

DYNAMIC

A next generation ecosystem of life science research and medicine.

BEACON
CAPITAL PARTNERS

TMC HELIX PARK | 1840 DYNAMIC WAY | HOUSTON TX 77030



Contents

Houston

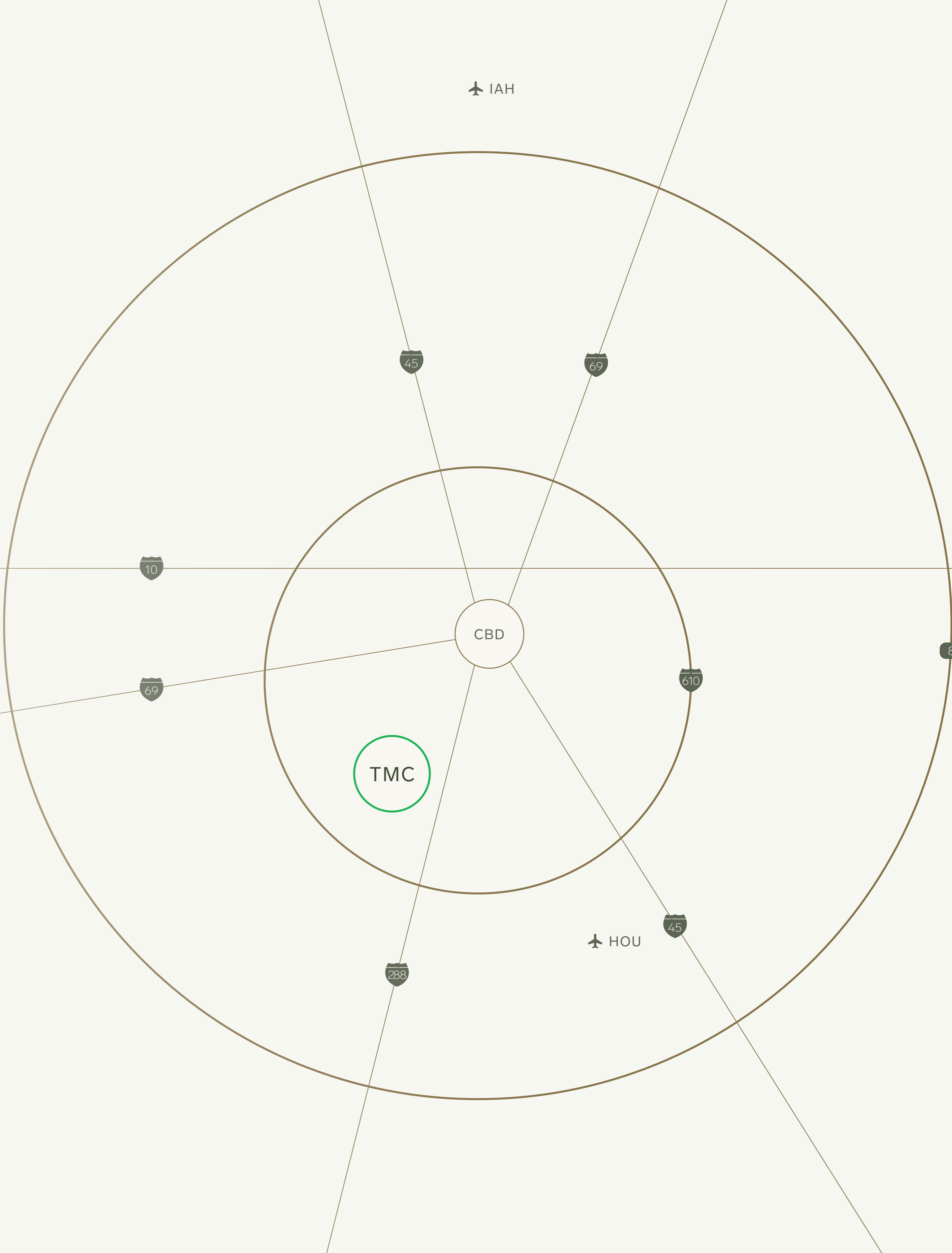


Houston,
a melting pot
of culture with
potential for
growth like
never before.

Houston

Getting Oriented

Houston's innovative infrastructure enables businesses to strengthen, thrive, and grow. Our central location, dual international airports, and world-leading port make traveling and doing business globally a breeze.



Houston

Statistics

4th largest

city in the United States

\$490 billion

regional GDP

100,000

health care professionals
employed in Houston

59,000

engineers in Houston

1.1 million

new residents in the last
decade

350,000

educated millennials

most diverse

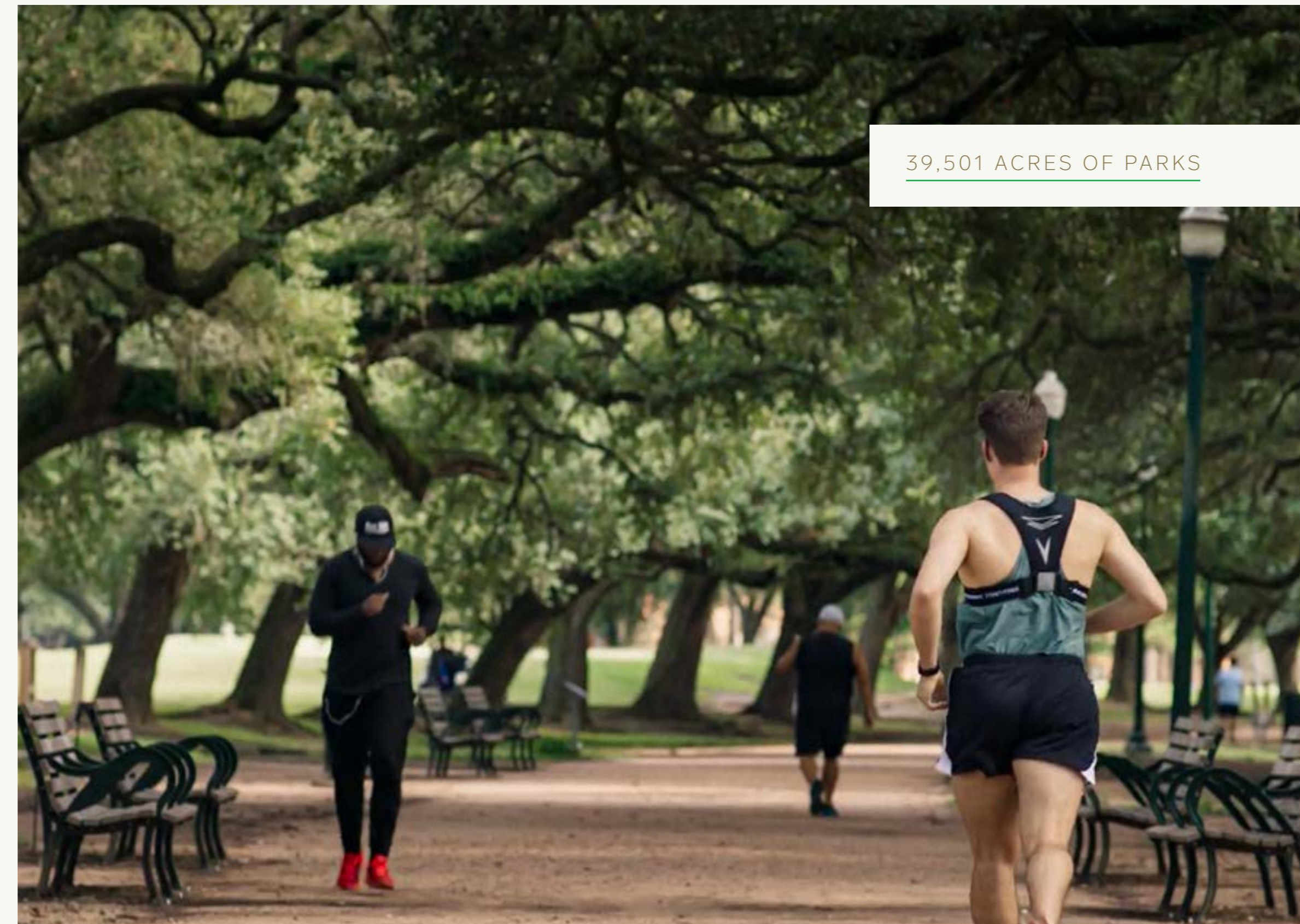
city in the country

Houston

Location

Diverse and expansive, Houston can hardly be defined by a single word. But to us, Houston is fearlessly ambitious. It's a city that chooses to take humankind's boldest challenges head-on, from landing on the moon to developing the first artificial heart.

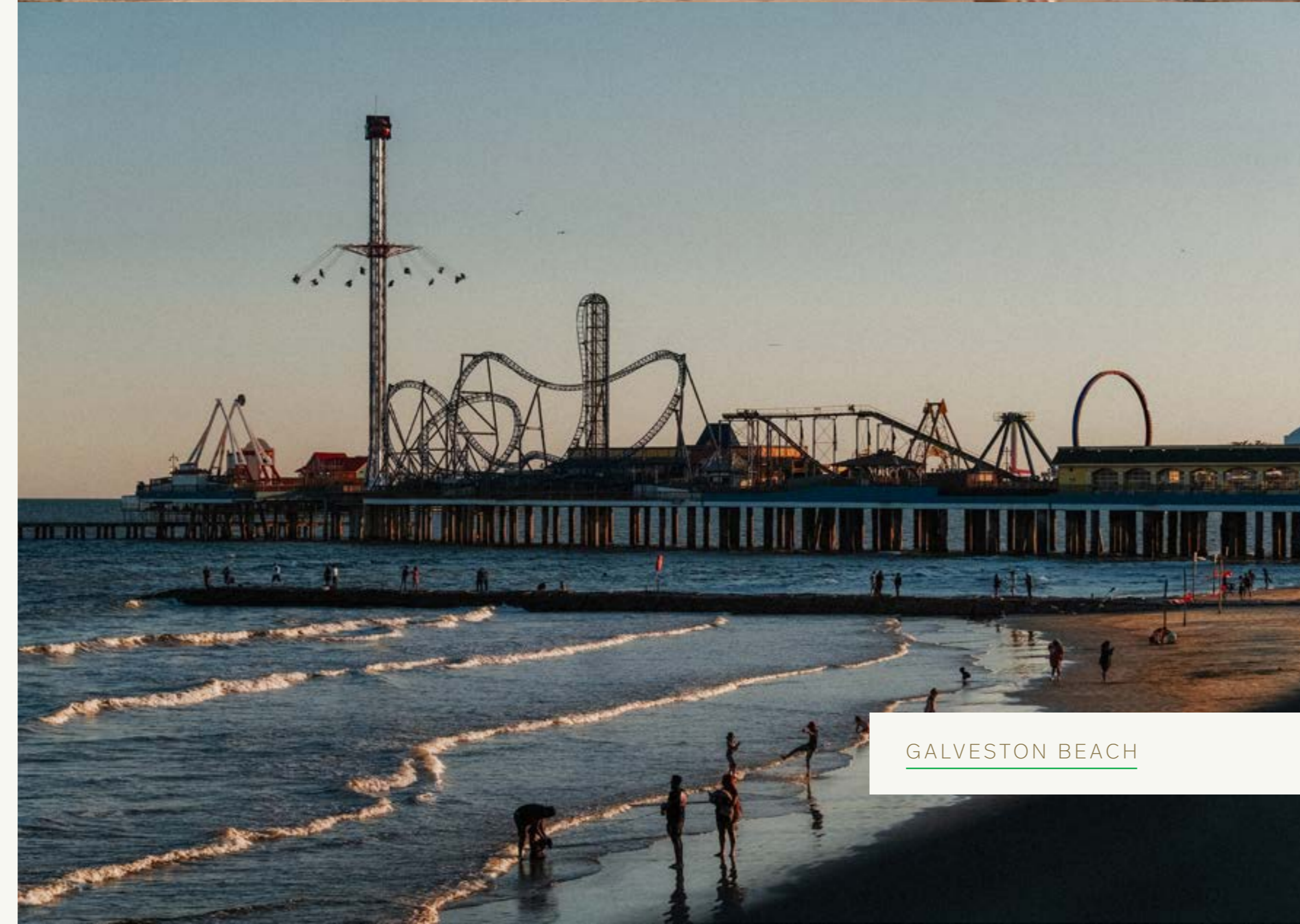
It's home one of the youngest, fastest-growing, and most diverse populations in the US; it has a thriving arts and entertainment scene, and we're ready to show you around.



39,501 ACRES OF PARKS



5 PROFESSIONAL TEAMS



GALVESTON BEACH



3RD HIGHEST CONCENTRATION
OF FORTUNE 500 HQs

Houston

Life Science Cluster

8.4M SF

Lab/Manufacturing

1.2M SF

Lab/Manufacturing space under construction

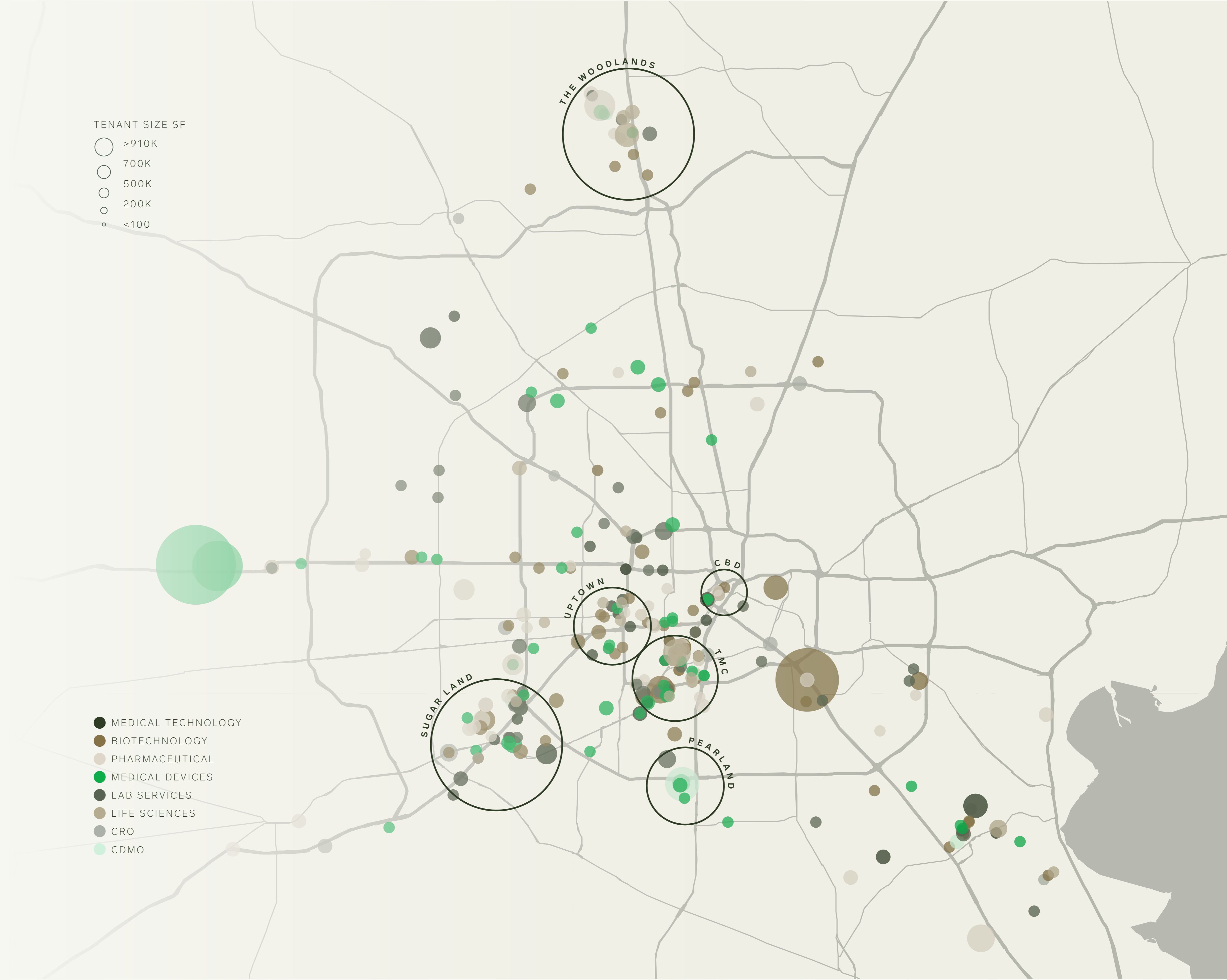
SCALE + FUNDING

700+

Life science companies

\$3.9B

In NIH funding over the past 5 years



Texas Medical
Center

Texas Medical
Center has laid
the foundation for
a healthier and more
equitable future

