

WORLD-CLASS, MEDICAL OFFICE BUILDING OPPORTUNITY

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 Blvd, Fannin St and Main St: the gateway of the **Texas Medical Center**, the largest medical center in the world. The landmark 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 medical building situated above a 13-story parking garage. This distinctively designed campus embodies research and discovery inspired spaces with distinguished architectural design. **HORIZON TOWER** will deliver in first quarter of 2023, offers medical companies the flexibility and scalability from 27,403 - 495,599 square feet.



Prominent corner of
HOLCOMBE BLVD, MAIN ST & FANNIN ST

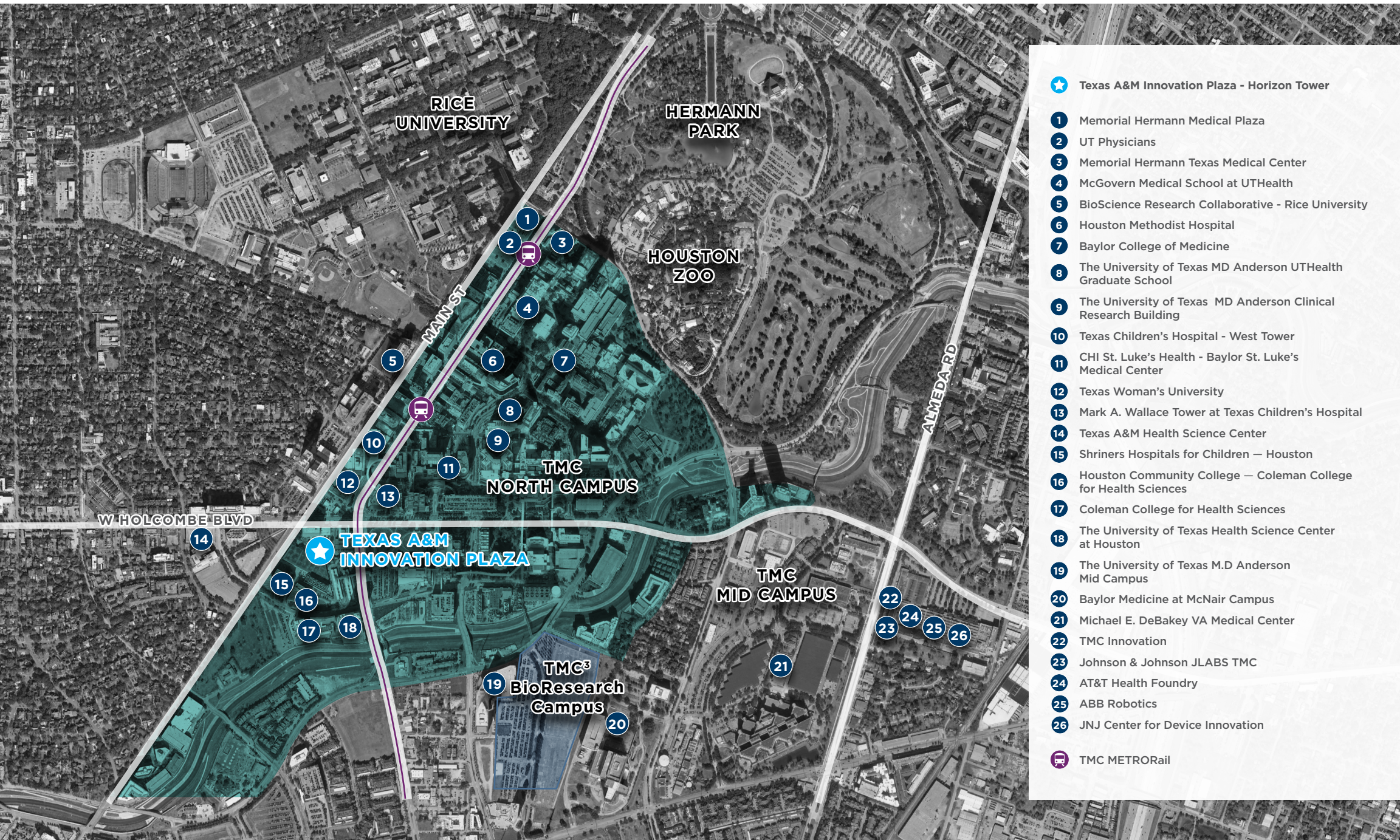


Uniquely designed
MEDICAL OFFICE CAMPUS



Delivery date
FIRST QUARTER 2023





- ★ 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

WHY 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
- » **485,000 sf of lab and medical space** at Texas Medical Center will be delivered in 2023



