

Your **innovation**
destination

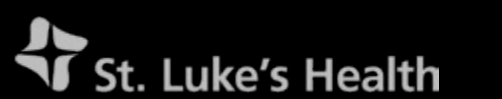




Advancing Healthcare for 75+ Years

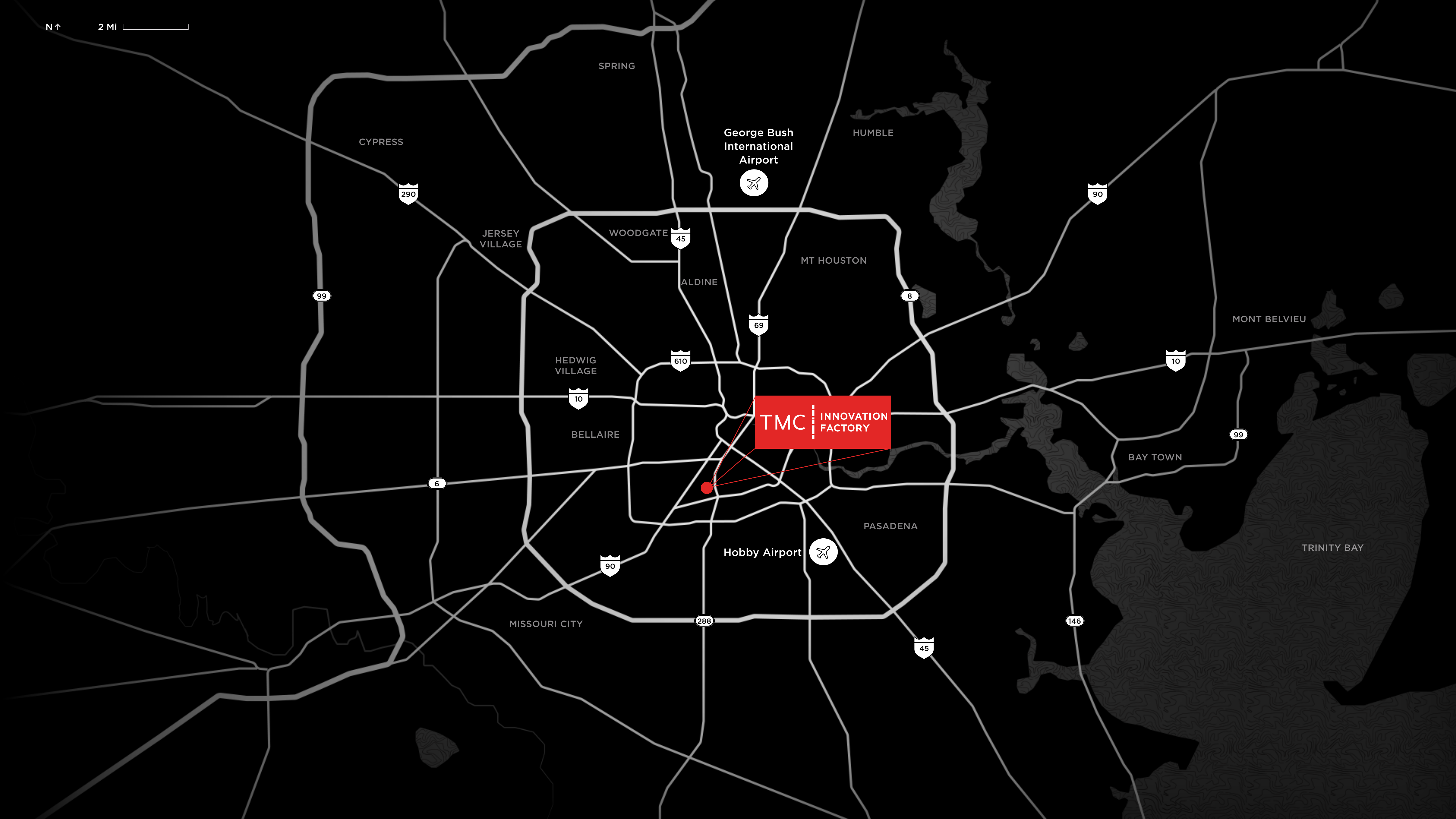
In the early 1940s, a group of visionary Houstonians conceived a world-class medical district: The Texas Medical Center (TMC). Today, TMC is the largest medical city in the world and home to the brightest minds in medicine.