Texas Medical Center

Statistics

SELECT MEMBERS

Baylor College of Medicine

MD Anderson Cancer Center

Rice University

Houston Methodist

University of Texas

Texas Children's Hospital

Memorial Herman

Texas A&M University

CHI St. Luke's Health

Harris County Public Health

University of Houston

Harrison Health System

Michael E. DeBakey Veteran Affairs

50 million

square feet

8th largest

US business district

the largest

children's hospital in the world



1,400 acres

and growing

10 million

annual patient visits

60+

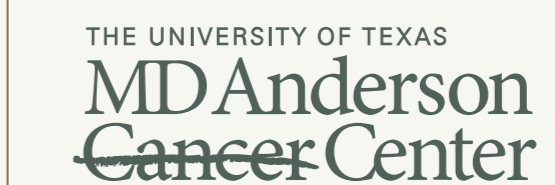
member institutions

\$25 billion

GDP

#1

cancer hospital in the US

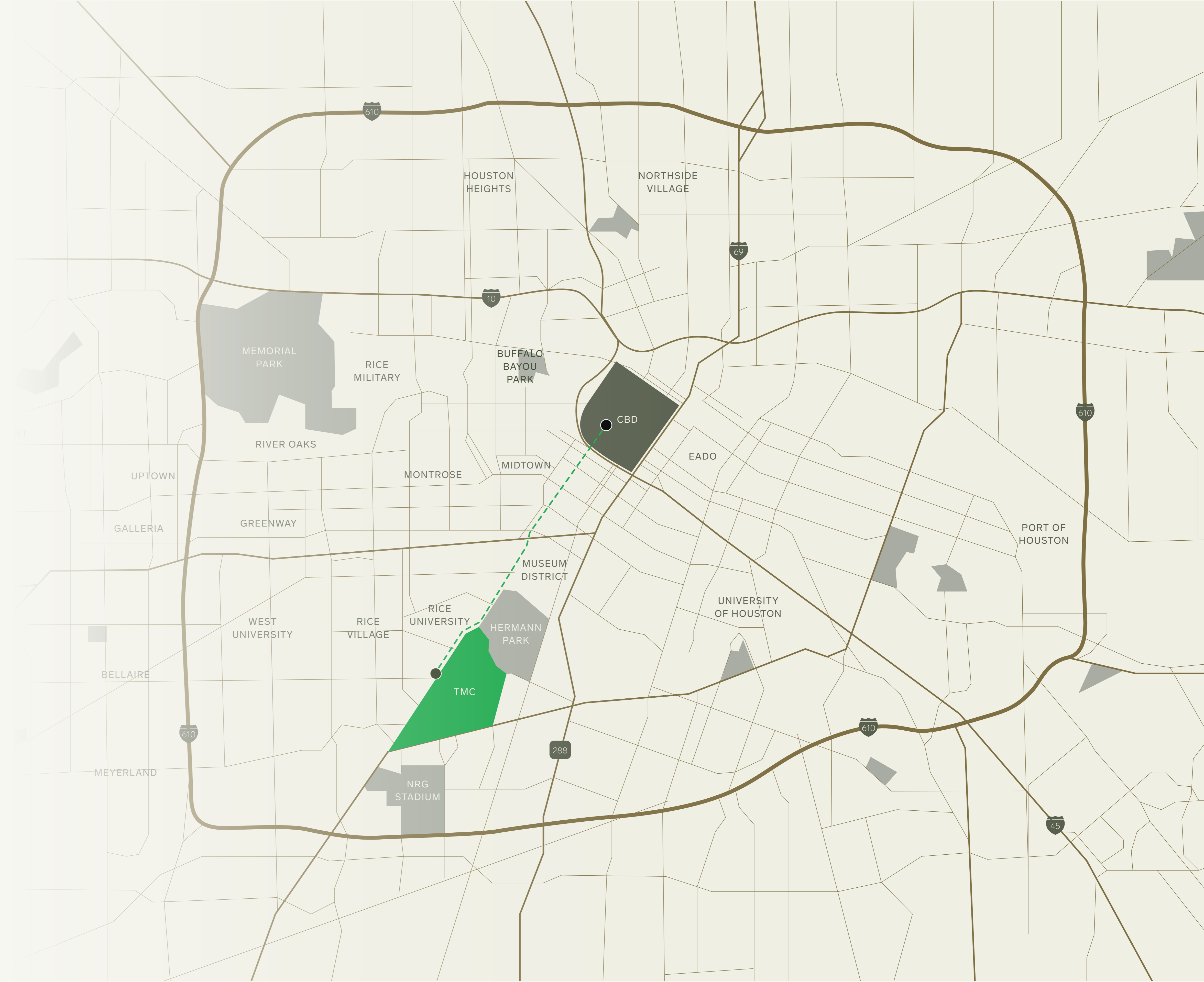


Texas Medical Center

Proximity

Dining and shopping within 5 minutes includes Sweetgreen, Mendocino Farms, Torchy's Tacos, Allbirds, drybar, Warby Parker, and Sixty Vines.

Rice Village	5 Minutes
Museum District	5 Minutes
Montrose	10 Minutes
The Galleria	15 Minutes
River Oaks	15 Minutes
Metro Rail Ride to CBD	15 Minutes



Texas Medical Center

Location

TMC is the world's largest medical ecosystem, located in the heart of Houston.

Within minutes of the Central Business District and accessible by Metrorail, TMC is located convenient to the Museum District, Rice University, and Hermann Park.



JAMES TURRELL @ RICE UNIVERSITY



DIRECT ACCESS TO METRORAIL



RICE VILLAGE



HERMAN PARK



TMC CAMPUS

MEMORIAL HERMANN

BEN TAUB

TMC INNOVATION FACTORY

BAYLOR COLLEGE
OF MEDICINE

RICE UNIVERSITY

HOUSTON METHODIST

MD ANDERSON
CANCER CENTER

TMC

VA MEDICAL CENTER

TEXAS CHILDREN'S
HOSPITAL

MD ANDERSON
MAYS CLINIC

BAYLOR ST. LUKE'S
MEDICAL CENTER

TEXAS A&M
SCIENCE CENTER

UTHEALTH
SCIENCE CENTER

HELIX PARK

MD ANDERSON

MD ANDERSON UT HEALTH
SOUTH EXPANSION

An architectural rendering of a modern, multi-story office complex. The buildings feature a mix of glass facades and perforated metal screens. The complex is surrounded by lush greenery, including trees and landscaped courtyards. A prominent feature is a large, curved, multi-level walkway or ramp that winds through the site, providing a central pedestrian thoroughfare. The sky is bright with scattered clouds, suggesting a clear day. The overall design emphasizes a blend of urban architecture with natural elements.

TMC Helix Park,
where industry
and institution
converge.

TMC HELIX PARK CAMPUS

HOTEL AND
CONFERENCE CENTER

TMC3 RESIDENTIAL

FUTURE BEACON SITE

BAYLOR ST. LUKE'S
MEDICAL CENTER

TEXAS A&M UNIVERSITY

DYNAMIC

CAMPUS PARKING

HELIX GARDENS

MD ANDERSON

FUTURE BEACON SITE

TMC3 COLLABORATIVE
RESEARCH BUILDING

FUTURE BEACON SITE

MD ANDERSON
FUTURE EXPANSION

UTHEALTH
FUTURE EXPANSION



TMC HELIX PARK CAMPUS



TMC Helix Park

Statistics

Built to foster collaboration and drive innovation. A place for the greatest minds of our generation to bring institutional and academic research together.

5.4 million

total square feet

37 acres

and growing

\$5.4 billion

economic impact

350

residential units

19 acres

programmed green space

4

Beacon life science buildings

521 key

4 diamond hotel

123,000SF

retail space

Dynamic is
creating the
spaces to
build the future.

NORTH TOWER

SOUTH TOWER



North Tower

Statistics

The labs and workspaces at Dynamic One are designed for science's most innovative minds and companies, with the critical infrastructure you need to be productive and an environment that inspires.

PURSUING



355,000

total building RSF

35K-43.5K SF

floor plate sizes

6,000SF

of retail and F&B

12 stories

lab/office on 2-10

60/40

lab/office ratio

Q3 2023

delivery

North Tower

Availability

ROOF

MECHANICAL L12

MECHANICAL L11

LEVEL 10 **LEASED**

LEVEL 9 **33,944 RSF**

LEVEL 8 **33,944 RSF**

LEVEL 7 **35,422 RSF**

LEVEL 6 **37,903 RSF**

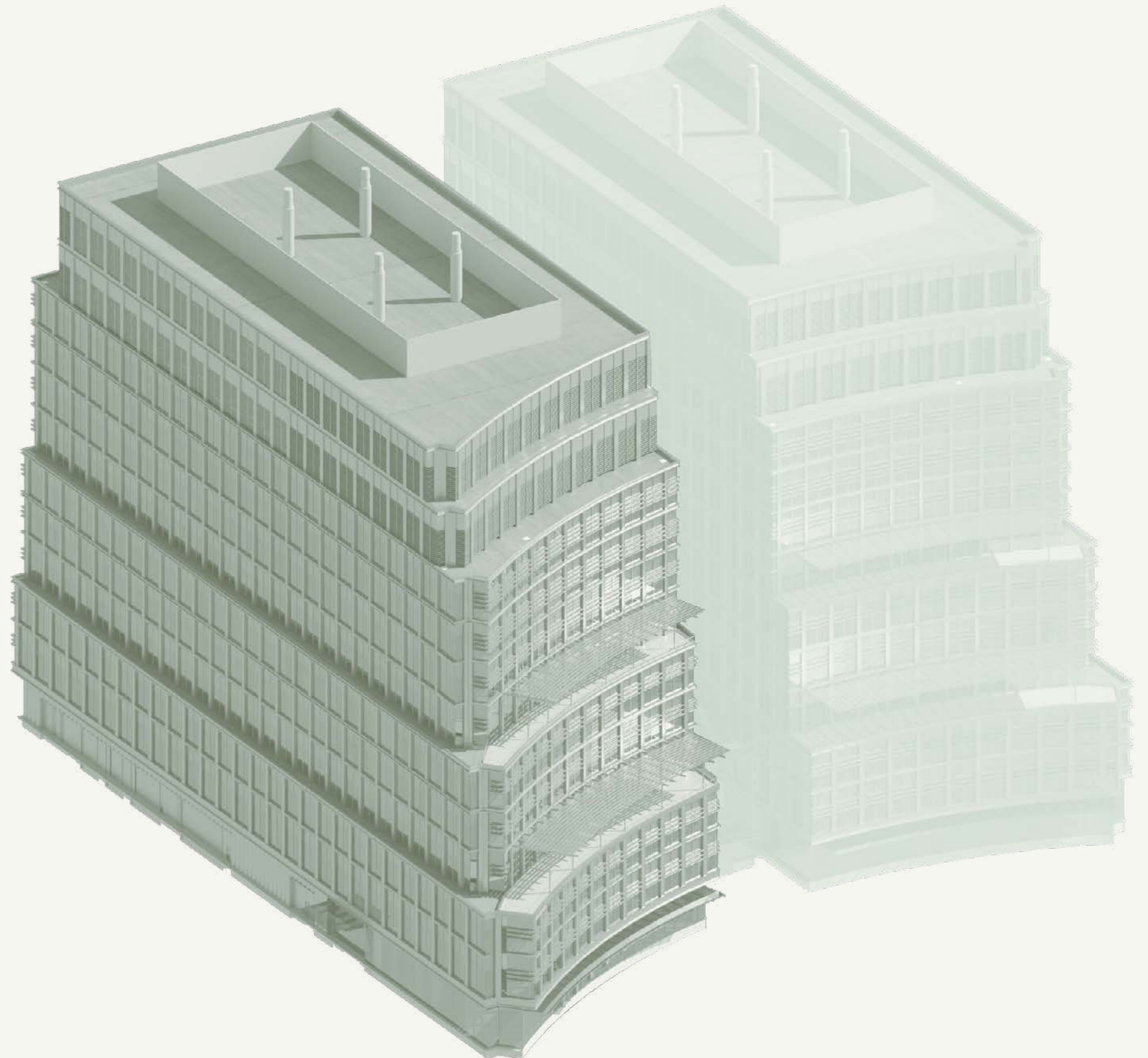
LEVEL 5 **37,897 RSF**

LEVEL 4 **40,043 RSF**

LEVEL 3 **LEASED**

LEVEL 2 **LEASED**

LEVEL 1



South Tower

Statistics

The labs and workspaces at Dynamic One are designed for science's most innovative minds and companies, with the critical infrastructure you need to be productive and an environment that inspires.

