Houston. The City of Opportunity
Welcome to today’s Houston, where the opportunity for growth and success – personal or professional – has never been greater. Diverse and vibrant, Houston offers an unmatched location, well-established modern infrastructure, and innovative business climate. Not to mention an enjoyable, affordable lifestyle that’s world-class in every way.

America’s Most Diverse City
Houston consistently ranks as the most diverse city in America, offering unrivaled socioeconomic, cultural, economic, religious, and household diversification. The city prides itself on offering an inclusive, equitable environment where individuals from any background can feel at home and opportunities are available for all.

Most Diverse City in US
Top 10 Best Place to Live
American City of the Future
Texas Medical Center

The World's Most Comprehensive Life Science Ecosystem

**TMC MEDICAL CAMPUS**
- 60+ co-located institutions providing world-renowned patient care and research
  - 8th Largest U.S. Business District
  - 10M Patients Annually
  - 110K+ Employees

**TMC INNOVATION FACTORY**
The TMC Innovation Factory empowers entrepreneurs from across the world to push the limits of discovery and bring their solutions to life faster.
- 300+ Start-ups in TMCi Community
- 100+ JLABS Companies

**TMC HELIX PARK**
The best minds in medicine and commerce collaboratively advancing translational research
- 26,540 Jobs in Texas
- 6M SF of Research Labs, Retail, Hotel, & Large-scale Commercialization
- 18.7 Acres of Public Green Space

**TMC BIOPORT**
- Diligence Phase
- 500+ Acre Biomanufacturing Campus
- 100K New Jobs
- $54B Economic Impact

Map of Texas Medical Center locations: TMC MEDICAL CAMPUS, TMC INNOVATION FACTORY, TMC HELIX PARK, TMC BIOPORT.
The Worlds Largest Medical Campus is Bringing Houston A New Sense of Discovery

For the first time in its 75-year history of advancing health, education, and research, retail is part of the prescription at the TMC. The 37-acre campus, TMC Helix Park is directly south of the TMC Medical Campus and offers a unique care-out opportunity for a fully integrated retail public realm with the TMC. TMC Helix Park will bring together retail, hospitality, and state-of-the-art life science labs around a destined for accolades park system designed by world-famous landscape architect Mikyoung Kim.

This engaging, fully programmed public space is the core of TMC's strategy to build the best translational research campus in the world: a forward-looking view that roots science and creativity in human interactions. TMC Helix Park is an invitation for the City of Houston and beyond to enjoy life and the dedicated researchers, doctors, and professionals working to improve life.
37 Acres mixed-use at full build-out:

- 5.4M developed SF
- 275K SF of programmed park
- 123K SF retail
- 150 seat beer garden
- 20K SF food hall
- 1K seat amphitheater
- 300K SF parking
# Neighboring & Drive Times

## Residential Neighborhoods
- Washington Heights: 18 min
- Montrose: 14 min
- River Oaks: 18 min
- The Heights: 24 min
- Rice Military: 21 min
- Lazybrook/Timbergrove: 23 min
- Greenway/Upper Kirby: 14 min
- Boulevard Oaks: 11 min
- Southampton: 10 min
- East Downtown: 15 min
- Museum District: 8 min
- Rice University: 8 min
- Oak Forest/Garden Oaks: 26 min
- Oak Estates: 20 min
- Afton Oaks: 19 min
- West University Place: 12 min
- Memorial: 29 min
- Tanglewood: 22 min

## Business Districts
- Downtown: 14 min
- Greenway Plaza: 14 min
- Uptown: 21 min
- TMC: 0 min

## Retail Centers
- River Oaks District: 19 min
- The Galleria: 20 min

## Parks
- Buffalo Bayou Park: 19 min
- Memorial Park: 18 min
- Hermann Park: 8 min

## Airports
- Hobby: 21 min
- George Bush IAH: 37 min

## Comparison Table

<table>
<thead>
<tr>
<th></th>
<th>1 Mile Comparison</th>
<th>3 Mile Comparison</th>
<th>5 Mile Comparison</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>17,499</td>
<td>174,212</td>
<td>440,019</td>
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<tr>
<td>Households</td>
<td>8,201</td>
<td>82,450</td>
<td>195,866</td>
</tr>
<tr>
<td>Employment</td>
<td>9,758</td>
<td>112,194</td>
<td>114,922</td>
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<tr>
<td>Daytime Population</td>
<td>224,062</td>
<td>434,038</td>
<td>922,628</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$58,315</td>
<td>$62,893</td>
<td>$67,787</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$96,765</td>
<td>$112,194</td>
<td>$114,922</td>
</tr>
</tbody>
</table>
TMC is focused on mobility throughout our campus to allow employees, patients, and visitors easy transportation to and from our campuses.