- 50 Million SF Developed Across 1,400+ Acres
- 9,200 Total Patient Beds
- 10 Million Annual Patient Encounters
- No. 1 Cancer Hospital in the U.S.
- \$25 Billion Annual Gross Domestic Product
- 180,000 Annual Surgeries
- World's Largest Children's Hospital
- 60+ TMC Member Institutions





TMC Innovation Factory is a diverse alliance of entrepreneurs and established companies from across the world – brought together by a shared mission to shape the future of healthcare. Backed by the greater TMC ecosystem and activated by TMCi programming, the building fosters an environment of support where our innovators are encouraged to collaborate, push the limits of discovery, and, ultimately, bring their solutions to life.



George Bush
International
Airport



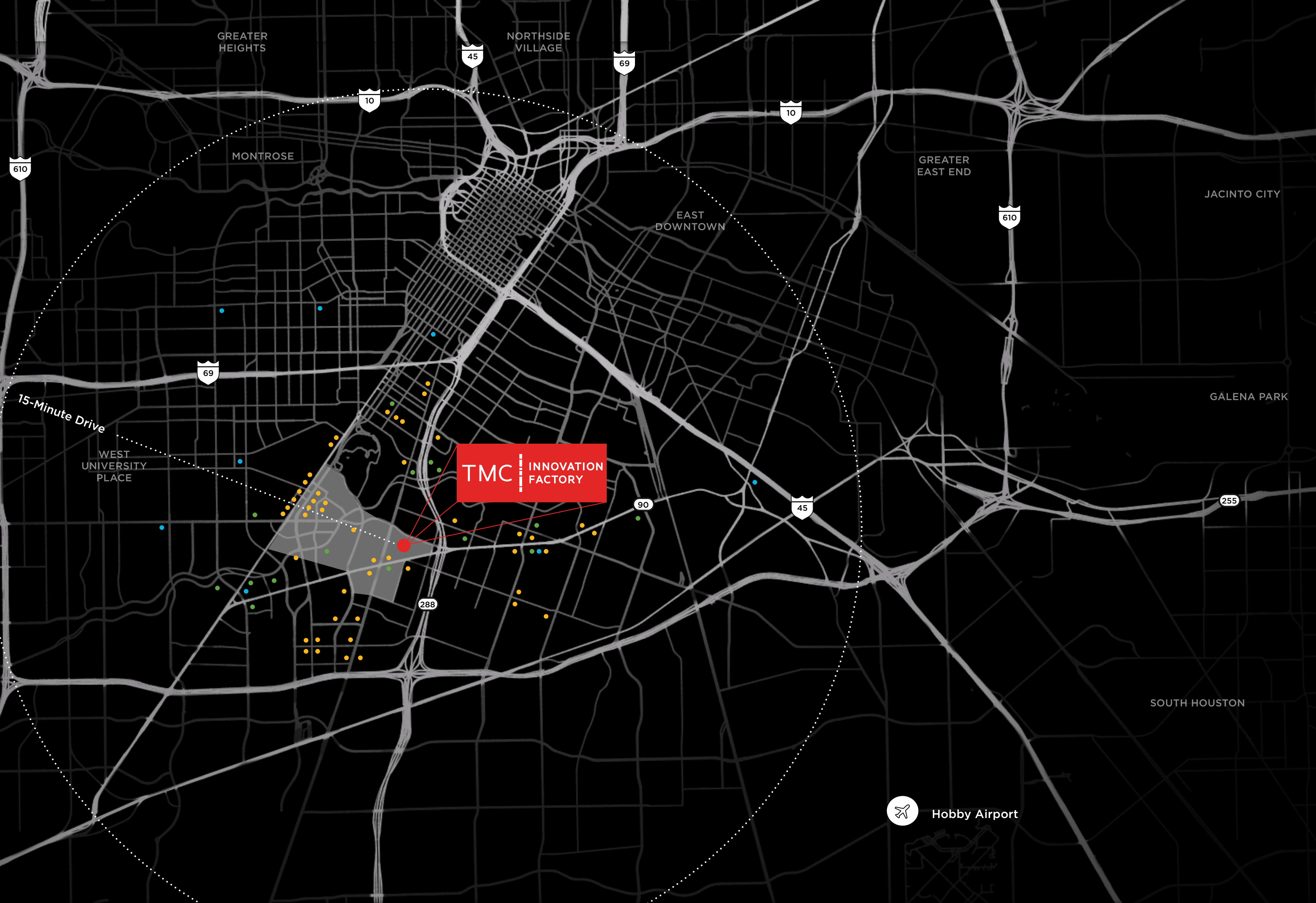
TMC INNOVATION
FACTORY

Hobby Airport



N ↑ 1 Mi

- Restaurants
- Grocery
- Shopping Centers
- Texas Medical Center



Hobby Airport

N ↑ 1000 Ft

● Brays Bayou

○ Green Space

TEXAS A&M HEALTH

RICE UNIVERSITY

UT Health Houston Science Center

Memorial Hermann

BAYLOR COLLEGE OF MEDICINE

Houston Methodist Hospital

MCGOVERN MEDICAL SCHOOL AT UT HEALTH

TMC Executive Offices

Texas Childrens Hospital

HOLCOMBE BLVD

University of Texas MD Anderson Cancer Center

Michael E DeBakey VA Medical Center

TMC INNOVATION FACTORY

UT Health Houston

Baylor St.Lukes Health

TMC Helix Park

UT System Research Park

Harris Health Systems

OLD SPANISH TRAIL

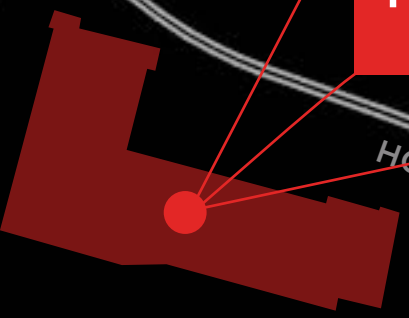
UNIVERSITY OF HOUSTON →

288

90

MEDA RD

HOLCOMBE BLVD



□ Texas Medical Center Property

TMC MEDICAL CAMPUS

TMC HELIX PARK

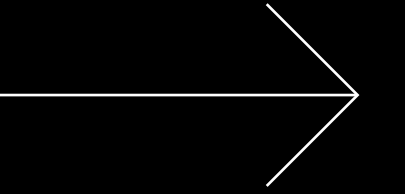
TMC INNOVATION FACTORY

90

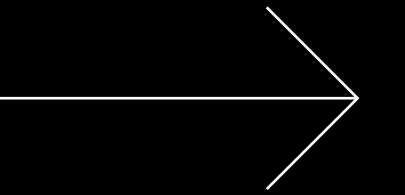
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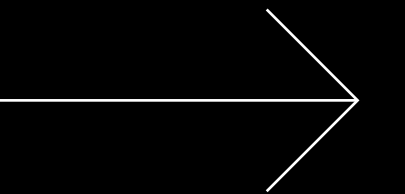
01 **People**



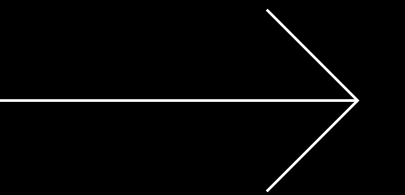
02 **Programming**



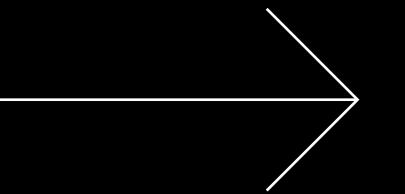
03 **Platform**



04 **Place**



05 **Partners**



People



Companies who join the TMC ecosystem enjoy concierge access to the largest medical city in the world. This includes connection to world-class clinical and research institutions and integration into an extensive network of mentors, consultants, and industry talent.

Accelerator Cohorts

TMCi connects emerging digital health and medical startups to mentors, service providers, clinical champions, and corporate partners.

BioBridges

Australia | United Kingdom | Denmark | Ireland

The BioBridge will be a marketplace for innovative life science technologies focused on digital and telehealth, medical devices, and operations. Since 2015, TMC has committed to providing customized support to startups seeking to grow in the US, and our dedicated team, programs, and venture fund provide a unique US market entry.

Programming



Accelerator for Cancer Therapeutics

Support for Texas-based biotech entrepreneurs and researchers contemplating translations alongside institutional technology transfer teams.