PURSUING



320,000

total building RSF

31K-40K SF

floor plate sizes

8,000SF

retail space available

12 stories

lab/office 2-10

60/40

lab/office ratio

Q3 2025

delivery

South Tower

Availability

ROOF

MECHANICAL L12

MECHANICAL L11

LEVEL 10 33,944

LEVEL 9 33,944

LEVEL 8 33,944

LEVEL 7 35,422

LEVEL 6 37,903

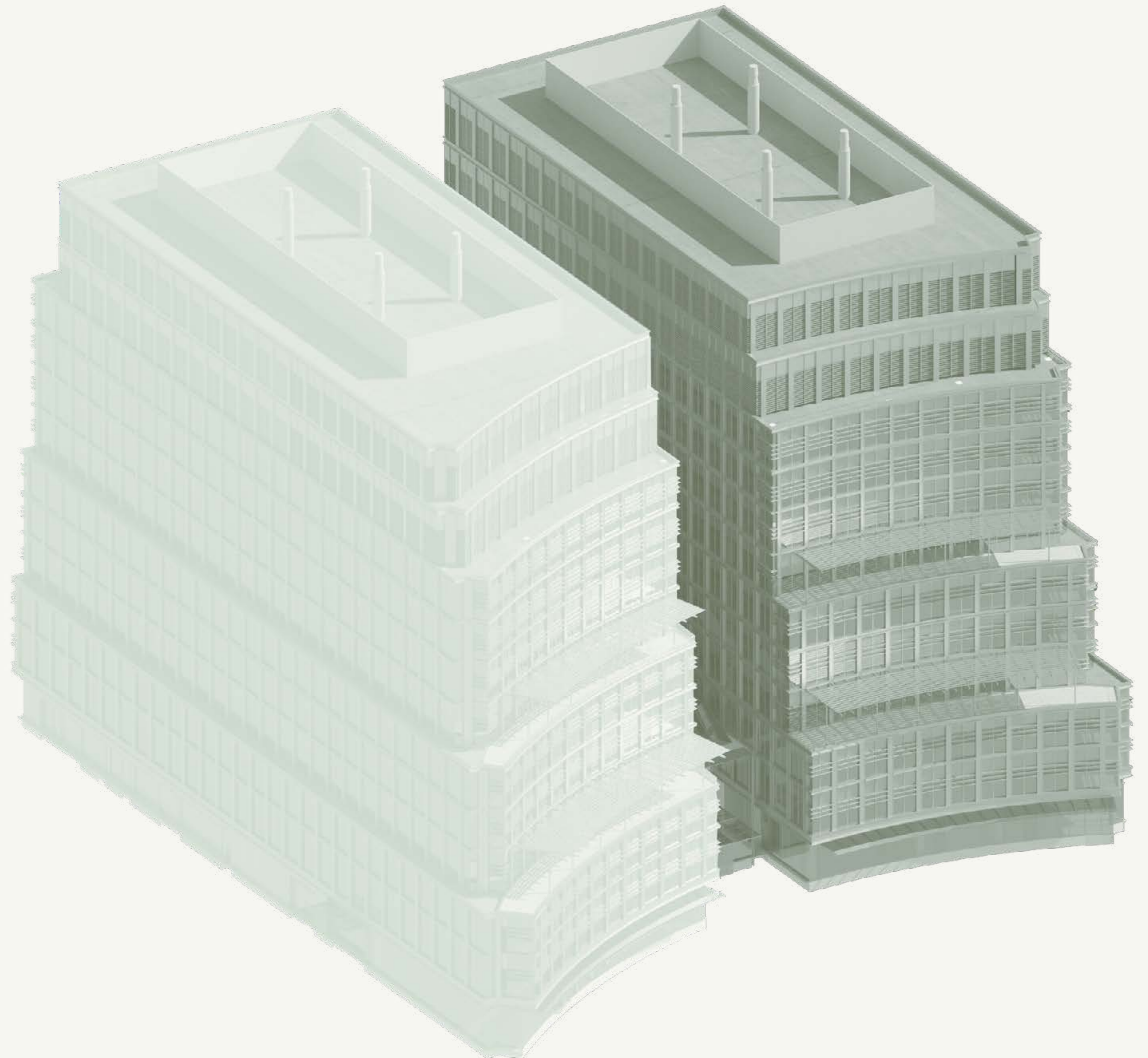
LEVEL 5 37,897

LEVEL 4 40,043

LEVEL 3 41,918

LEVEL 2 38,387

LEVEL 1



Amenities

Amenities

terraces overlooking
Helix Park



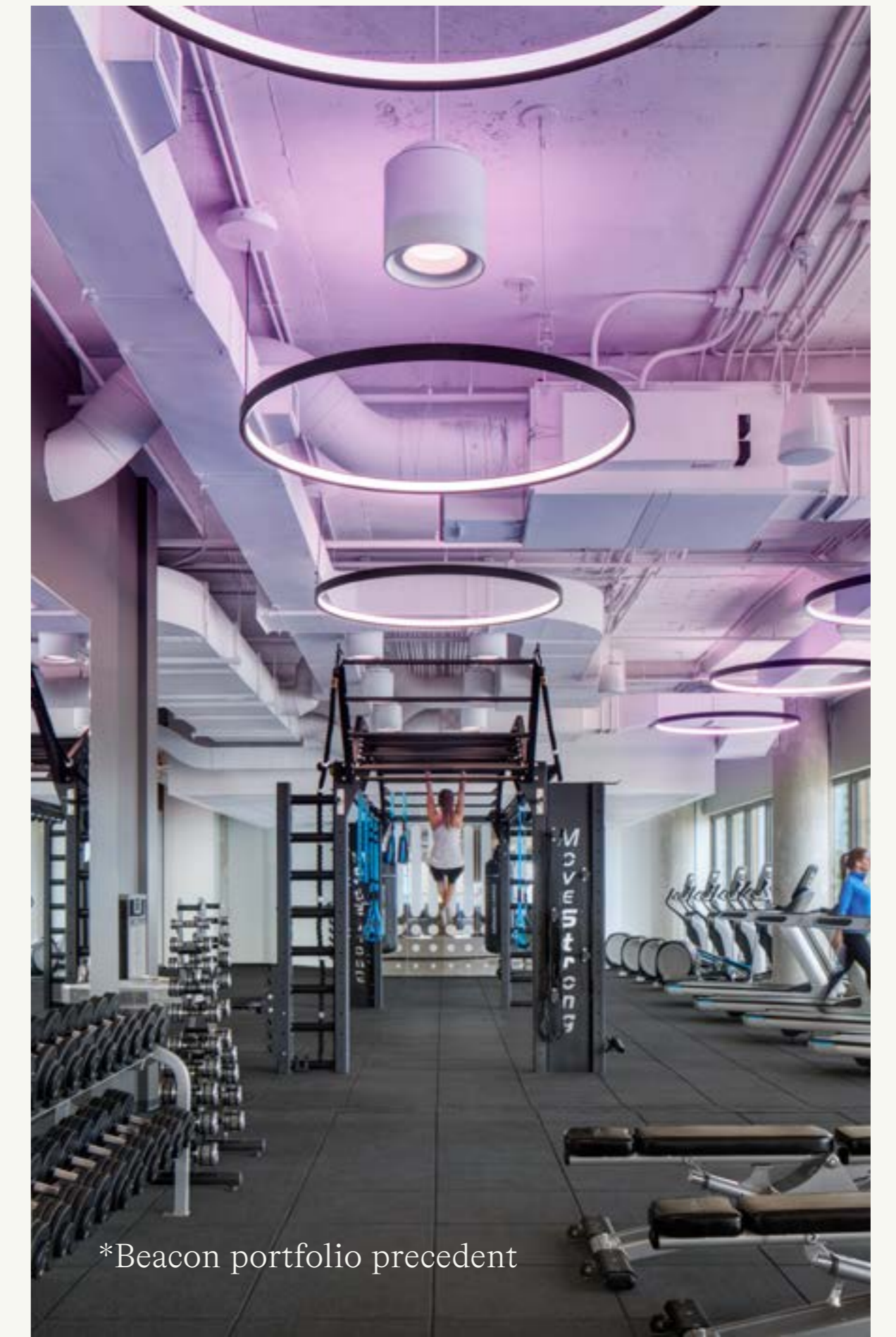
multi-purpose lounge
and assembly space



restaurant and patio space
lining Helix Park



boutique fitness



*Beacon portfolio precedent

Ground Floor

Overview

Direct access to Helix Park

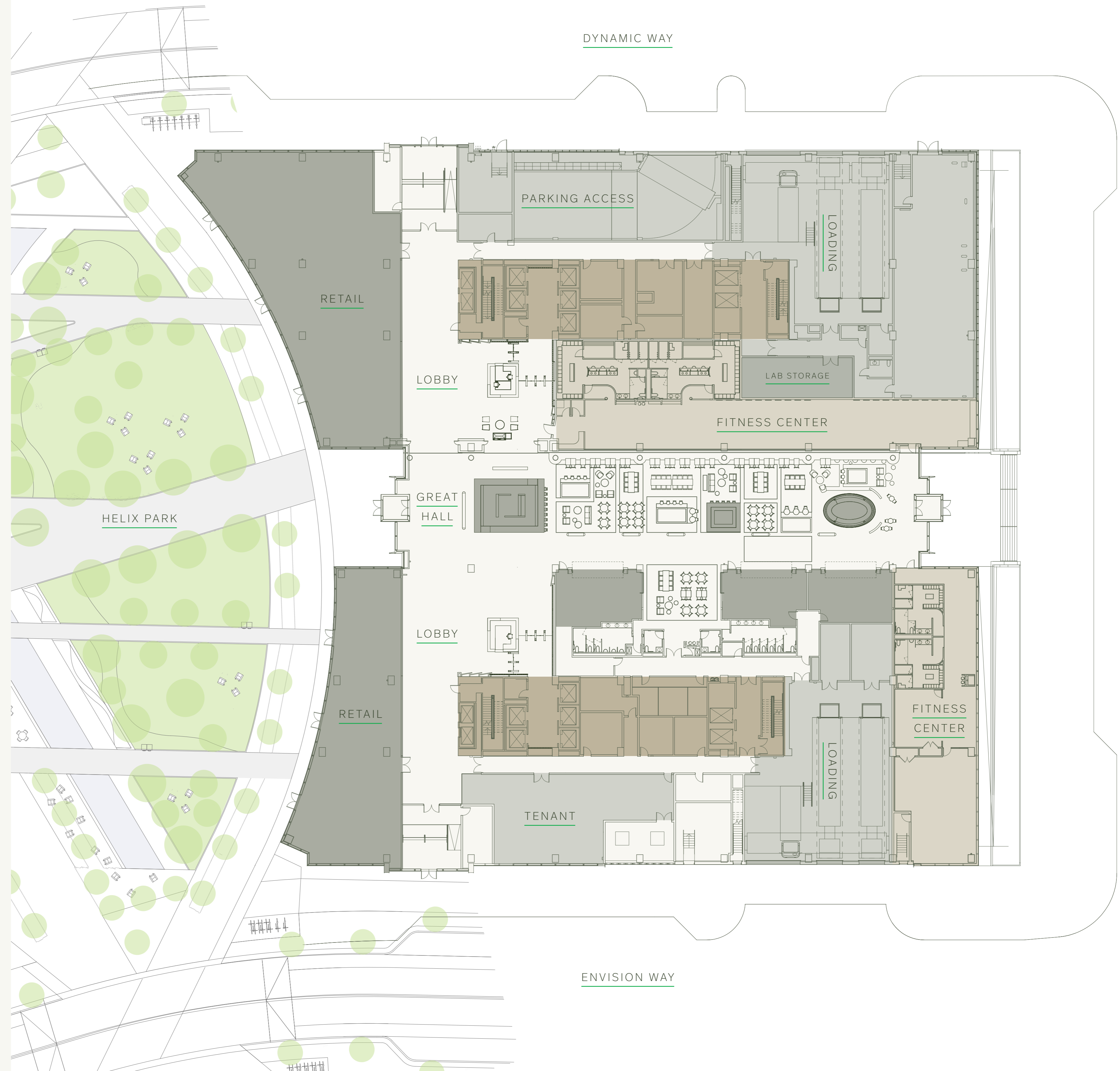
24/7 security

Boutique fitness

Restaurant and patio space lining Helix Park

Additional lab storage

Oversized loading docks





[CLICK HERE TO VIEW IN VR](#)

[LOBBY](#)



[CLICK HERE TO VIEW IN VR](#)

[GREAT HALL](#)



[CLICK HERE TO VIEW IN VR](#)

[GREAT HALL](#)

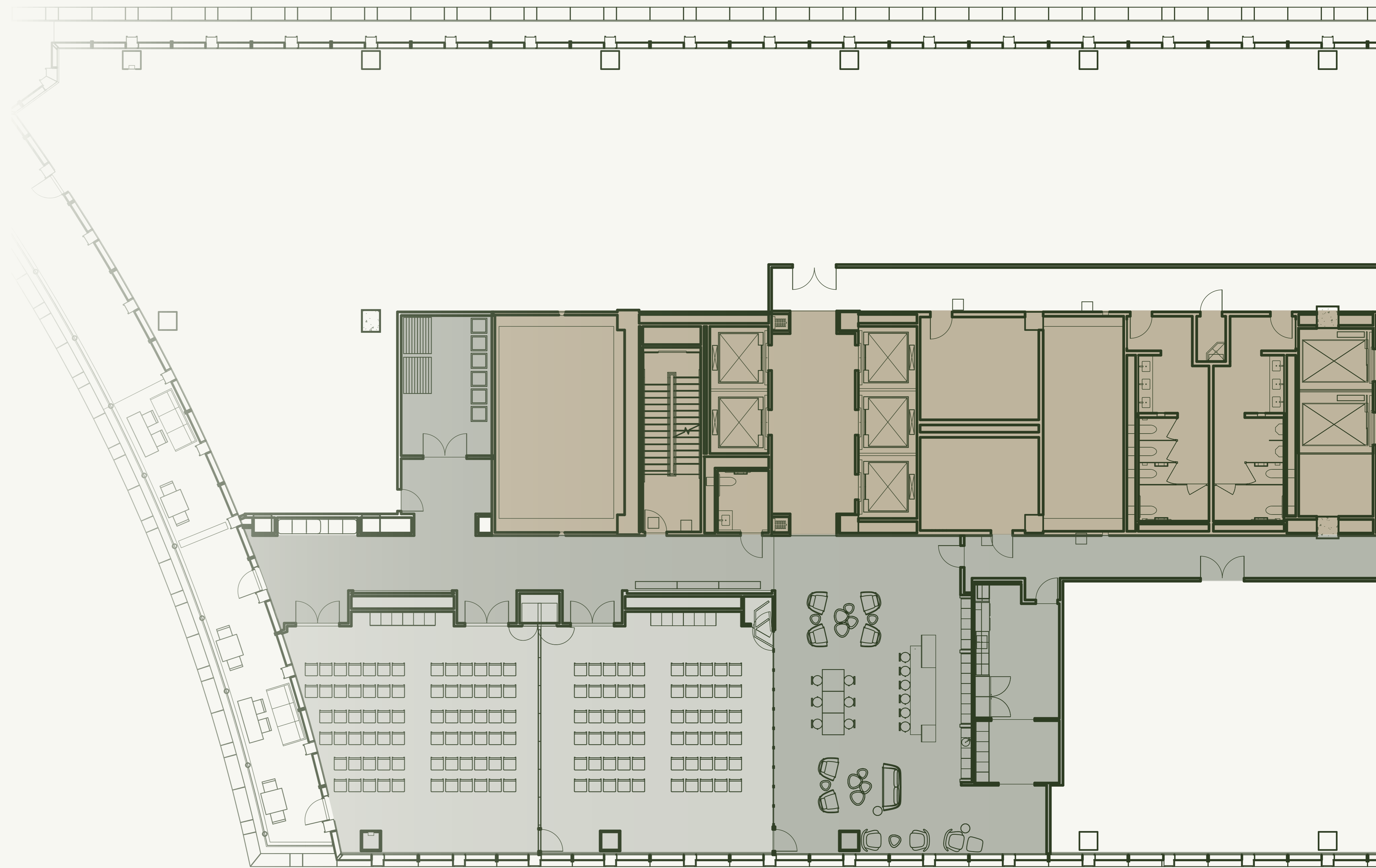
Lounge and assembly space

7th Floor - North Tower

Lounge & Prefunction Area
with catering room

Adjacent Terrace
overlooking Helix Park

Lecture Seating
with capacity for 200 people





[CLICK HERE TO VIEW IN VR](#)