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

485,000 SF

17-story life sciences and
medical space

13-level parking garage

DELIVERY Q1 2023

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 TO MAJOR
MEDICAL INSTITUTIONS &
LIKE MINDED TENANTS**



ICONIC ARCHITECTURE



GREEN SPACE



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 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





PREMIER MEDICAL OFFICE SPACE

Large open, flexible floorplates with vertical shaft capacity to accommodate exhaust and conduit along with a robust infrastructure makes **HORIZON TOWER** an ideal setting for hospital, medical, urgent care, outpatient, surgery center and IVF.

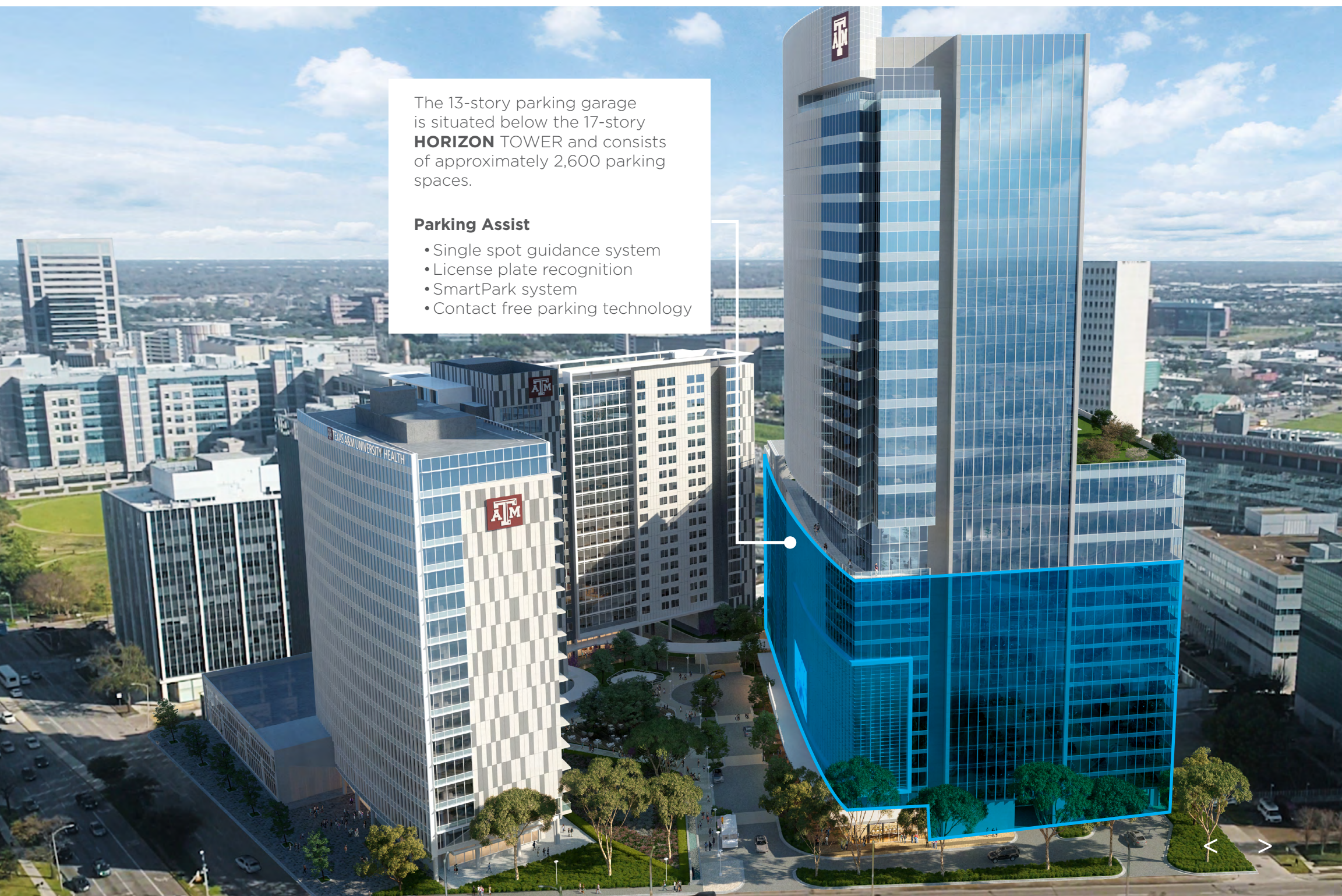
HEALTHY BUILDING STANDARDS

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.