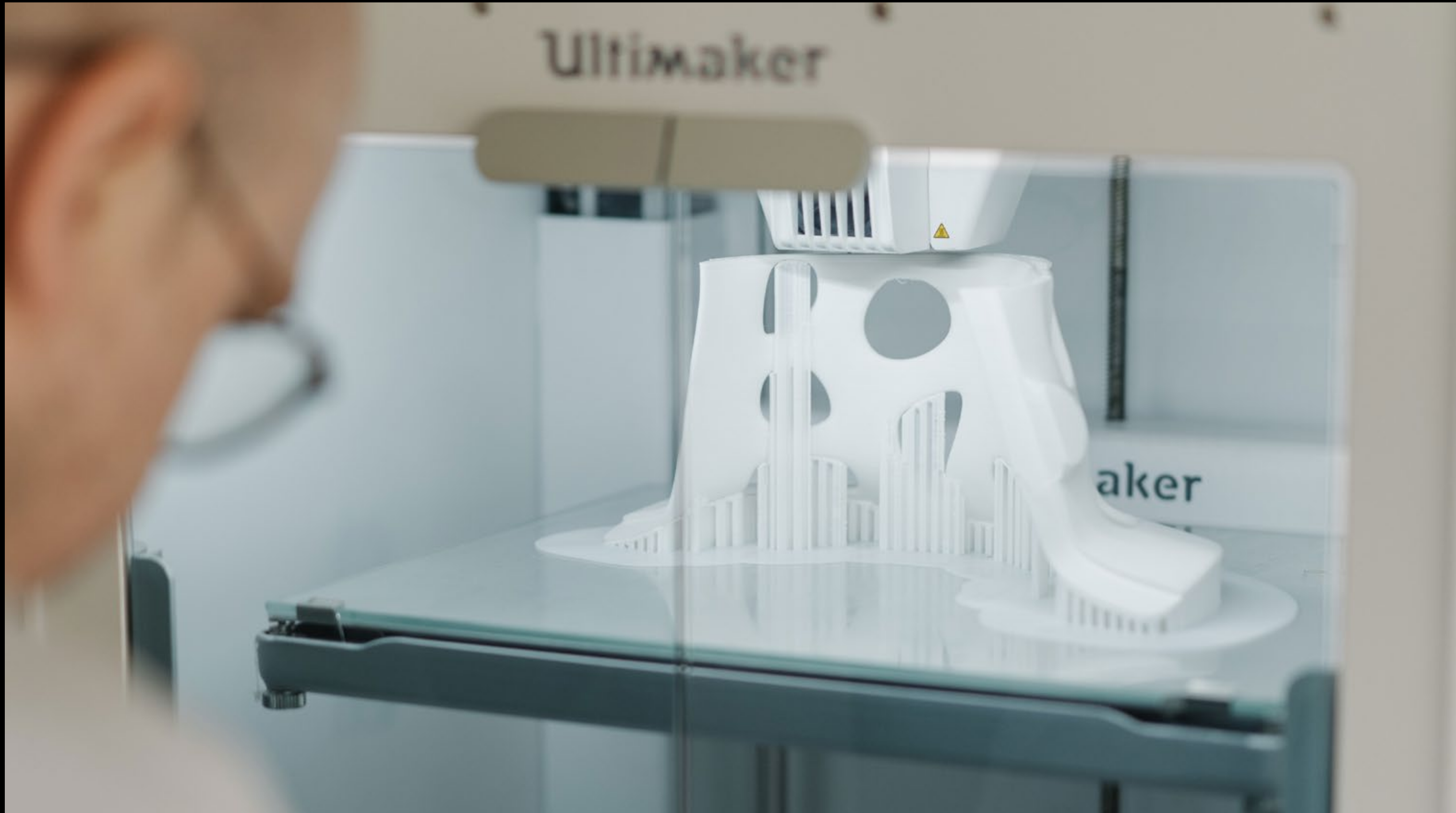
FUNDED BY

**The Cancer Prevention
and Research Institute of Texas
(CPRIT)**

LAUNCHED IN COLLABORATION WITH

**The Gulf Coast Consortia (GCC)
The University of Texas Medical
Branch (UTMB)**

Programming

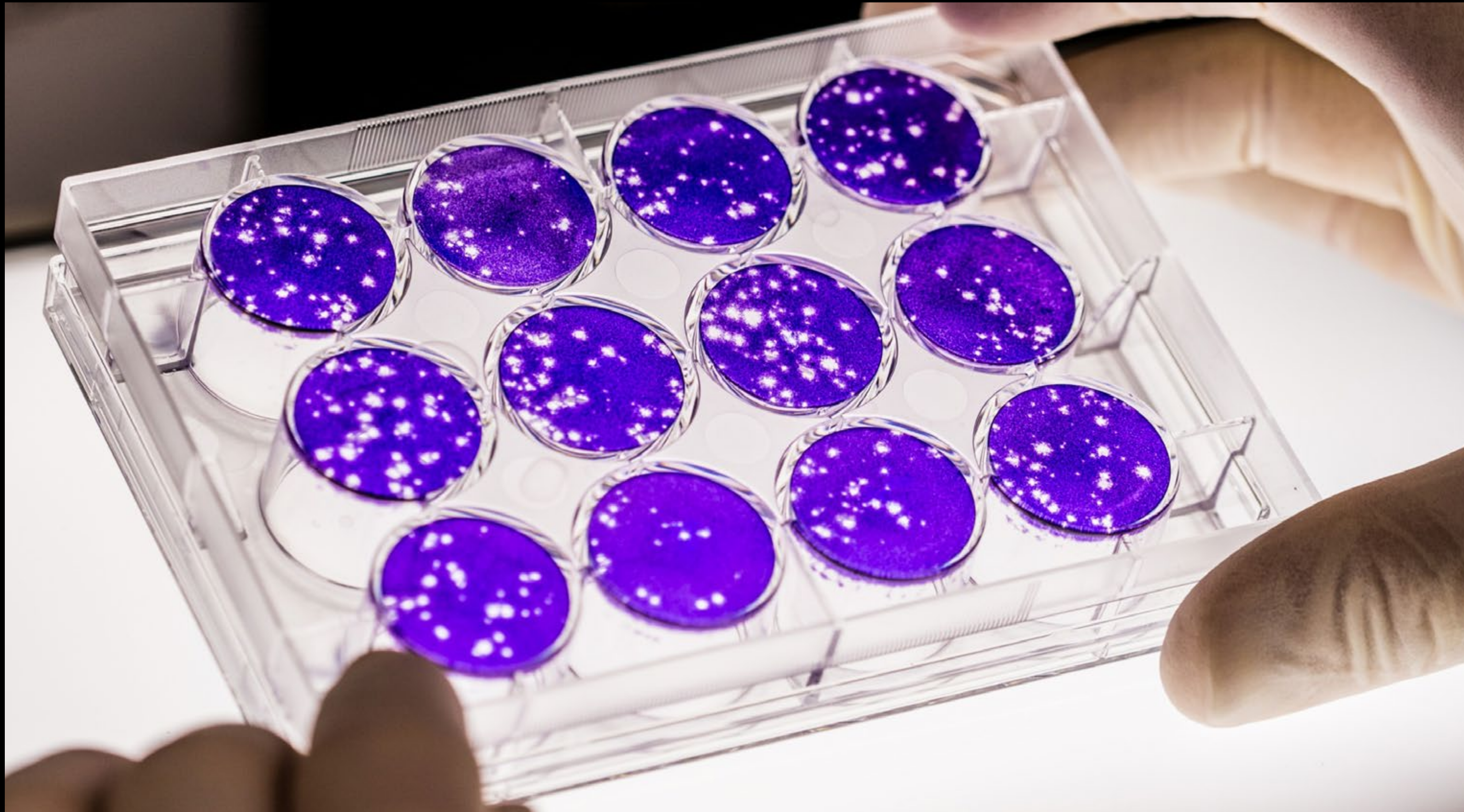


Accelerator for Health Tech

Support for promising medical device and digital health companies as they prepare their products for clinical validation, funding, and deployment.

- **221 TMC Healthtech Accelerator Companies**
- **\$5.82B Raised to Date**
- **8 Successful Company Exits**
- **305 Life Science Startups in the Community**
- **\$9.2M from TMC Venture Fund Invested into TMCi Companies**

Programming



Biodesign

Provides founders with the fundamentals necessary to transform ideas into products and products into new startup companies through a fully-immersive clinical experience

