A next generation ecosystem of life science research and medicine.
Houston
Houston, a melting pot of culture with potential for growth like never before.
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.
<table>
<thead>
<tr>
<th>Houston Statistics</th>
<th>4th largest city in the United States</th>
<th>$490 billion regional GDP</th>
<th>100,000 health care professionals employed in Houston</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>59,000 engineers in Houston</td>
<td>1.1 million new residents in the last decade</td>
<td>350,000 educated millennials</td>
</tr>
<tr>
<td></td>
<td>most diverse city in the country</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.
Houston Life Science Cluster

8.4M sf
Lab/Manufacturing

1.2M sf
Lab/Manufacturing space under construction

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 Hermann
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.

<table>
<thead>
<tr>
<th>Location</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rice Village</td>
<td>5 Minutes</td>
</tr>
<tr>
<td>Museum District</td>
<td>5 Minutes</td>
</tr>
<tr>
<td>Montrose</td>
<td>10 Minutes</td>
</tr>
<tr>
<td>The Galleria</td>
<td>15 Minutes</td>
</tr>
<tr>
<td>River Oaks</td>
<td>15 Minutes</td>
</tr>
<tr>
<td>Metro Rail Ride to CBD</td>
<td>15 Minutes</td>
</tr>
</tbody>
</table>
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.
TMC Helix Park, where industry and institution converge.
TMC HELIX PARK CAMPUS

MD ANDERSON CAMPUS PARKING

HELIX GARDENS

FUTURE BEACON SITE

HOTEL AND CONFERENCE CENTER

TMC RESIDENTIAL

FUTURE BEACON SITE

TEXAS A&M UNIVERSITY

FUTURE BEACON SITE

DYNAMIC

BAYLOR ST. LUKE’S MEDICAL CENTER

FUTURE BEACON SITE

FUTURE EXPANSION

TMC3 COLLABORATIVE RESEARCH BUILDING

FUTURE BEACON SITE

MD ANDERSON FUTURE EXPANSION

UTHEALTH FUTURE EXPANSION
TMC Helix Park

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

Statistics

5.4 million
total square feet

350
residential units

521 key
4 diamond hotel

37 acres
and growing

19 acres
programmed green space

123,000sf
retail space

$5.4 billion
economic impact

4
Beacon life science buildings
Dynamic is creating the spaces to build the future.
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

6,000 SF

of retail and F&B

12 stories

lab/office on 2-10

60/40

lab/office ratio

Q3 2023

delivery
## North Tower

### Availability

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Available Space (RSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOF</td>
<td></td>
</tr>
<tr>
<td>MECHANICAL L12</td>
<td></td>
</tr>
<tr>
<td>MECHANICAL L11</td>
<td></td>
</tr>
<tr>
<td>LEVEL 10</td>
<td>LEASED</td>
</tr>
<tr>
<td>LEVEL 9</td>
<td>33,944 RSF</td>
</tr>
<tr>
<td>LEVEL 8</td>
<td>33,944 RSF</td>
</tr>
<tr>
<td>LEVEL 7</td>
<td>35,422 RSF</td>
</tr>
<tr>
<td>LEVEL 6</td>
<td>37,903 RSF</td>
</tr>
<tr>
<td>LEVEL 5</td>
<td>37,897 RSF</td>
</tr>
<tr>
<td>LEVEL 4</td>
<td>40,043 RSF</td>
</tr>
<tr>
<td>LEVEL 3</td>
<td>LEASED</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>LEASED</td>
</tr>
<tr>
<td>LEVEL 1</td>
<td></td>
</tr>
</tbody>
</table>
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.

South Tower

Statistics

- **320,000** total building RSF
- **31K-40K SF** floor plate sizes
- **8,000 SF** retail space available
- **12 stories**
- **60/40** lab/office ratio
- **Q3 2025** delivery
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
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
Work and Lab Space
Test Fits
Single Tenant

LEGEND

OFFICE
OPEN PLAN
OPEN COLLABORATION
CONFERENCE ROOM
LAB/OFFICE SUPPORT
OPEN LAB
LAB SUPPORT/SPECIALTY LAB
BREAK AREA
BASE BUILDING

OFFICE
OPEN OFFICE
O FFICE
O PEN  PLAN
O PEN  CO LLABO RATION
CO N FEREN CE RO O M
LAB/OFFICE SUPPO RT
O PEN  LAB
LAB SUPPO RT/SPECIALTY LAB
BREAK AREA
BAS E BUILDIN G
## Test Fits

