Research Collaborative – Rice University

Houston Community College - Coleman College for Health Sciences

Houston Methodist Center for Innovation

Human Genome Sequencing Center at Baylor College of Medicine

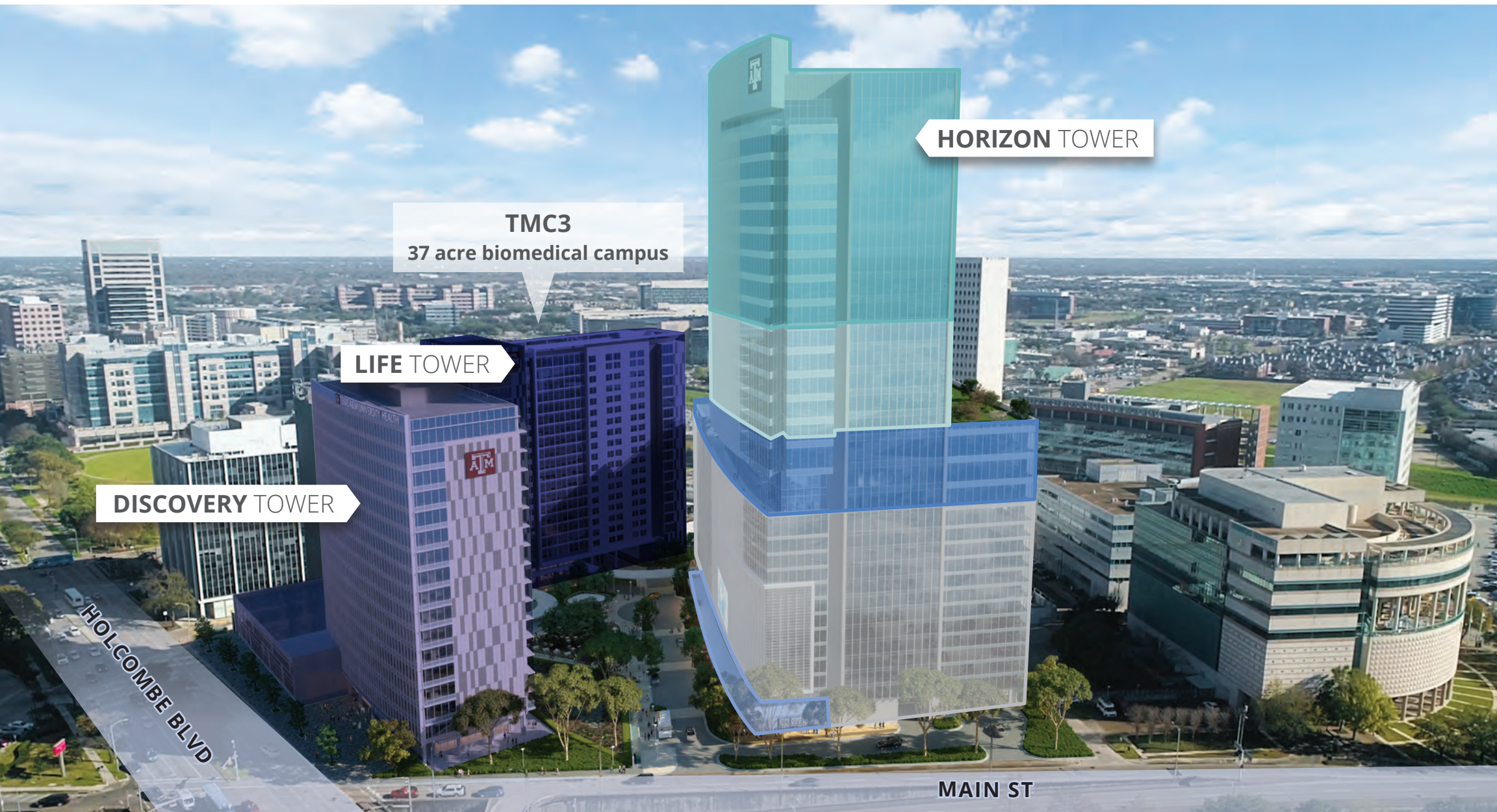
Johnson & Johnson JLABS TMC

The University of Texas Health Science Center at Houston –
Institute of Molecular Medicine

The University of Texas – MD Anderson Cancer Center

TMC Innovation

HORIZON TOWER



Prominent location with excellent
VISIBILITY & ACCESS



Flexibility and scalability from
38,000 TO 485,000 SF



Three Class AA+ Buildings
LIFE SCIENCES CAMPUS

HORIZON TOWER
485,000 SF
17-story life sciences space
13-level parking garage
Under Construction

DISCOVERY TOWER
280,000 SF
18 stories
Complete

LIFE TOWER
714 beds
19 stories
Under Construction



TMC METRORail

LIFE TOWER
19-STORY
STUDENT HOUSING
BUILDING

DISCOVERY TOWER
18-STORY
ENMED BUILDING

GARAGE DECK
ON LEVEL 14

HORIZON TOWER
17-STORY OFFICE
BUILDING ATOP
13-STORY GARAGE

AMENITY DECK
ON LEVEL 17

HOLCOMBE BLVD

MAIN STREET



CONNECTIVITY



ICONIC ARCHITECTURE



GREEN SPACE



LIFE SCIENCES ECOSYSTEM

TEXAS A&M INNOVATION PLAZA

Texas A&M Innovation Plaza is a 5-acre mixed use life sciences campus located at the gateway intersection of the Texas Medical Center. The campus is dedicated to advancing knowledge and cultivating the brightest minds in science, medicine, technology and engineering.