- **2015 Program Launched**
- **11 TMCi Biodesign Companies**
- **50 Founders**
- **25 Corporate/Academic Relationships Developed**
- **\$41M+ Capital Raised**

Programming



Center for Device Innovation @ TMC

Dedicated medical device maker space at TMC Innovation Factory.

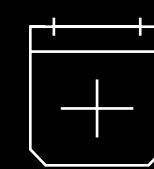
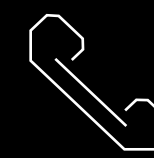
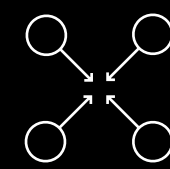
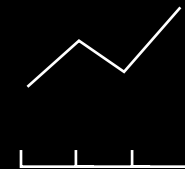
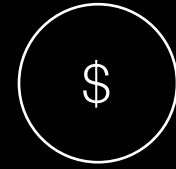
CDI @ TMC AMENITIES

- Electronics Lab
- Closed BSL 1 Lab
- Mechanical Testing Wet Lab
- 3D Printing Lab
- Secured Certified Machine Shop
- Conference and Call Rooms
- X-Ray Machine
- Membership with Machine Shop Access

MEMBERSHIP SPACE OPTIONS

- Bench Top Open Workspace
- Team Dry Labs, Small/Large
- Office
- Open Desk Workstation