### Single Tenant

<table>
<thead>
<tr>
<th>Office</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Office Workstation</td>
<td>66</td>
</tr>
<tr>
<td>Office</td>
<td>3</td>
</tr>
<tr>
<td>Huddle</td>
<td>4</td>
</tr>
<tr>
<td>Small Conference</td>
<td>4</td>
</tr>
<tr>
<td>Large Conference</td>
<td>1</td>
</tr>
<tr>
<td>Cafë</td>
<td>1</td>
</tr>
<tr>
<td>Wellness</td>
<td>1</td>
</tr>
<tr>
<td>Copy/Print</td>
<td>2</td>
</tr>
<tr>
<td>Storage</td>
<td>2</td>
</tr>
<tr>
<td>Reception</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Open Lab</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lab Bench (5 ft)</td>
<td>157</td>
</tr>
<tr>
<td>Lab Sink</td>
<td>7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lab Support</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Small Tissue Culture</td>
<td>2</td>
</tr>
<tr>
<td>Large Tissue Culture</td>
<td>1</td>
</tr>
<tr>
<td>Fume Hood</td>
<td>2</td>
</tr>
<tr>
<td>Lab Support</td>
<td>3</td>
</tr>
<tr>
<td>Freezer</td>
<td>1</td>
</tr>
<tr>
<td>Autoclave/Glasswash</td>
<td>1</td>
</tr>
<tr>
<td>Microscope</td>
<td>1</td>
</tr>
<tr>
<td>Biochemical Waste</td>
<td>1</td>
</tr>
<tr>
<td>Cylinder Storage</td>
<td>1</td>
</tr>
<tr>
<td>Chemical Storage</td>
<td>1</td>
</tr>
<tr>
<td>Receiving</td>
<td>1</td>
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</table>

### Two Tenant

<table>
<thead>
<tr>
<th>Office</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Office Workstation</td>
<td>40</td>
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<tr>
<td>Office</td>
<td>3</td>
</tr>
<tr>
<td>Huddle</td>
<td>2</td>
</tr>
<tr>
<td>Small Conference</td>
<td>1</td>
</tr>
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<tr>
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<td>1</td>
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<tr>
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<tbody>
<tr>
<td>Lab Bench (5 ft)</td>
<td>86</td>
</tr>
<tr>
<td>Lab Sink</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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<tbody>
<tr>
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</tr>
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<td>Autoclave/Glasswash</td>
<td>1</td>
</tr>
<tr>
<td>Microscope</td>
<td>1</td>
</tr>
<tr>
<td>Bio/Cylinder/Chemical Storage</td>
<td>1</td>
</tr>
<tr>
<td>Receiving</td>
<td>1</td>
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</tbody>
</table>

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<thead>
<tr>
<th>Office</th>
<th></th>
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<tbody>
<tr>
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<tr>
<td>Lab Bench (5 ft)</td>
<td>49</td>
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<tr>
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</tr>
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</table>
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

North Tower

DESIGN
PERMITS
CONSTRUCTION
DELIVERY OF SPACE FOR BUILD
TECHNICAL OCCUPANCY
Timeline

South Tower

- DESIGN (COMPLETE)
- PERMITS
- CONSTRUCTION
- DELIVERY OF SPACE FOR BUILD
- TENANT OCCUPANCY
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:

- Flagship
- Pioneer
- Merck
- Novo Nordisk
- Dana-Farber Cancer Institute
- Ginkgo Bioworks

Southline Boston
Boston, MA
760,000 sf

Berkeley Commons
Berkeley, CA
516,000 sf

2 Harbor
Boston, MA
418,000 sf

Hyde Park Labs
Chicago, IL
288,000 sf
Come build the future with us

Eric Johnson
National Director
Healthcare & Life Science Advisory Services

#TX 433068
713 272 1217
Eric.Johnson@transwestern.com

Lisa Bovermann
Senior Vice President
Healthcare & Life Science Advisory Services

#TX 584590
713 270 0457
Lisa.Bovermann@transwestern.com
Level 4
North Tower

40,043
RSF

16’
ceiling height

33’
column grid
Levels 5 & 6
North Tower

37,903
RSF

16’
celing height

33’
column grid
Level 7
North Tower

35,422
RSF

16’
ceiling height

33’
column grid
Levels 8, & 9
North Tower

33,944
RSF

16’
ceiling height

33’
column grid
Mechanical
Level 11
North Tower

Tenant mechanical space available

22’ ceiling height
Mechanical
Level 12

North Tower

Tenant mechanical space available

22’ ceiling height
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