The 13-story parking garage is situated below the 17-story **HORIZON** TOWER and consists of approximately 2,600 parking spaces.

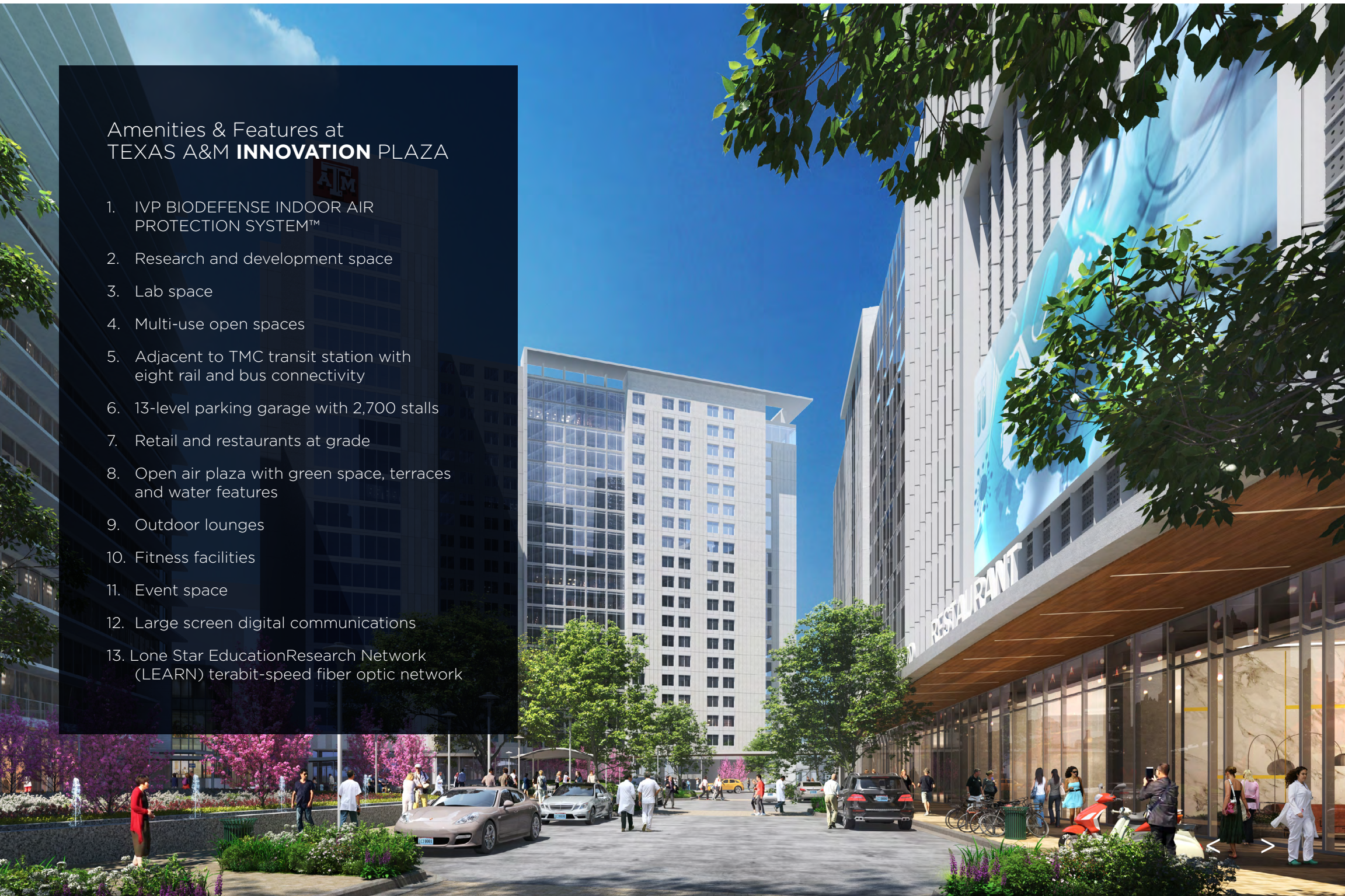
Parking Assist

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



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

1. IVP BIODEFENSE INDOOR AIR PROTECTION SYSTEM™
2. Research and development space
3. 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