[ASSEMBLY](#)



[CLICK HERE TO VIEW IN VR](#)

TERRACE

Work and Lab Space



LAB SPACE

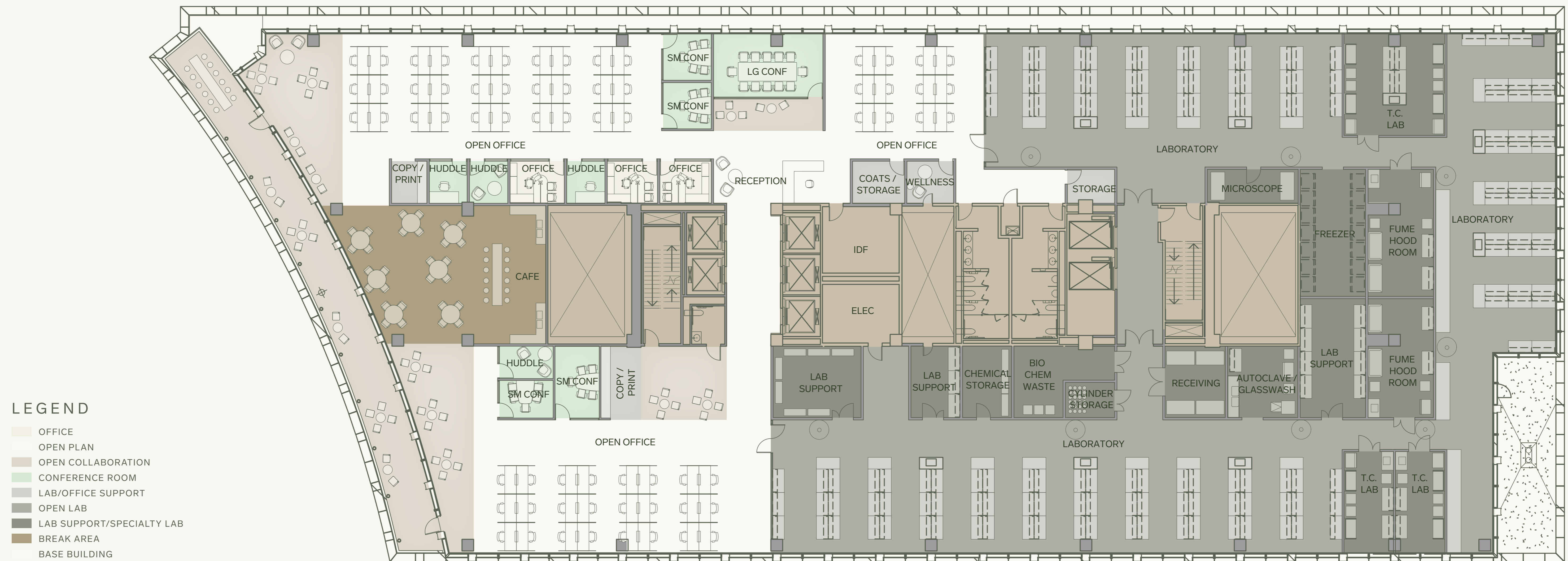


[CLICK HERE TO VIEW IN VR](#)

[WORKSPACE](#)

Test Fits

Single Tenant



Test Fits

Two Tenant



Test Fits

Single Tenant

Office		Open Lab	
Open Office Workstation	66	Lab Bench (5 ft)	157
Office	3	Lab Sink	7
Huddle	4	Lab Support	
Small Conference	4	Small Tissue Culture	2
Large Conference	1	Large Tissue Culture	1
Café	1	Fume Hood	2
Wellness	1	Lab Support	3
Copy/Print	2	Freezer	1
Storage	2	Autoclave/Glasswash	1
Reception	1	Microscope	1
		Biochemical Waste	1
		Cylinder Storage	1
		Chemical Storage	1
		Receiving	1

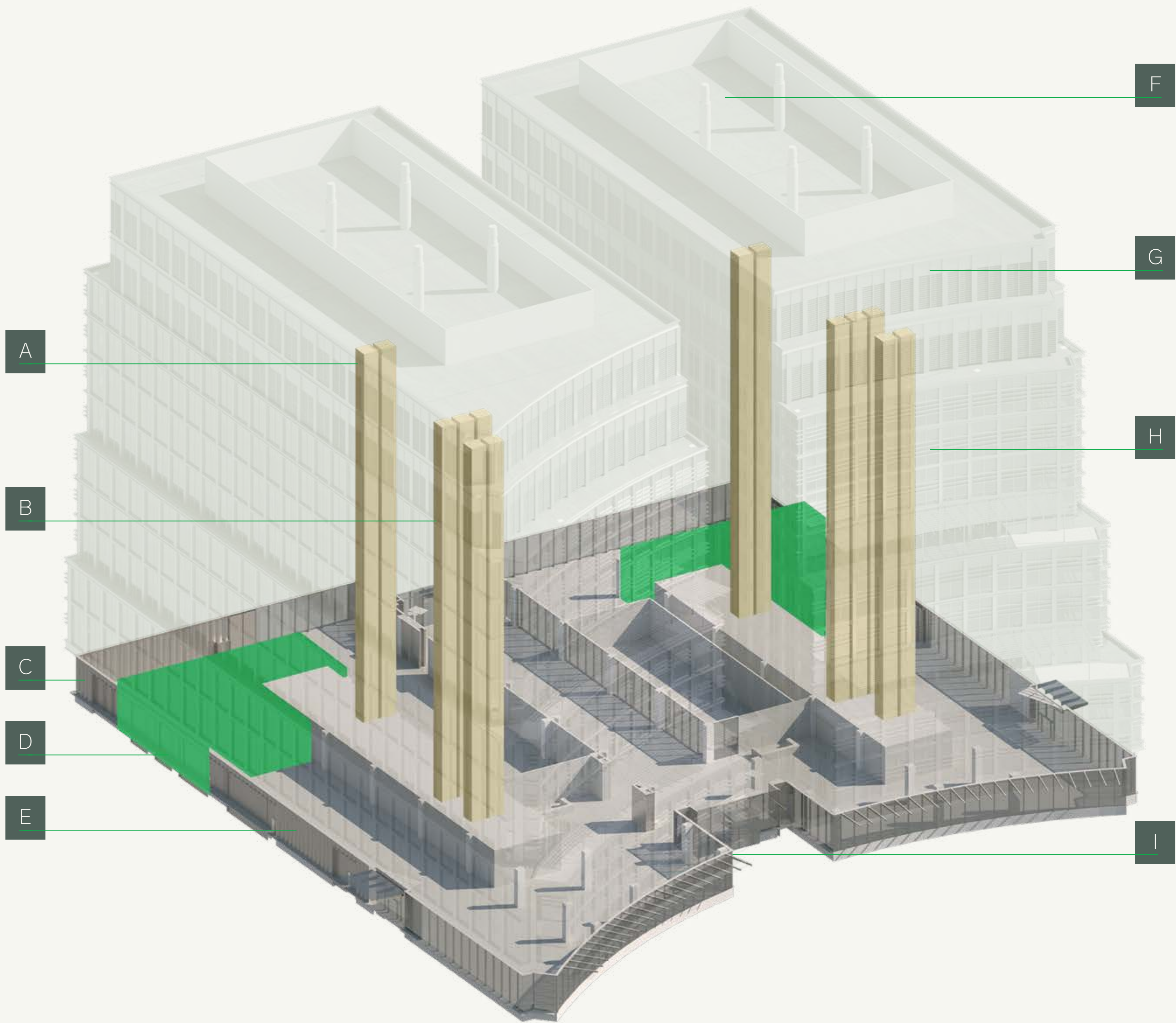
Two Tenant

Office		NORTH TENANT	Office		SOUTH TENANT
Open Office Workstation	40		Open Office Workstation	44	
Office	3		Office	3	
Huddle	2		Huddle	2	
Small Conference	1		Small Conference	1	
Large Conference	1		Large Conference	1	
Café	1		Café	1	
Reception	1		Reception	1	
Open Lab			Open Lab		
Lab Bench (5 ft)	86		Lab Bench (5 ft)	49	
Lab Sink	3	Lab Sink	2		
Lab Support		Lab Support			
Small Tissue Culture	2	Small Tissue Culture	2		
Lab Support	2	Lab Support	1		
Freezer	1	Freezer	1		
Autoclave/Glasswash	1	Autoclave/Glasswash	1		
Microscope	1	Microscope	1		
Bio/Cylinder/Chemical Storage	1	Bio/Cylinder/Chemical Storage	1		
Receiving	1	Receiving	1		

Infrastructure

- A. FREIGHT ELEVATORS**
(2) freight elevators that serve levels 1-12
5000 lbs capacity
Door and cab dimensions allow for oversized deliveries
- B. PASSENGER ELEVATORS**
(5) passenger elevators with destination dispatch
- C. ELECTRICAL**
Reliable power source from same substation serving TMC campus
Redundant transformer capacity
Electrical capacity available to tenant: 13 W/SF lab, 5 W/SF office
- D. LOADING DOCKS**
Dedicated dock manager (3) truck baysable to accommodate 55' truck lengths
- E. DISTRICT CHILLED WATER (TECO)**
Reliable and resilient — no outages in over 30 years
Flexibility for tenant design and specific equipment requirements
Efficient operation providing lower expenses

- F. GENERATORS**
Natural gas generators
5W/SF standby power for tenant lab loads
- G. HVAC**
2 CFM/SF lab 100% outside air
1 CFM office
(60/40 split)
- H. STRUCTURAL LOADS**
125 PSF
4000-8000 MIPS
- I. PH NEUTRALIZATION**
Centralized acid neutralization basin with electronic monitored sampling well