Platform



TMC Venture Fund

- Investment Diligence
- Portfolio Management

Investors

- Health Tech
- Cancer Therapeutics

Business Intelligence

- Market Analysis
- Regulatory
- Data Security
- Clinical Studies

Vendors & Consultants

- Legal/Contracts
- HR/Recruiting
- Finance
- Tech Platforms
- Grant Support
- Prototyping

External Communications

- Speaking Opportunities
- Media Interviews
- Social Media Content

Events

- Thematic Programming
- Sponsorships
- Event Venue Booking
- Showcase Event

Place



The Nabisco Cookie Factory

Built around 1950, the Nabisco building in Houston made history by producing Oreos, Fig Newtons, Chips Ahoy and other popular treats along one of America's earliest bakery production lines. Looking to retain the building's architectural integrity and honor its history, the Texas Medical Center (TMC) purchased and renovated the site in 2001 to create a globally recognized life science start-up hub, TMC Innovation.

Partners



01



ABB Robotics Lab

Collaboration with an industry leader in a novel mission to apply robotics to non-surgical medical solutions



02

Johnson & Johnson JLABS

Partners

01

ABB Robotics Lab



Johnson & Johnson INNOVATION JLABS
JLABS @ TMC

Johnson & Johnson JLABS

76 companies representing 5 countries and 7 states in a unique collaboration with global J&J experts