LAB READY INFRASTRUCTURE



Medical Areas



Robust Utilities Infrastructure

24/7/365 HVAC, 10watts/SF,
100 psi & 6,000 mips



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 exhaust and conduit



16 FT Floor to Floor

ceiling height for tech driven look and feel for
distributed ductwork, centralized gas and lab
support services (vacuum, DI/RO water, etc.)



Secured Interior Loading Docks

and designated freight elevator



On-Site Life Safety Generator

with additional mobile generator hook-up to
back-up entire premises



Flexible floor Plates

to accommodate full floor and multi-floor life
sciences companies



TRANSPARENT LAYOUT

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



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
 - » Texas is dedicated to recruiting **outstanding faculty** for its life sciences institutions through the Faculty STARS program - Science and Technology Acquisitions
 - » Committed to conquering cancer, Texas is a **national leader** in cancer research, discovery and innovation
 - » Cancer Prevention and Research Institute of Texas is the **2nd largest** funded institution dedicated to cancer research in Texas
 - » 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



86

Bike Score



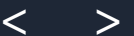
75

Transit Score



5-15

minute
walk to TMC Institutions



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.
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- » **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**.



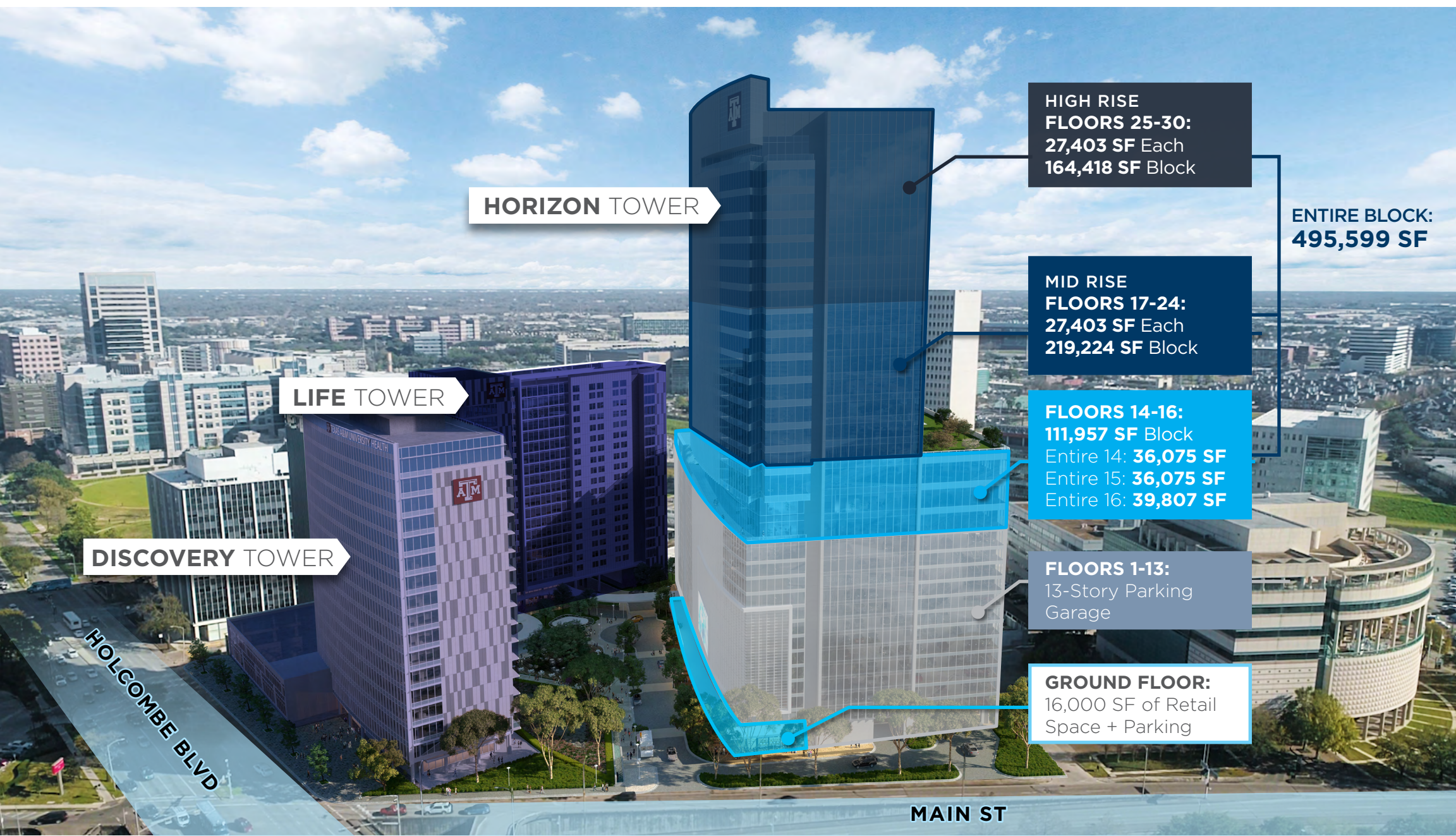
**Largest Medical
Center in the World**



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



**Top Scientists
in the World**