Timeline & Team

Timeline

North Tower

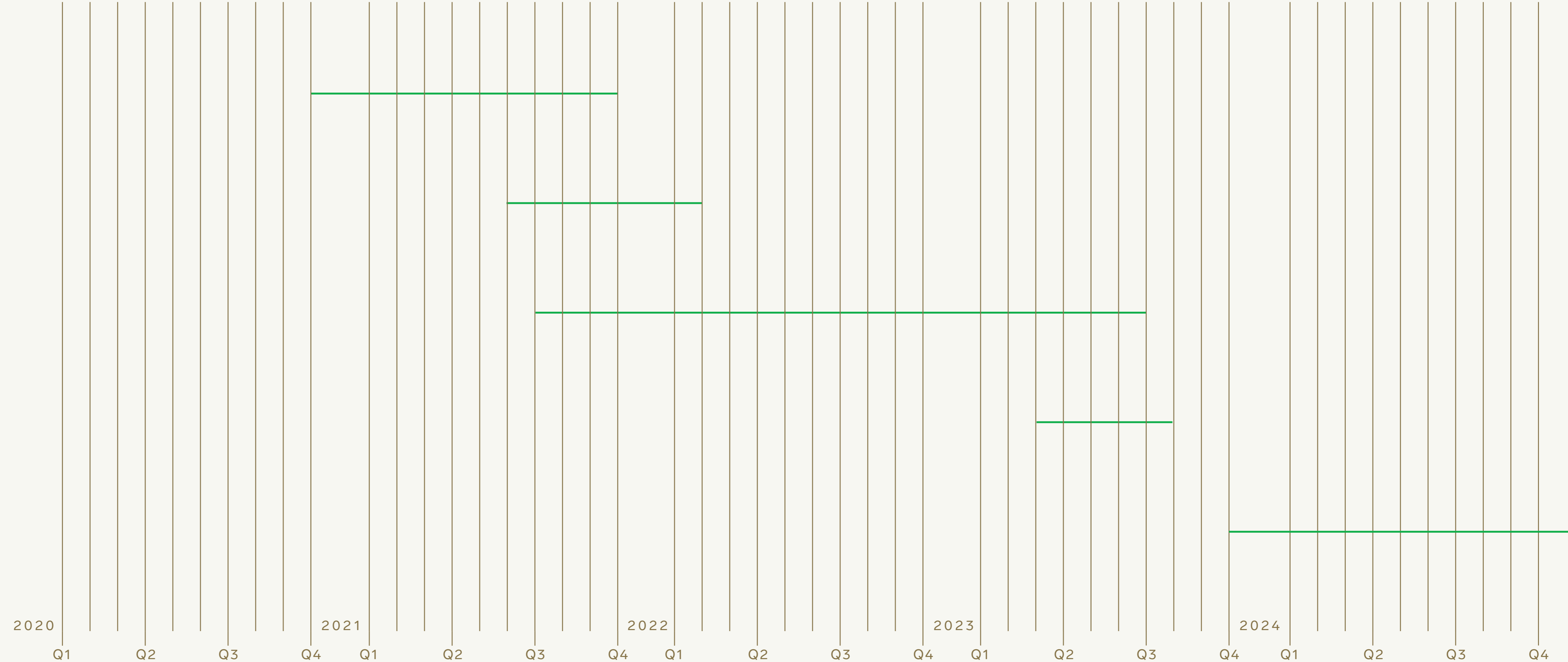
DESIGN

PERMITS

CONSTRUCTION

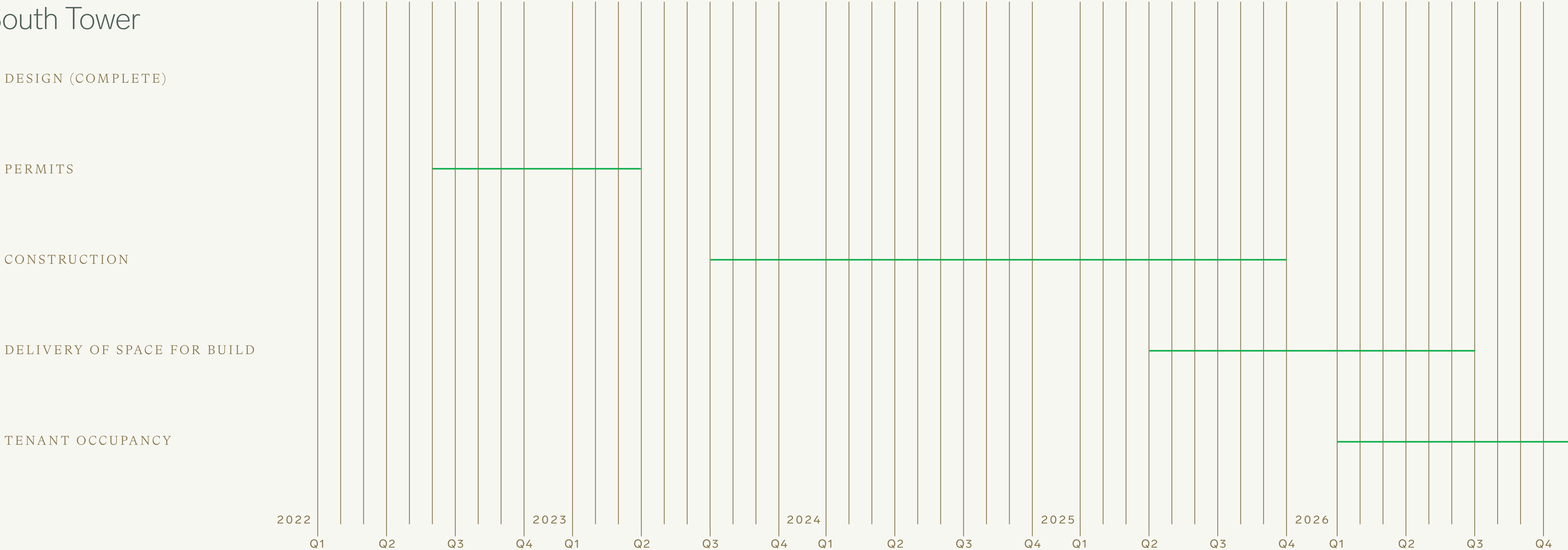
DELIVERY OF SPACE FOR BUILD

TENANT OCCUPANCY



Timeline

South Tower



Our Team

leasing & property
management

 **TRANSWESTERN**[®]

landscape architect

mikyoung kim design

general contractor

VAUGHN
CONSTRUCTION

architect

ELKUS MANFREDI
ARCHITECTS

MEP consultant

 **SHAH SMITH**
& ASSOCIATES, INC.

additional partners

strategic partner **Texas Medical Center**

interior design **Melanie Raines**

creative **CLUB**

Beacon Capital

75 years

of successful real estate development, ownership, and management



100+

real estate professionals



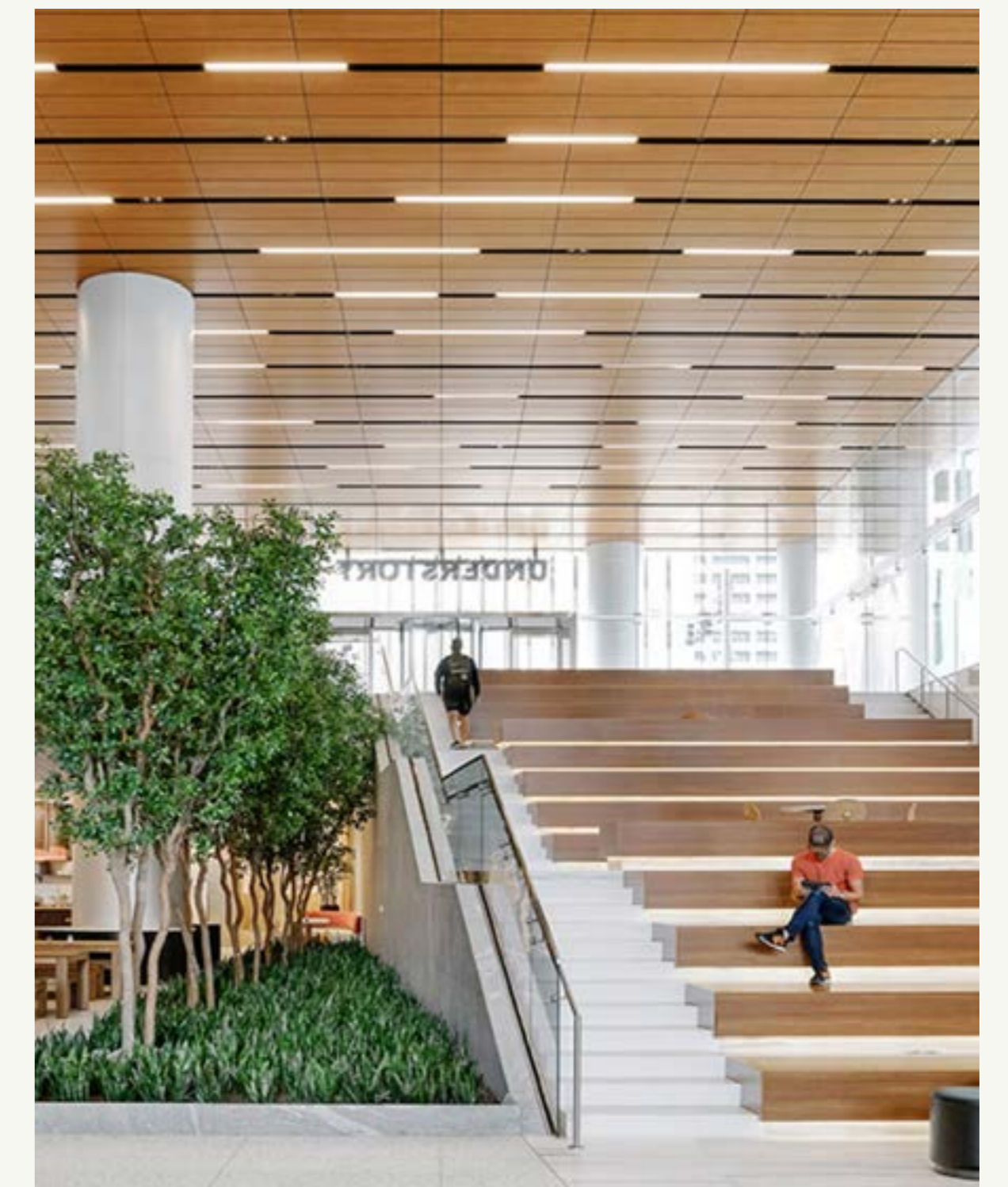
\$19B+

raised in equity since 1998 from a diverse investor group



55M

square feet of LEED certifications since 2009



Beacon Capital

12.6 million SF
total life science portfolio

4.7 million SF
existing and under construction

7.9 million SF
future development

Beacon labs are home to leading scientists
and innovators at:



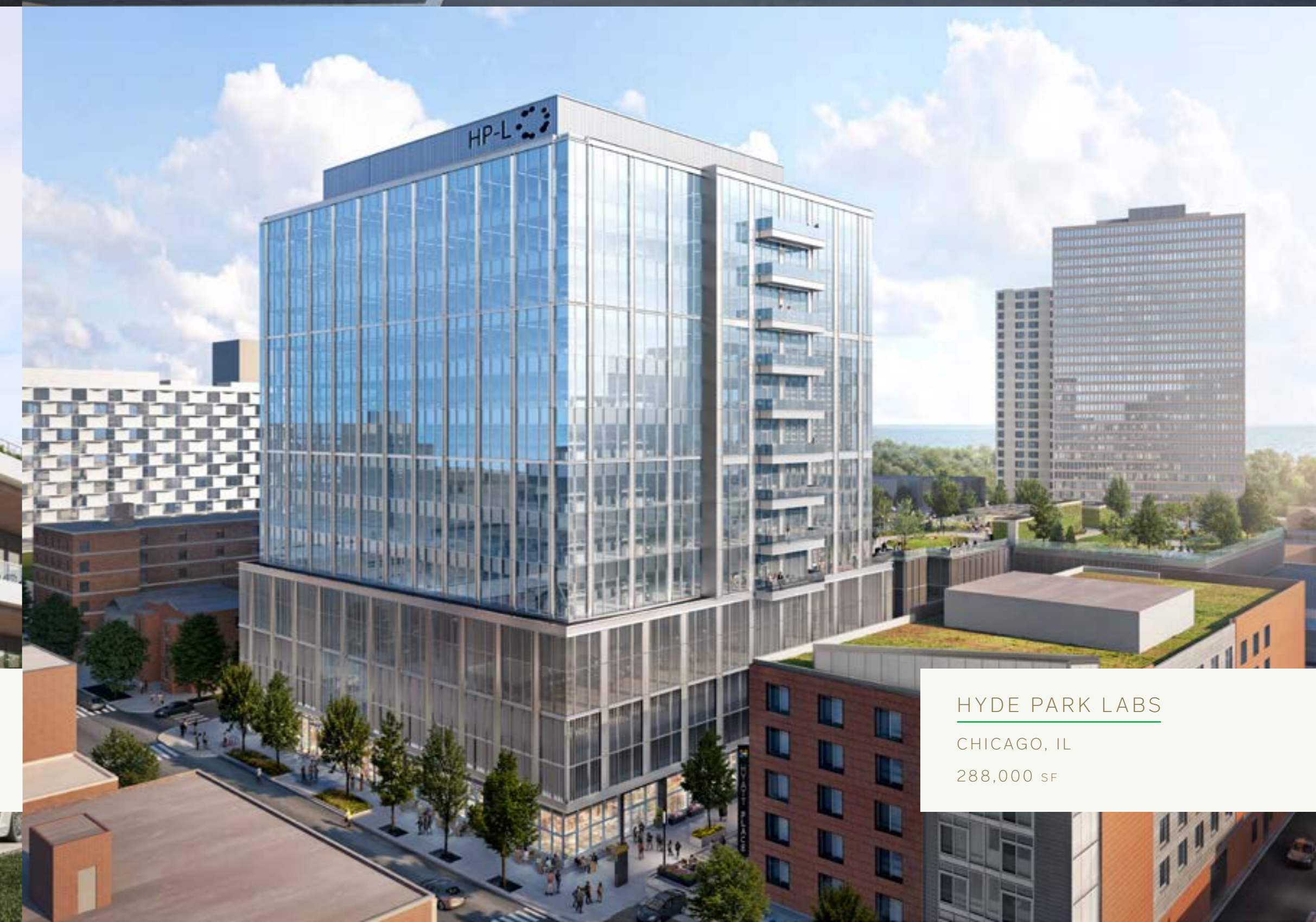
SOUTHLINE BOSTON
BOSTON, MA
760,000 SF



2 HARBOR
BOSTON, MA
418,000 SF



BERKELEY COMMONS
BERKELEY, CA
516,000 SF



HYDE PARK LABS
CHICAGO, IL
288,000 SF

Come build the
future with us

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BEACON
CAPITAL PARTNERS

in collaboration with



Appendix

Level 4

North Tower

40,043

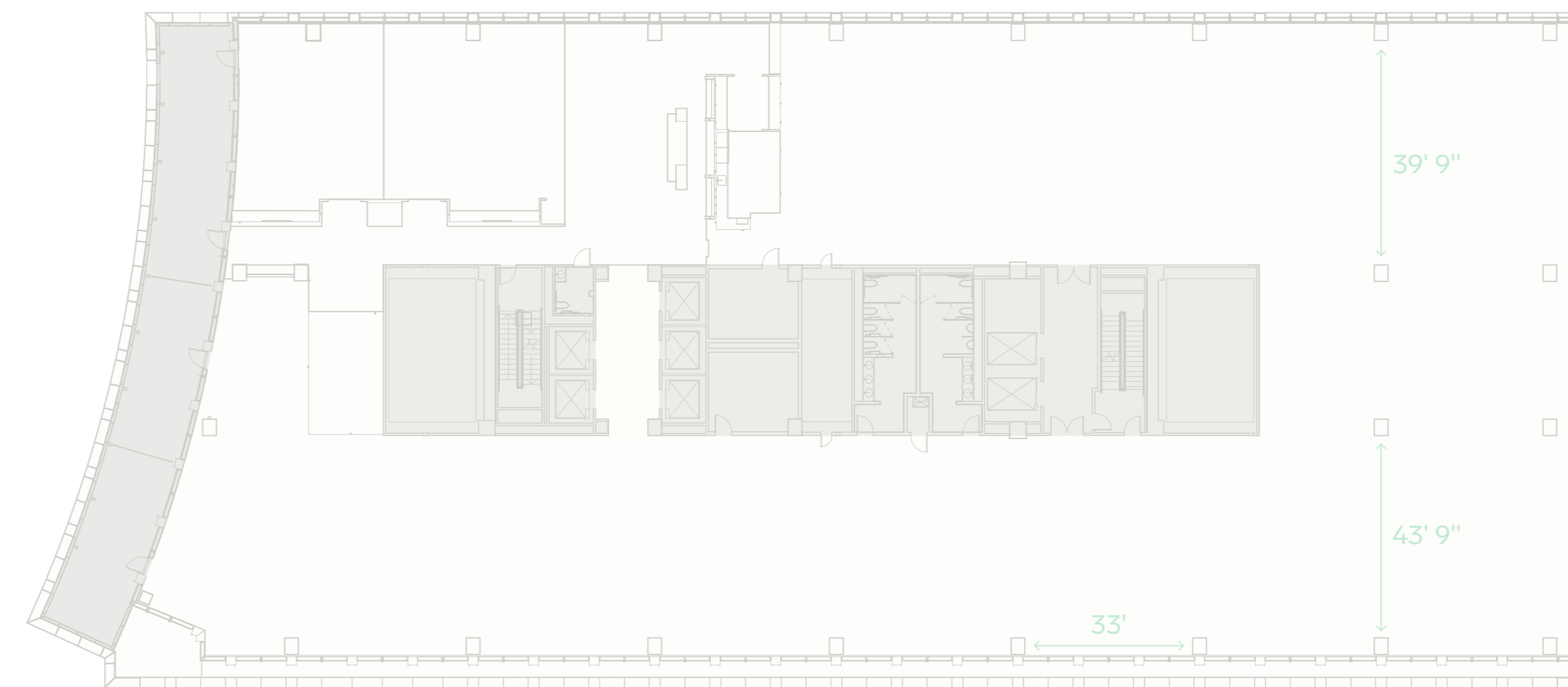
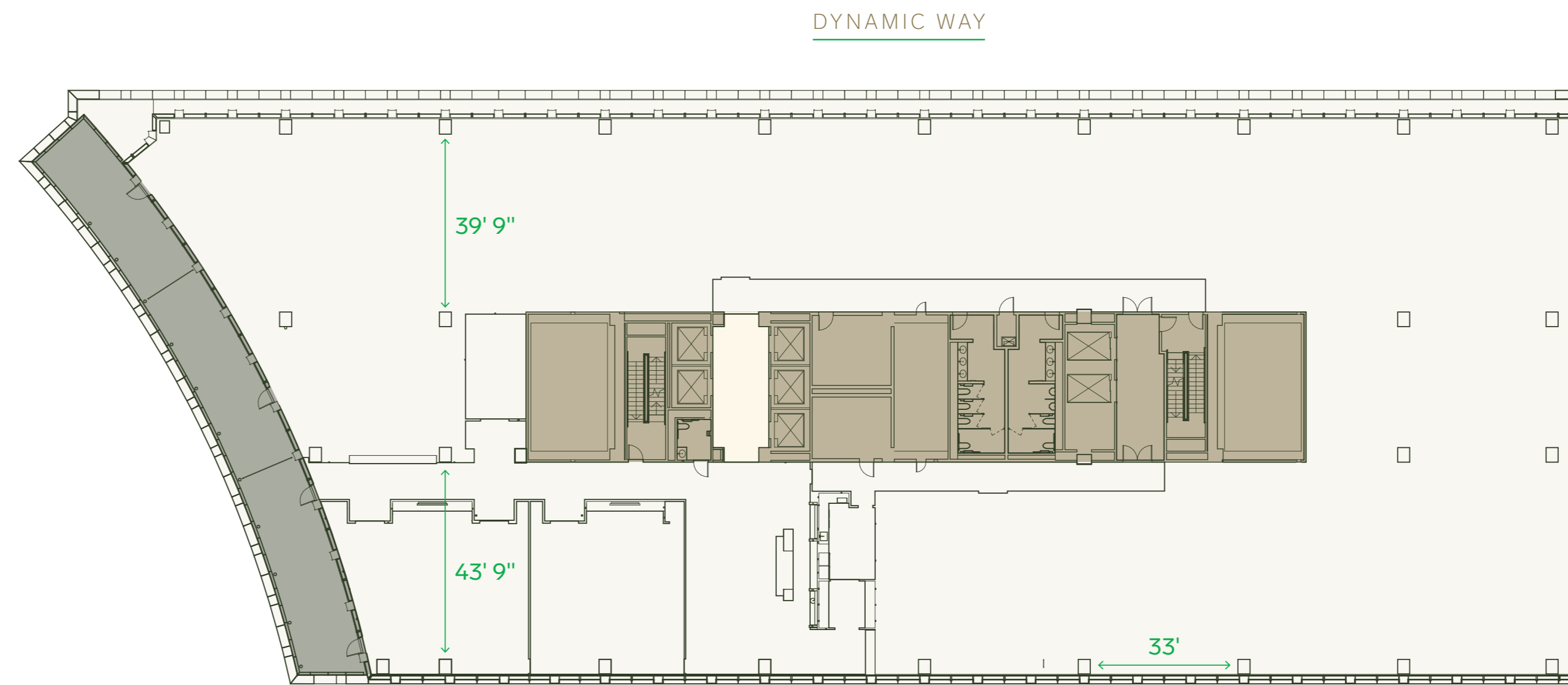
RSF