The three-building campus includes:

DISCOVERY TOWER

Texas A&M's 18-story, medical school and biomedical engineering building

LIFE TOWER

19-story housing for graduate, MD candidates, nursing and undergraduate students

HORIZON TOWER

17-story life sciences tower above 13-level parking and retail

HORIZON TOWER offers best-in-class amenities

- Life Sciences space: 485,000 SF
- Floor Plates: three Floors at 38,000 SF; 14 Floors at 28,000 SF
- Parking Garage: 13 levels with over 2,700 stalls
- Retail: 15,000 SF at grade
- Access to vertical and horizontal pathways for specialized infrastructure routing
- Emergency power for mission critical applications, appliances and apparatus

Special Features:

- Premier visibility and access via Main Street, Fannin Street and Holcombe Boulevard
- Open-air plaza with terraces and water features
- Walking distance to TMC institutions; adjacent to transit center for light rail and bus connectivity
- High floor-to-floor dimensions and adaptable floor plates

On behalf of Texas A&M System, all our administrative and alumni around the world are very proud to announce that Texas A&M's upcoming building in TMC will be the **first in the world to be fully equipped with a novel biodefense system** to eliminate airborne coronavirus to make indoors safe for staff, faculty and students.

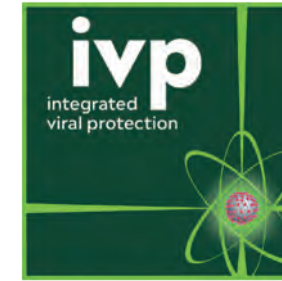


John Sharp



Chancellor
THE TEXAS A&M
UNIVERSITY SYSTEM

BIODEFENSE INDOOR AIR PROTECTION SYSTEM™



INTEGRATED VIRAL PROTECTION (IVP)

Launched and led by inventor Monzer Hourani with a team of leading innovators, scientists and engineers, Integrated Viral Protection (IVP) provides novel biodefense technology solutions proven effective at the Galveston National Laboratory and Texas A&M's Texas Engineering Experiment Station (TEES) to **catch and kill COVID-19 and anthrax spores.**

FIRST AT HORIZON TOWER

HORIZON TOWER will be the first life sciences building in the world to be designed with IVP's HVAC-integrated and mobile biodefense systems to continually provide unrivaled safety and air quality for tenants and guests.

For information, visit www.IVPAIR.com

Special features of the mobile system

- Adaptability for every space inside commercial, institutional, academic and research buildings
- **Affordable, mobile, plug and purify device proven to destroy COVID-19 (99.999%), anthrax spores (99.9%) and other airborne contaminants**
- Powerful circulation (1,800 cubic feet per minute) without heating the ambient air
- Designed to recirculate the air ten times an hour
- Boost circulation mode for high traffic, long lines or crowded spaces
- Energy efficient and low maintenance, lifetime warranty on Biodefense Filter
- High performance, safety controls eliminating risk for airborne and Ni particulate (HEPA, MERV-13, carbon filtration, graphite coating and UVC light)

Research Partners





CREATIVE LIFE SCIENCES SPACE

Along with a robust infrastructure, large open, flexible floorplates with vertical shaft capacity to accommodate lab supply & exhaust and utility distribution make **HORIZON** TOWER an ideal setting for research, development and technology requirements.

HEALTHY BUILDING STANDARDS

The first building to implement the ground-breaking technology of Integrated Viral Protection, a biodefense indoor air protection system, proven 99.9999% effective at capturing and destroying SARS-CoV-2.

STACKING PLAN



TRANSPARENT LAYOUT

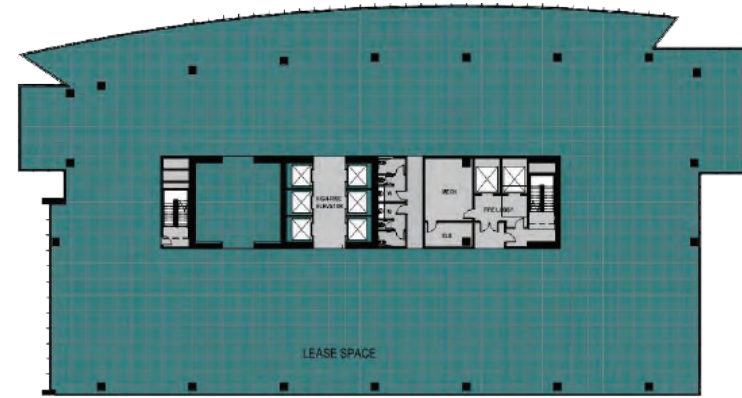
HORIZON TOWER offers the perfect elements and experience allowing your team to imagine tomorrow's research today.