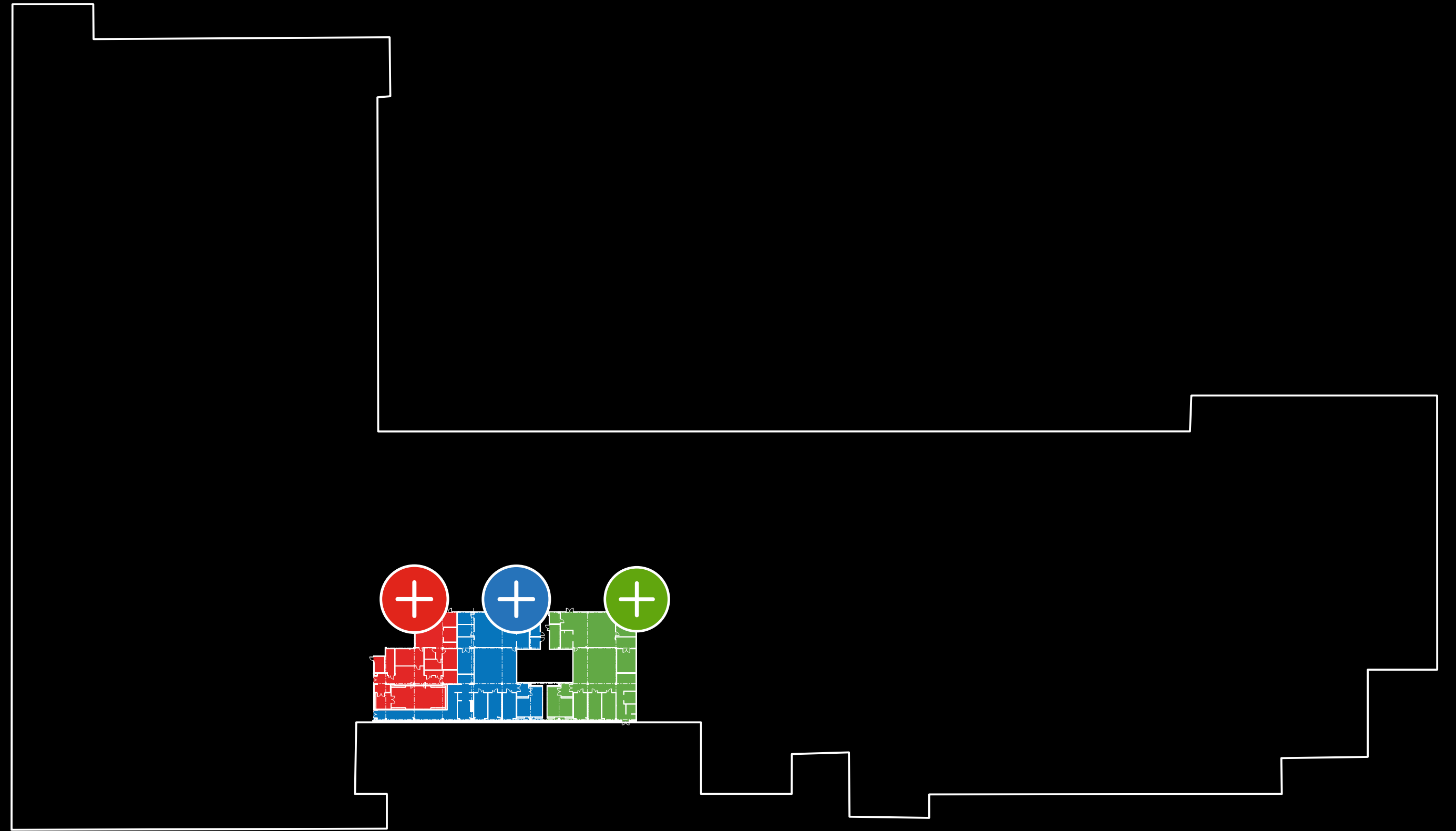
47,000 RSF

Total Space Available

1st Floor

● Suite D	8,921 RSF
● Suite E	9,796 RSF