16'

ceiling height

33'

column grid



ROBERTSON ROAD



Levels 5 & 6

North Tower

37,903

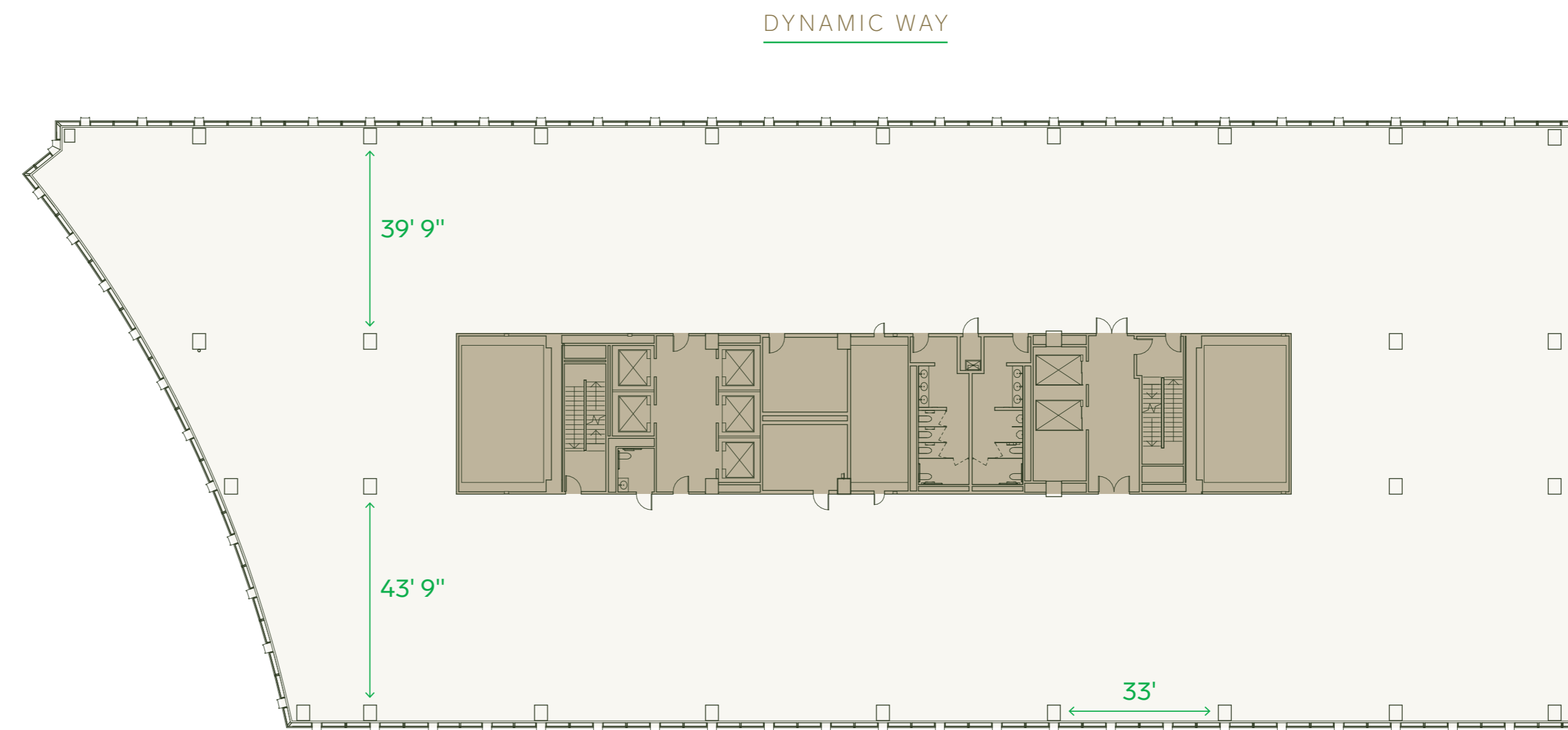
RSF

16'

ceiling height

33'

column grid



ROBERTSON ROAD



Level 7

North Tower

35,422

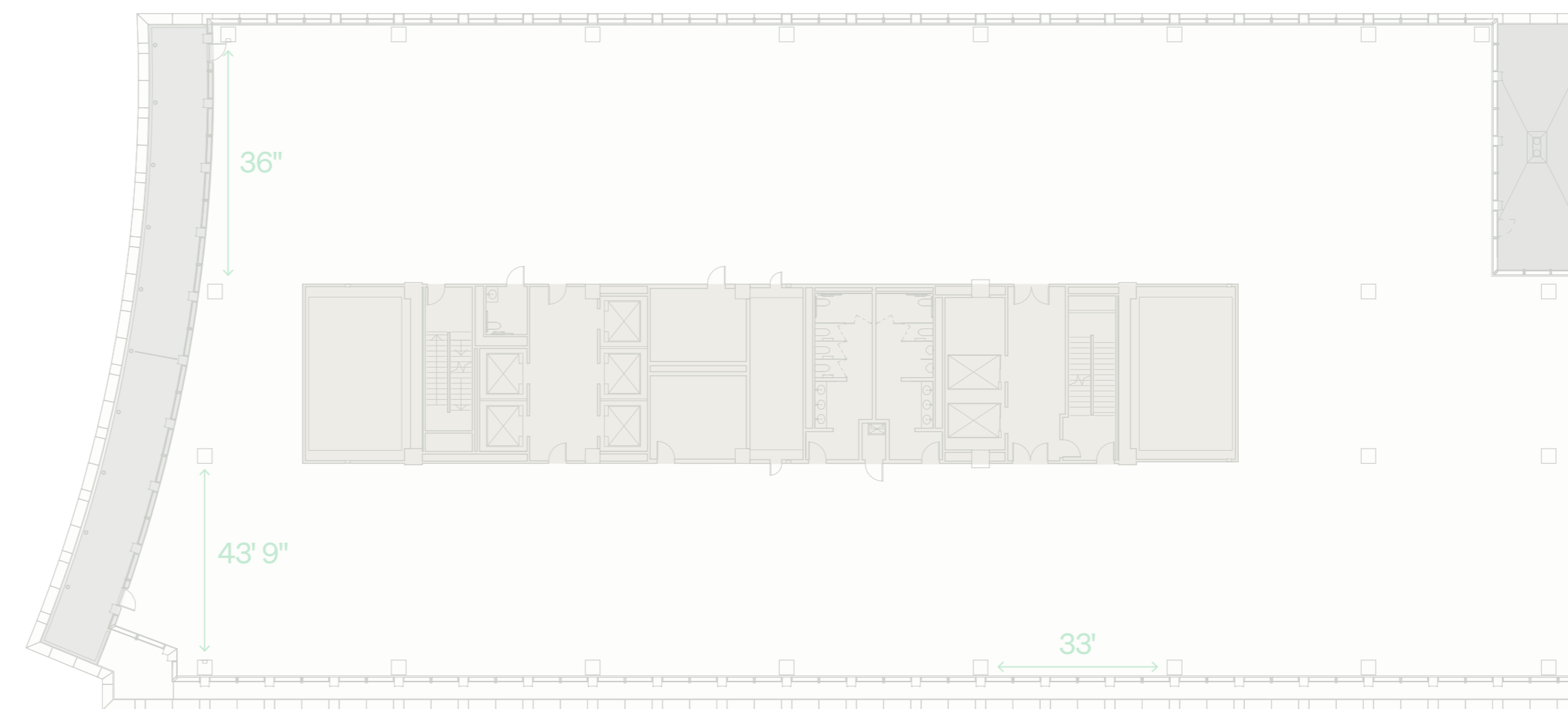
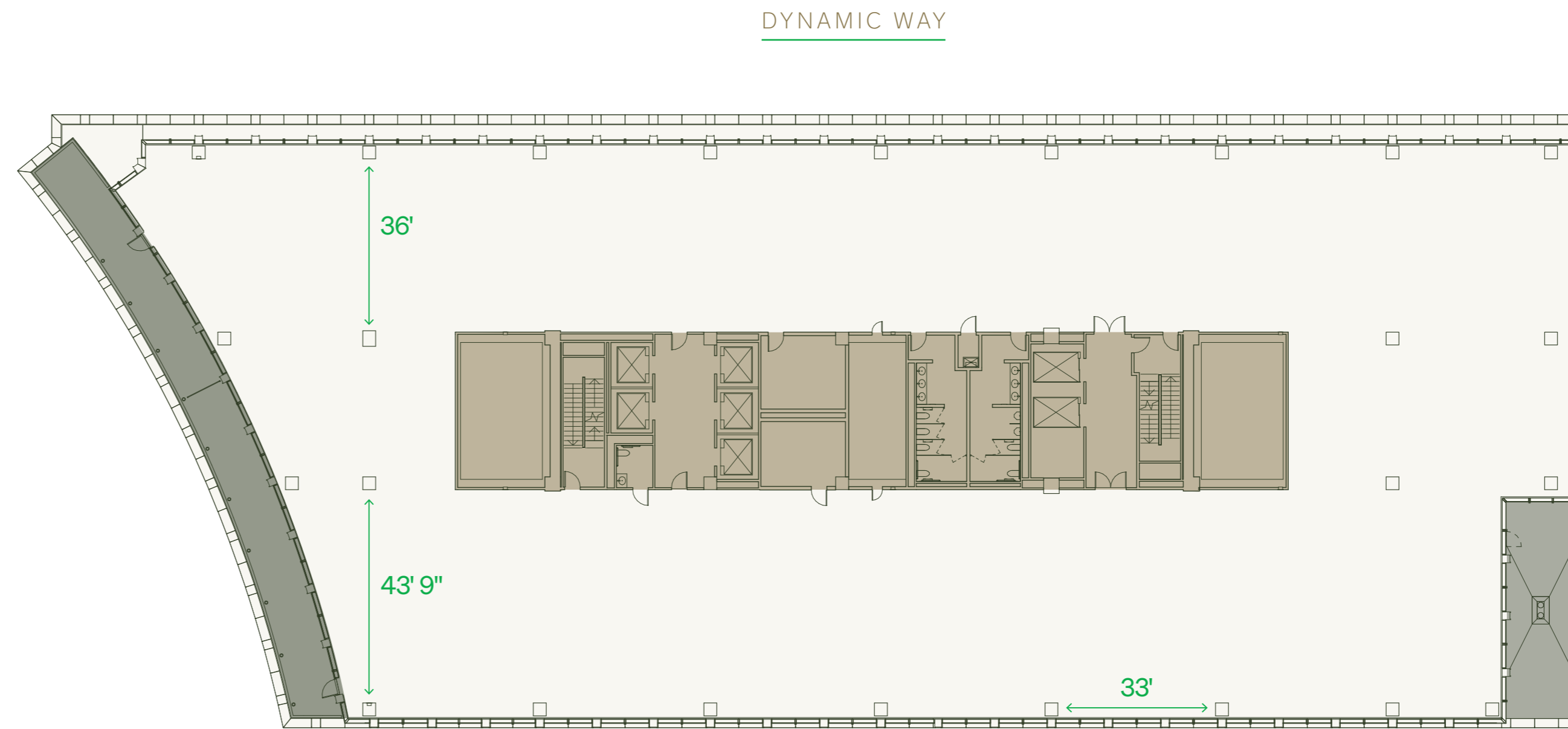
RSF