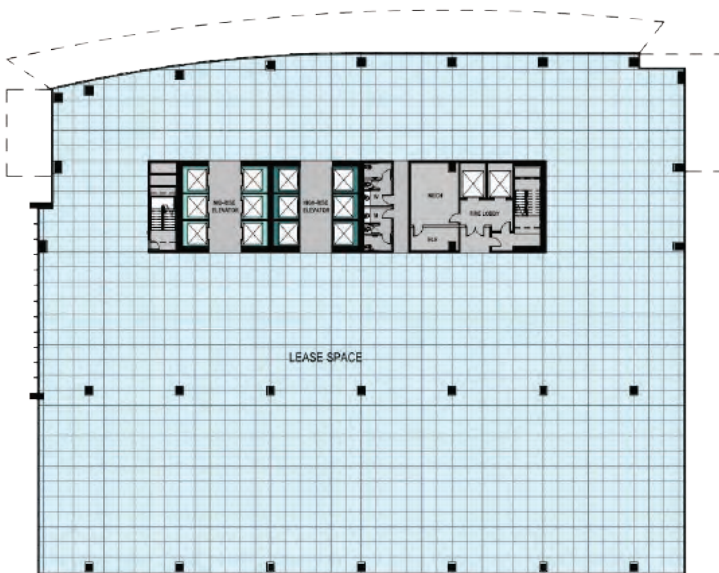
FLOOR PLANS



Mid-Rise Levels: 28,000 SF
Floors 17-21



High-Rise Levels: 28,000 SF
Floors 22-30



Large Floor Plates: 38,000 SF
Floors 14-16

Retail | Ground Floor:
15,000 SF of retail space + parking



HORIZON TOWER

Features at TEXAS A&M **INNOVATION** PLAZA

1. IVP BIODEFENSE INDOOR AIR PROTECTION SYSTEM™
2. Research and development space
3. Multi-purpose lab space
4. Multi-use open spaces
5. Adjacent to TMC transit station with eight rail and bus connectivity
6. 13-level parking garage with 2,700+ stalls
7. Retail and restaurants at grade
8. Open air plaza with green space, terraces and water features
9. Outdoor lounges
10. Fitness facilities
11. Event space
12. Large screen digital communications
13. Lone Star Education Research Network (LEARN) terabit-speed fiber optic network





ICONIC IMAGERY

 **86**
Bike Score

 **75**
Transit Score

 **5-15** minute
walk to TMC Institutions







The 13-story parking garage below the 17-story **HORIZON TOWER** provides over 2,700 parking spaces.

Parking Assist

- Single spot guidance system
- License plate recognition
- SmartPark system
- Contact free parking technology



DEVELOPMENT TEAM



**Developer /
Owner**

Founded in 1974 by CEO Monzer Hourani, Medistar is a Houston-based national real estate company that for over 46 years has focused primarily on the development of medical and healthcare-aligned projects. While Medistar's history spans several hundred projects and billions of dollars' worth of development, we are best known by our creativity, persistence and loyalty – not only to our clients and partners, but to the communities in which we work.

Horizon Tower continues the momentum of Medistar's recent development of 1.2 million square feet of real estate in the Texas Medical Center and its current role as the public-private development partner for 1.9 million square feet at the Texas A&M University System - all to create a uniquely vibrant and connected hub for discovery and innovation at the world's largest medical center.



**Lead
Architect**

As architects, designers, and planners, we believe it is our responsibility to design high-performing, healthy buildings that positively impact the people, environment, and communities they serve. We do this by creating facilities that are resource-efficient, site and community enhancing, and provide a healthy and enjoyable experience for the people within them. With offices in Houston and Austin, Texas, Kirksey is a carbon-neutral company committed to sustainable practices. We are a group of designers and creatives who greatly value each other, our clients, our community, and our earth. Healthy buildings. Healthy people. Healthy planet.

LAB READY INFRASTRUCTURE



Fully Entitled And Zoned

permitting all research applications



Robust Utilities Infrastructure

ideal to serve R&D and technology requirements, served by multiple utility grids



Efficient Centralized Common Core

for lab design and renovation cost containment (elevators, restrooms, shaft space)



Roof Space

ample space for supplemental HVAC and additional generator capacity



Vertical Shaft Capacity

to accommodate lab supply and exhaust, and lab utilities



13 to 14.5 FT

ceiling height for tech driven look and feel or distributed ductwork, centralized gas and lab support services (vacuum, purified water, specialized services, etc.)



Secured Interior Loading Docks

and designated freight and materials elevator, with areas for receiving materials and accommodating waste



On-Site Generator Capacity

In addition to life safety needs, additional capacity for mission critical and/or sensitive electrical requirements



Flexible floor Plates

to accommodate full floor and multi-floor life sciences companies



Vibration Control

elevated vibration control on life safety floors to accommodate the needs of scientific equipment





LEASING TEAM

For Horizon Tower leasing information,
contact developer / owner Medistar Corporation

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HORIZON TOWER



PRE-LEASING NOW

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