Prominent location with excellent
VISIBILITY & ACCESS



Flexibility and scalability from
27,403 SF - 495,599 SF



Three Class AA+ Buildings

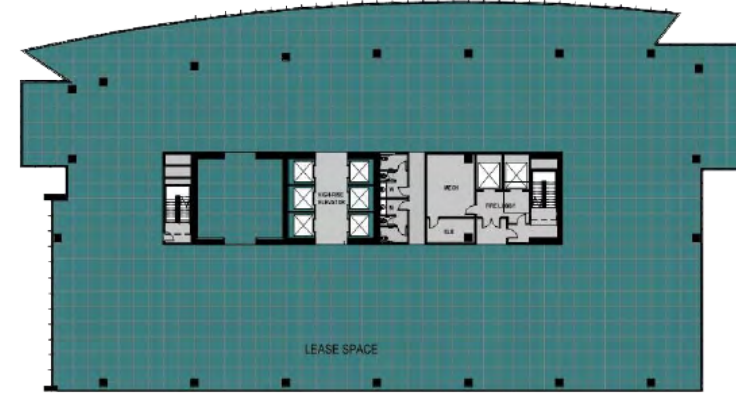
MEDICAL OFFICE CAMPUS



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





STRONG **MEDICAL**
PRESENCE

TMC FACTS & FIGURES

TEXAS MEDICAL CENTER (TMC) — the largest medical complex in the world—is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation because together, we can push the limits of what's possible.

8 million

PATIENT VISITS PER YEAR

180,000+

ANNUAL SURGERIES

TMC begins 1 surgery every 3 minutes

750,000

ER VISITS PER YEAR

Home to the

WORLD'S LARGEST CHILDREN'S HOSPITAL

TEXAS CHILDREN'S HOSPITAL



Home to the

WORLD'S LARGEST CANCER HOSPITAL

MD ANDERSON CANCER CENTER

With 1,345 total acres, TMC is the

8th largest

BUSINESS DISTRICT IN THE U.S.

TMC offers over

9,200

TOTAL PATIENT BEDS

TMC's campus encompasses

50 million

DEVELOPED SQUARE FEET

OVER 25,000 BABIES DELIVERED PER YEAR

TMC delivers 1 baby every 20 minutes, resulting in approximately 26,280 births per calendar year.

13,600+

TOTAL HEART SURGERIES

\$3 billion

IN CONSTRUCTION
PROJECTS UNDERWAY

106,000+

TOTAL EMPLOYEES

HORIZON TOWER

[About Horizon Tower »](#)

[About Texas »](#)

[Availabilities »](#)

[Life Sciences »](#)



THE TEAM



Fueled by ideas, expertise and dedication across borders and beyond service lines, we create real estate solutions to prepare our clients for what's next.



**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.



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.

HORIZON TOWER



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