16'

ceiling height

33'

column grid



ROBERTSON ROAD



Levels 8, & 9

North Tower

33,944

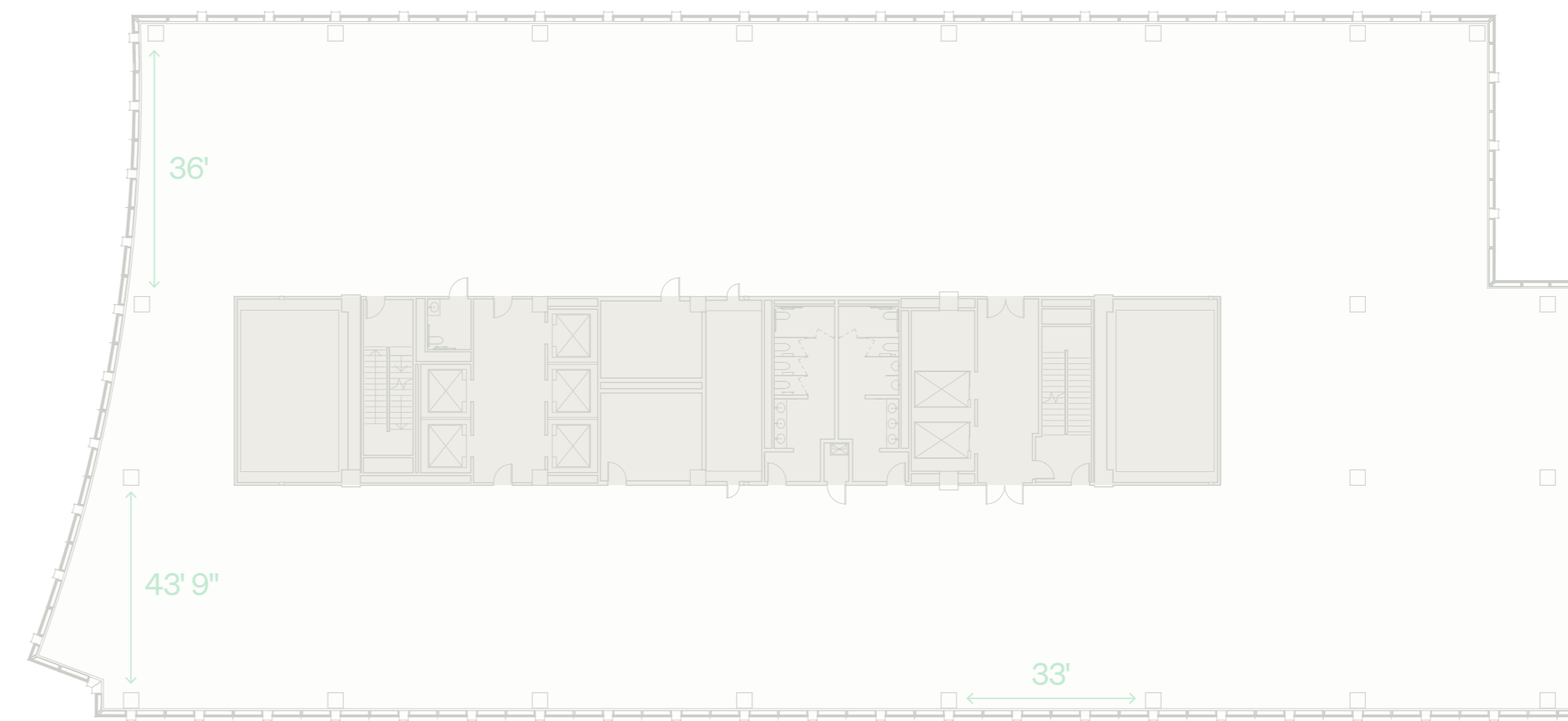
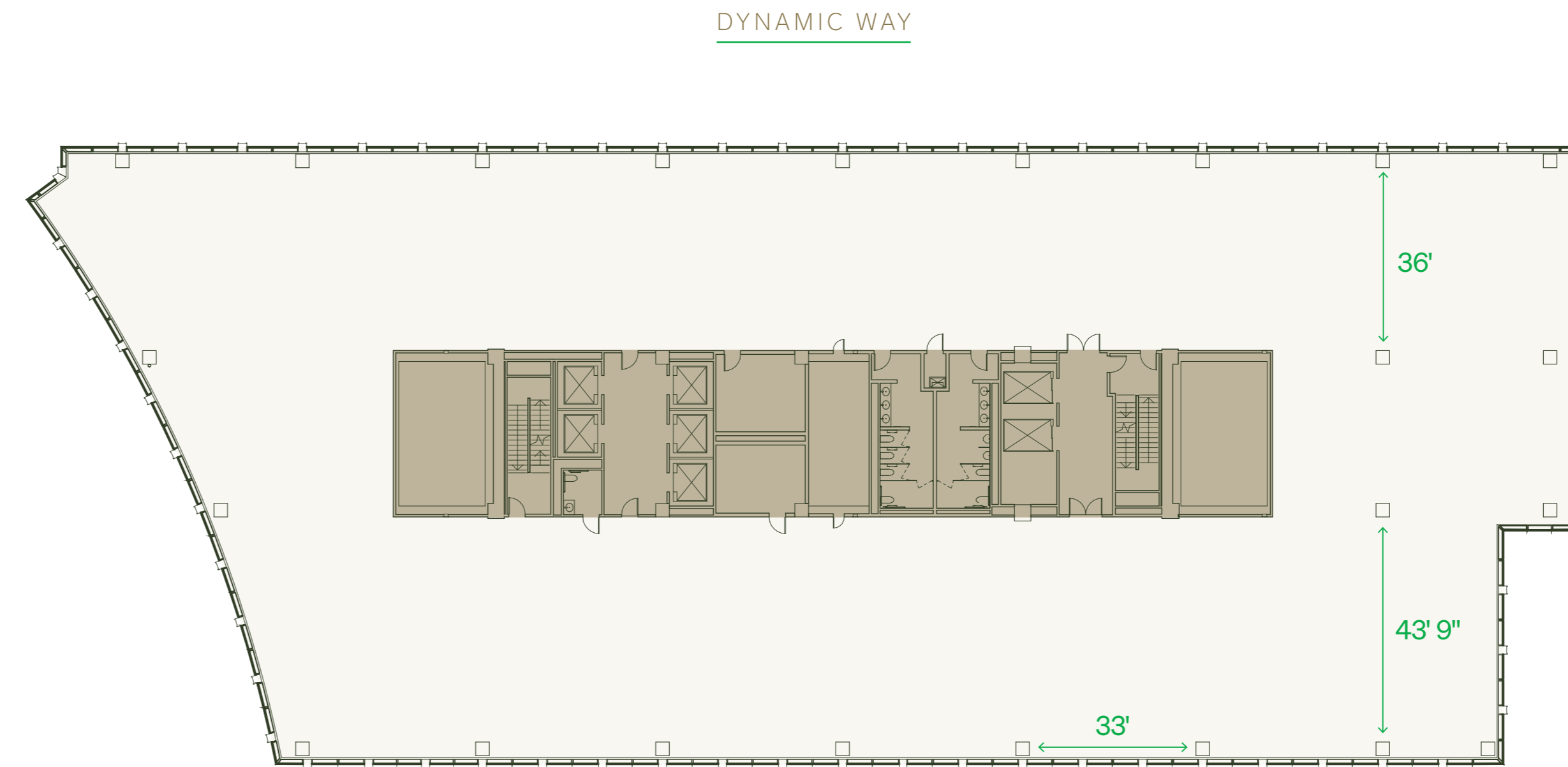
RSF

16'

ceiling height

33'

column grid



ROBERTSON ROAD

EXPLORATION WAY

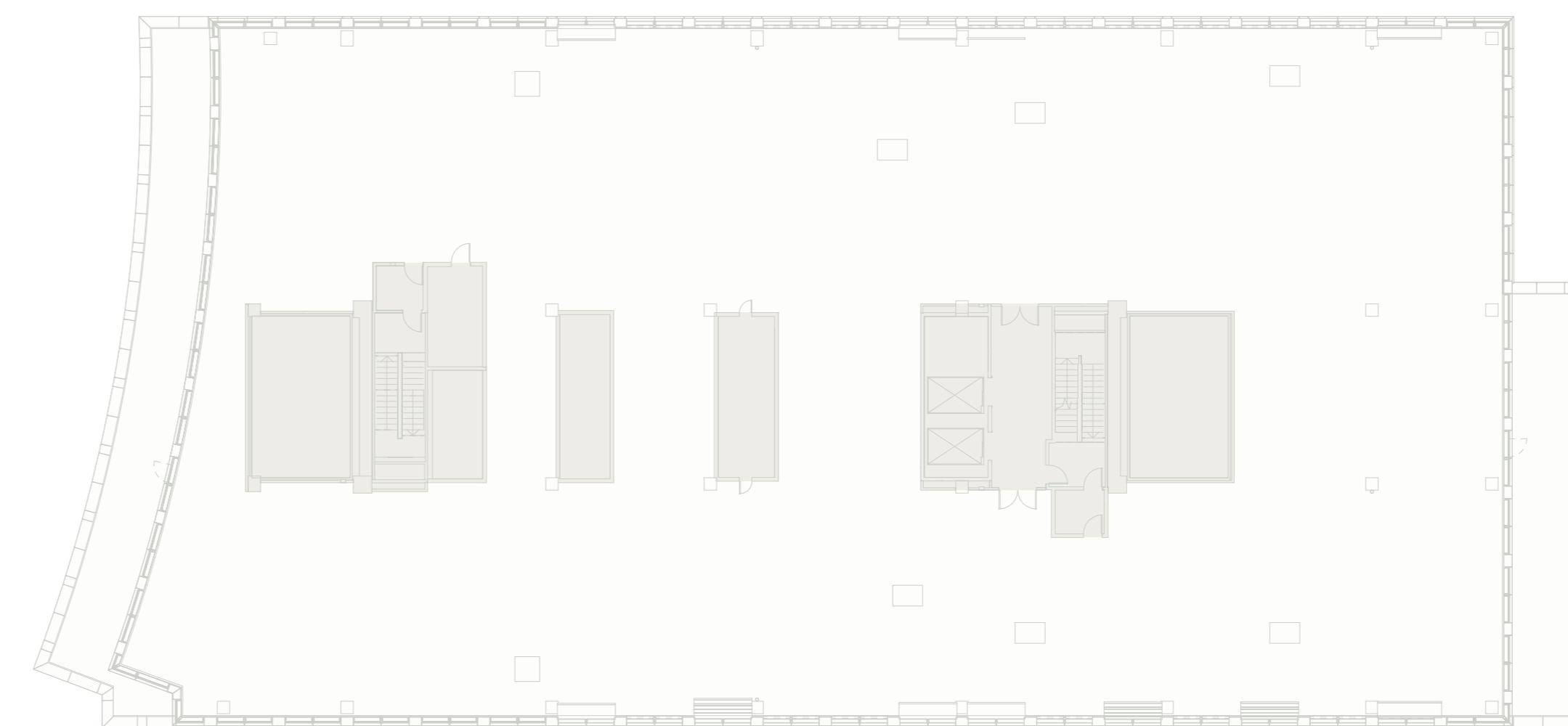
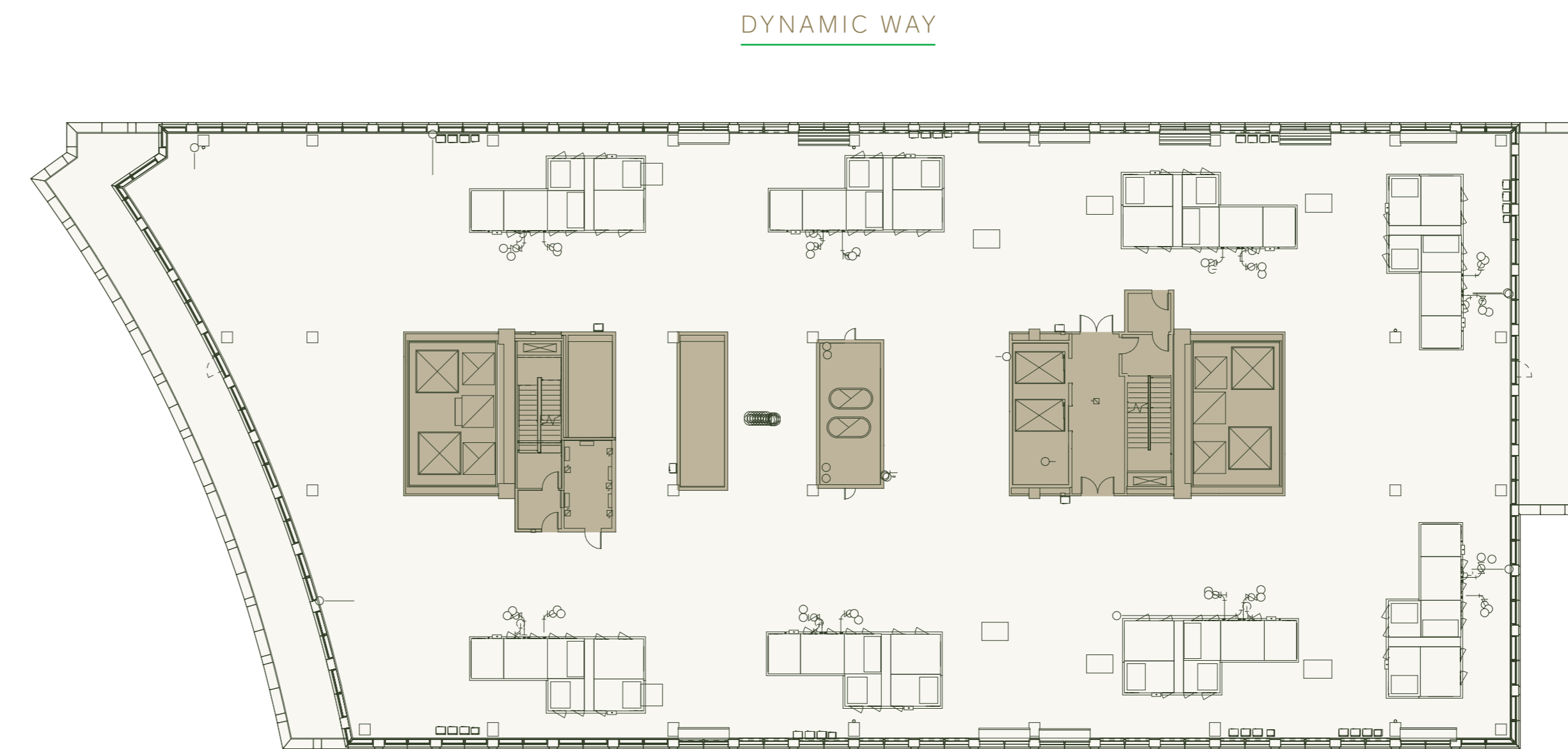