● Suite F	6,857 RSF

Total **25,574 RSF**



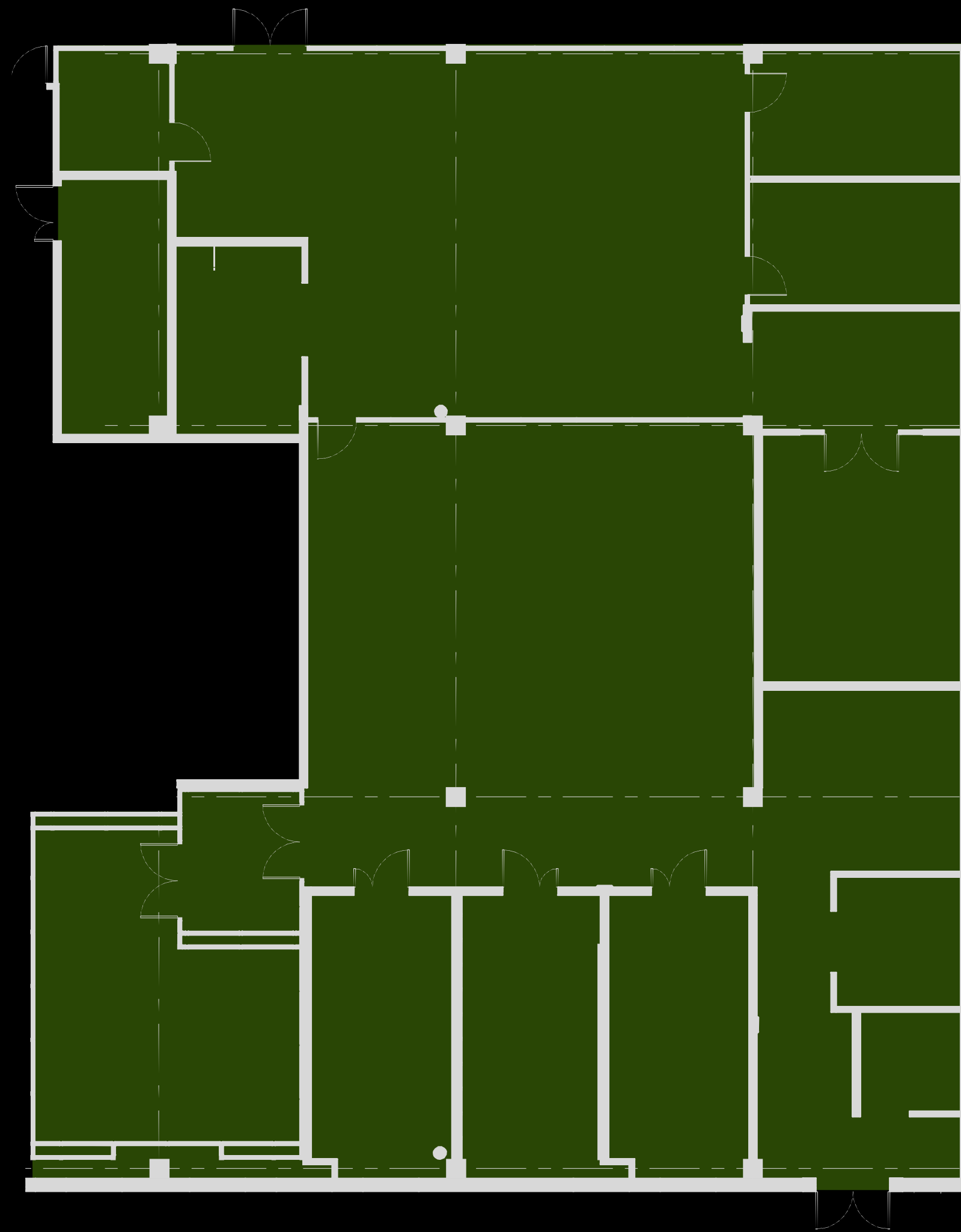
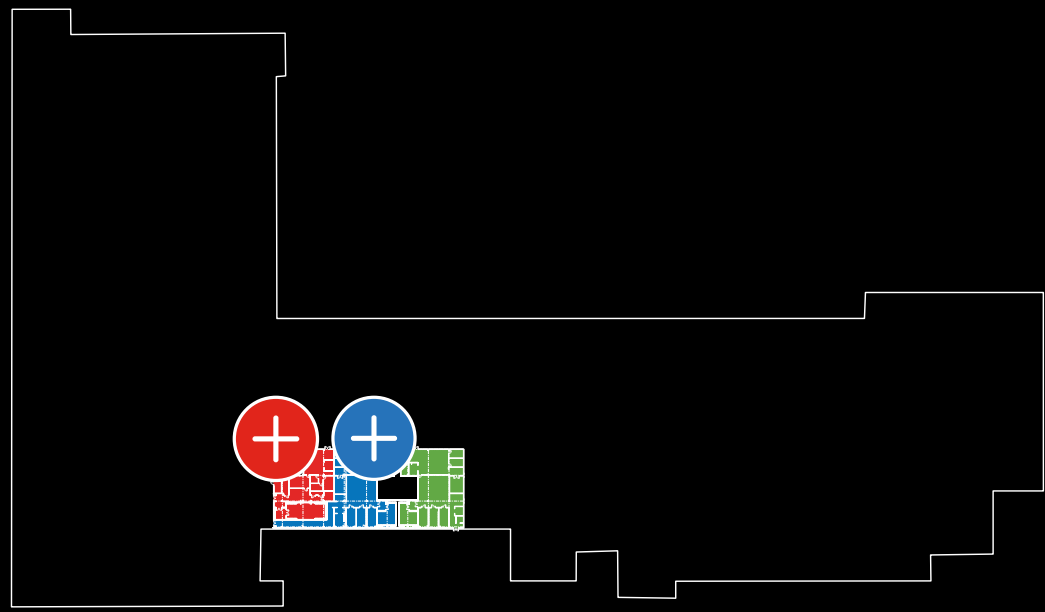
Availability