Nested along the Houston METRO line, TMC Helix Park is centrally located between TMC Medical Campus and NRG Stadium. TMC is also expanding shuttle routes, BikeShare options, and building parking garages and spots.
THE PEOPLE
THE PLACES

TOUCH POINT
- HOTEL & CONFERENCE CENTER
- RESIDENTIAL
- PUBLIC PARKING
- SCOOTER/BIRD/LIME/SHARE HUB
- TOTAL 56,500 SF

SOCIAL COLLABORATION
- OFFICE/R+D
- FOOD HALL VALET 12.6K
- (MULTI-MODAL TRANSIT MOBILITY)
- ART
- TOTAL 44,600 SF

BRIDGE
- TOTAL 72,500 SF
- OVERALL AREA: 173,600 SF

TOTAL 173,600 SF
Diverse Audience

**RESEARCH & CLINICAL TALENT**

- 100,000+ Daily Employees
  - Research
  - Venture Capital
  - Construction
  - Industry

- 4 Shift Changes

- Most Active Hours
  - 6 a.m. - 8 p.m.

**PATIENTS & VISITORS**

- 10 Million Annual Patient Visits
- Brings 24-hour 7 day week Activation to TMC

**RESIDENTS**

- 492,500 Residents*
- $122,086 Average HHI*
- 69K New Residents to Houston since the Pandemic

*“Within a 15-minute drive
Data provided by Placer Labs Inc.”

**TOURISTS**

- Most Diverse City in the World with over 145 languages spoken daily
- 2nd Largest Museum District in the US
- Located within 1 mile of NRG Stadium
  - Hosts over 500 events per year
  - Home of the Houston Rodeo which brings over 2.4M people to Houston a year
  - Host of the 2026 FIFA World Cup

Everything in **ONE** place for a diverse target audience.
### Tenant Space Premise Area (SF)

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Premise Area</th>
<th>Perimeter Frontage</th>
<th>Park Frontage</th>
<th>Floor Slab to Ceiling Slab</th>
<th>Slab on Grade Req'd</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-100</td>
<td>4,797</td>
<td>164' - 7&quot;</td>
<td>73' - 10&quot;</td>
<td>17'</td>
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<tr>
<td>C-110</td>
<td>1,825</td>
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<td>35' - 5&quot;</td>
<td>17'</td>
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<td>C-120</td>
<td>1,658</td>
<td>115' - 4</td>
<td>49' - 11&quot;</td>
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<td>C-140</td>
<td>1,866</td>
<td>79' - 5&quot;</td>
<td>50'</td>
<td>17'</td>
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<tr>
<td>C-150</td>
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<td>40' - 9&quot;</td>
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<tr>
<td>C-160</td>
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<td>60' - 2&quot;</td>
<td>17'</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>14,697</strong></td>
<td><strong>553' - 11&quot;</strong></td>
<td><strong>307' - 11&quot;</strong></td>
<td><strong>17'</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Notes:
1. For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the inside surface of glass for walls without street or pedestrian way/plaza frontage, and the finish surface of walls for walls with a finished slab from adjoining floors. Office frontages (SF) are excluded.
2. For the purpose of calculating tenant space Perimeter Frontage, measurements are from the centerline of demising walls to the outside face of the storefront, including all sides of bay windows and facade recesses (perimeter).
3. For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, including beginning and ending points. Street frontage shall be included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or one story bay windows projecting beyond the building line are included in the Premise Area. One story bay windows projecting beyond the building line are not included in the Premise Area.
4. For the purpose of calculating adjacent finished slab and elevations at exterior entrances.
5. No deductions are made for columns and projections necessary to the building.
6. For the purposes of calculating adjacent finished slab and elevations at exterior entrances.
7. Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.
8. Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.
9. Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations of the applicable taxing authorities. All work performed at the Premise shall be performed in full compliance with applicable statutes, codes, ordinances and other regulations of the applicable taxing authorities. Any work performed shall be approved by the Landlord, the Landlord's agents or representatives, and shall meet or exceed the minimum & maximum requirements as shown in the drawing. Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations.
LEGEND:

- POTENTIAL DEMISING WALL
- RETAIL SPACE
- OUTDOOR TENANT SPACE
- NON-RETAIL BASE BUILDING
- RETAIL BACK OF HOUSE
- SHARED BUILDING CORRIDOR

NOTES:

1. For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/frontage, the finished surface of the Premise Area side of a major vertical building penetration (such as a Residential Areas, Floor Common Areas (such as service/egress corridors) or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Premise Area total. One story bay windows projecting beyond the building line are not included in the Premise Area. No deductions are made for columns and projections necessary to the building.

2. For the purpose of calculating tenant space Perimeter Frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and facade recesses (perimeter).

3. For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.

4. Refer to plan for indication of adjacent finished slab and elevations at exterior entrances.

5. All existing conditions and dimensions to be verified on site by Tenant.

6. Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.

7. Tenant’s representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.

8. Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work performed by or on behalf of the Tenant at the premises. Landlord, Landlord’s Agents or representatives approval of Tenant’s working drawings or Tenant’s construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord’s insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.

VISIBILITY / KEY PLAN

N SCALE 1:50 72' 36' 144'

Dynamic One Retail Lease Plan