Mechanical Level 11

North Tower

Tenant mechanical space
available

22'
ceiling height



ROBERTSON ROAD

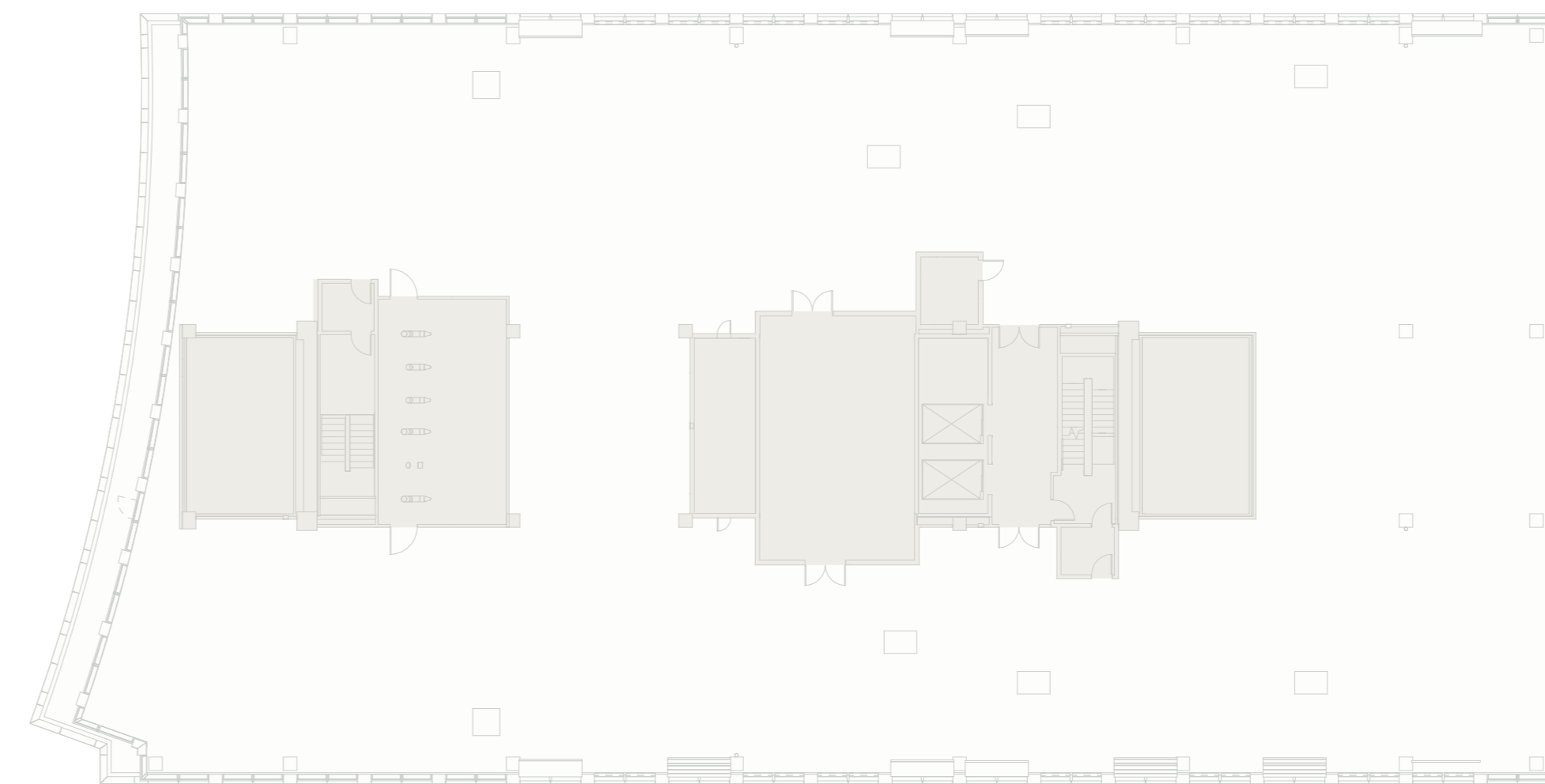
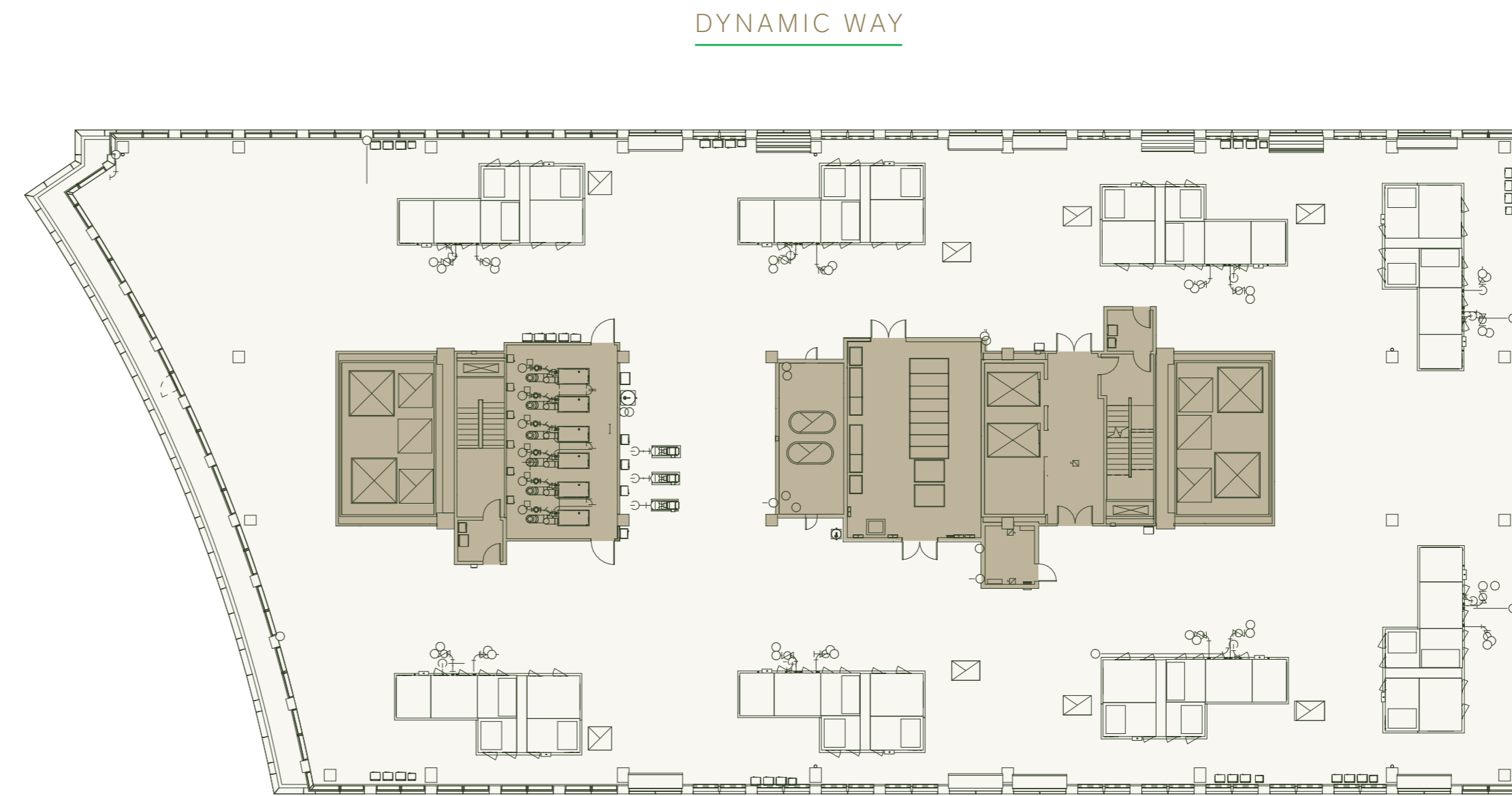


Mechanical Level 12

North Tower

Tenant mechanical space
available

22'
ceiling height



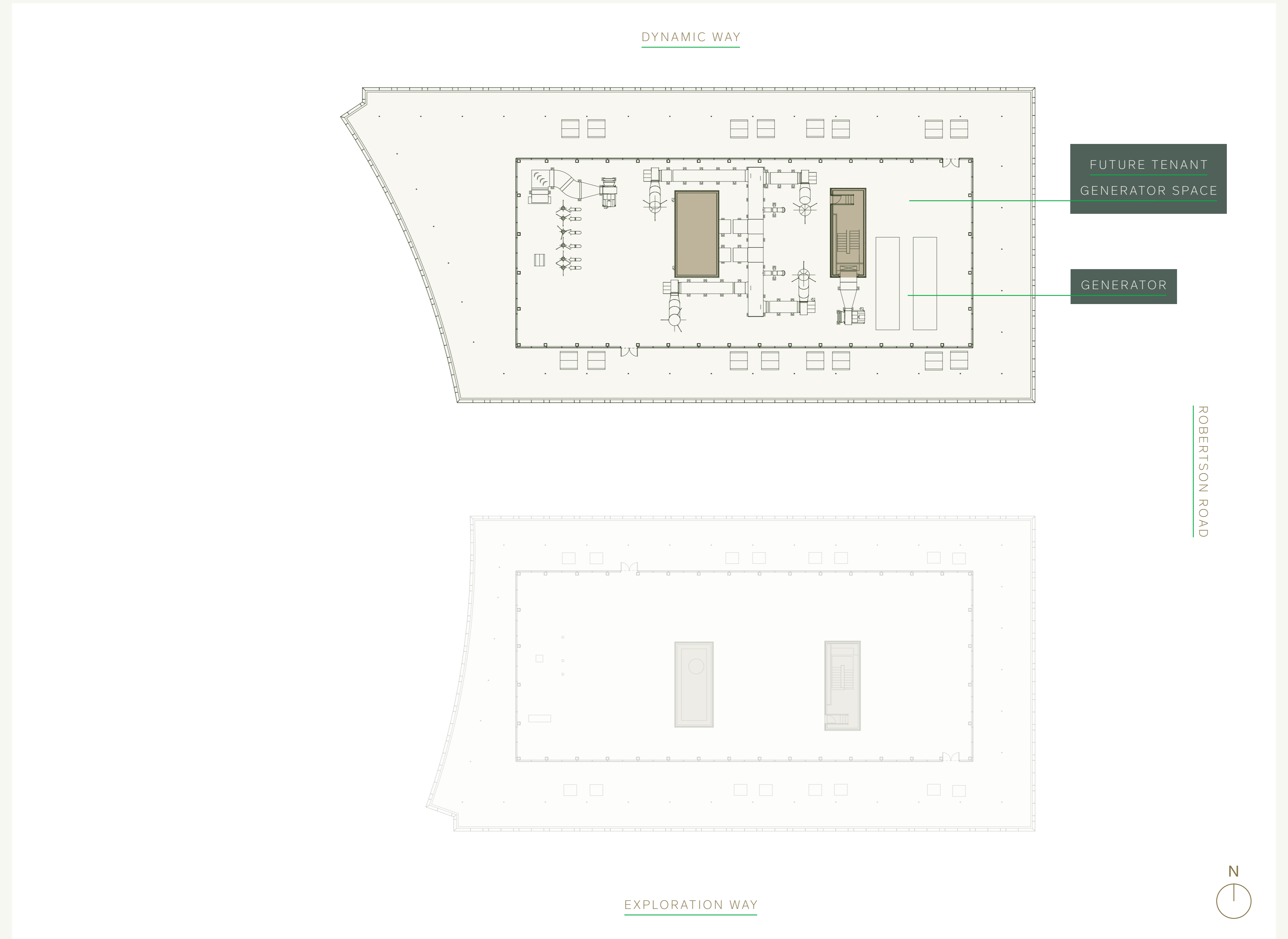
ROBERTSON ROAD



Roof

North Tower

Can accommodate additional tenant equipment on roof



Fitness Center

North Tower

8,300 SF total program
(North + South)

State of the art equipment

Spa-inspired locker rooms



Fitness Center

South Tower

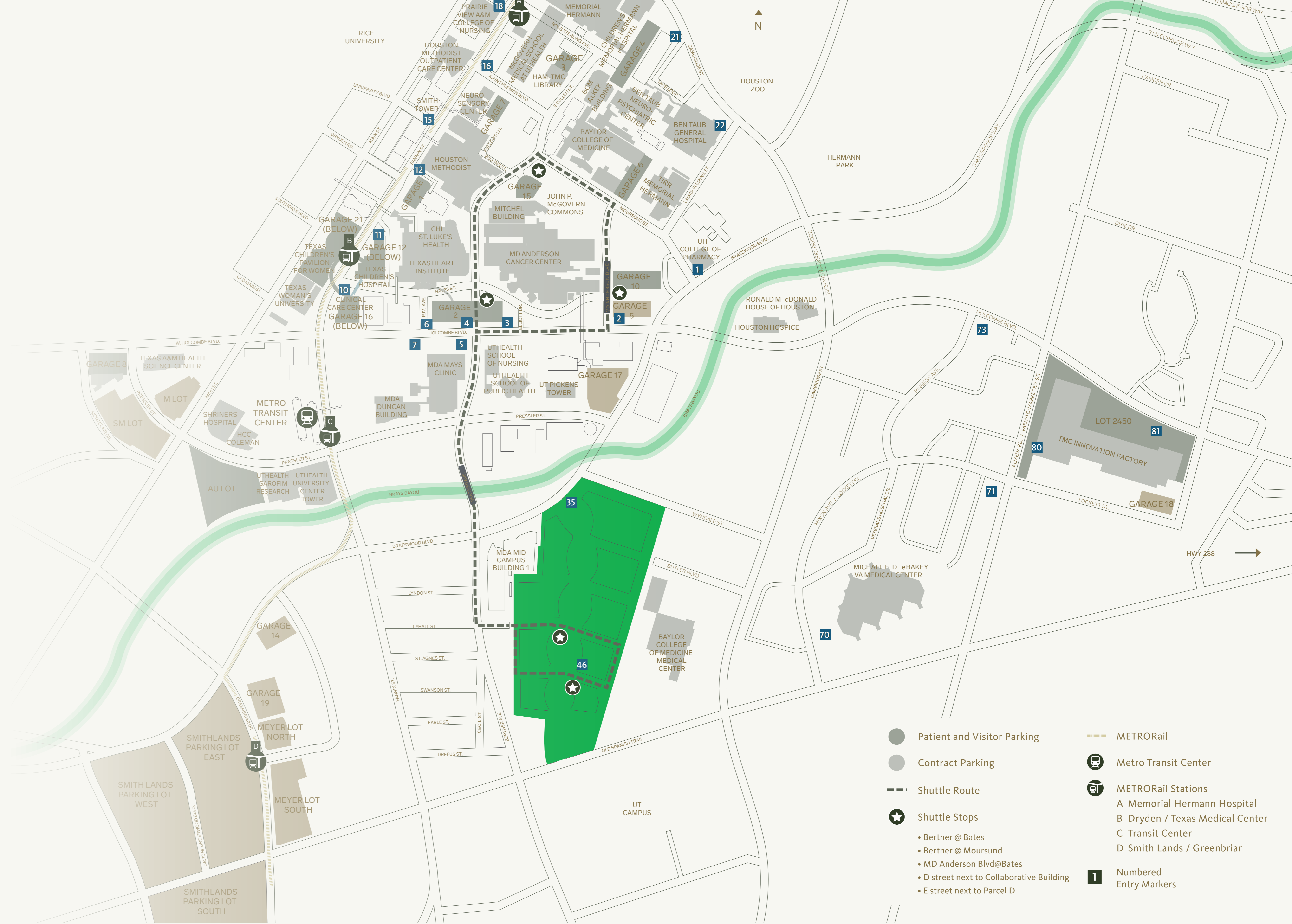
8,300 SF total program
(North + South)

State of the art equipment

Spa-inspired locker rooms



Transit Map



- Patient and Visitor Parking
- Contract Parking
- Shuttle Route
- Shuttle Stops
 - Bertner @ Bates
 - Bertner @ Moursund
 - MD Anderson Blvd@Bates
 - D street next to Collaborative Building
 - E street next to Parcel D
- METRORail
- Metro Transit Center
- METRORail Stations
 - A Memorial Hermann Hospital
 - B Dryden / Texas Medical Center
 - C Transit Center
 - D Smith Lands / Greenbriar
- Numbered Entry Markers