Suite D

8,921 RSF

*FLOORPLANS NOT TO SCALE

1ST FLOOR



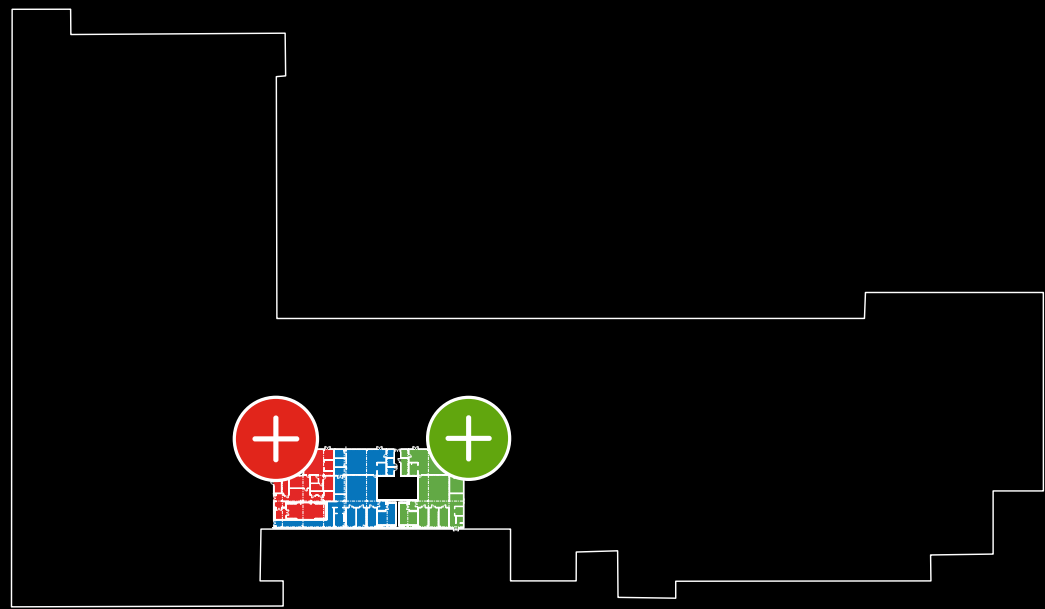
Availability

Suite E

9,796 RSF

*FLOORPLANS NOT TO SCALE

1ST FLOOR



Availability

Suite F

6,857 RSF

*FLOORPLANS NOT TO SCALE

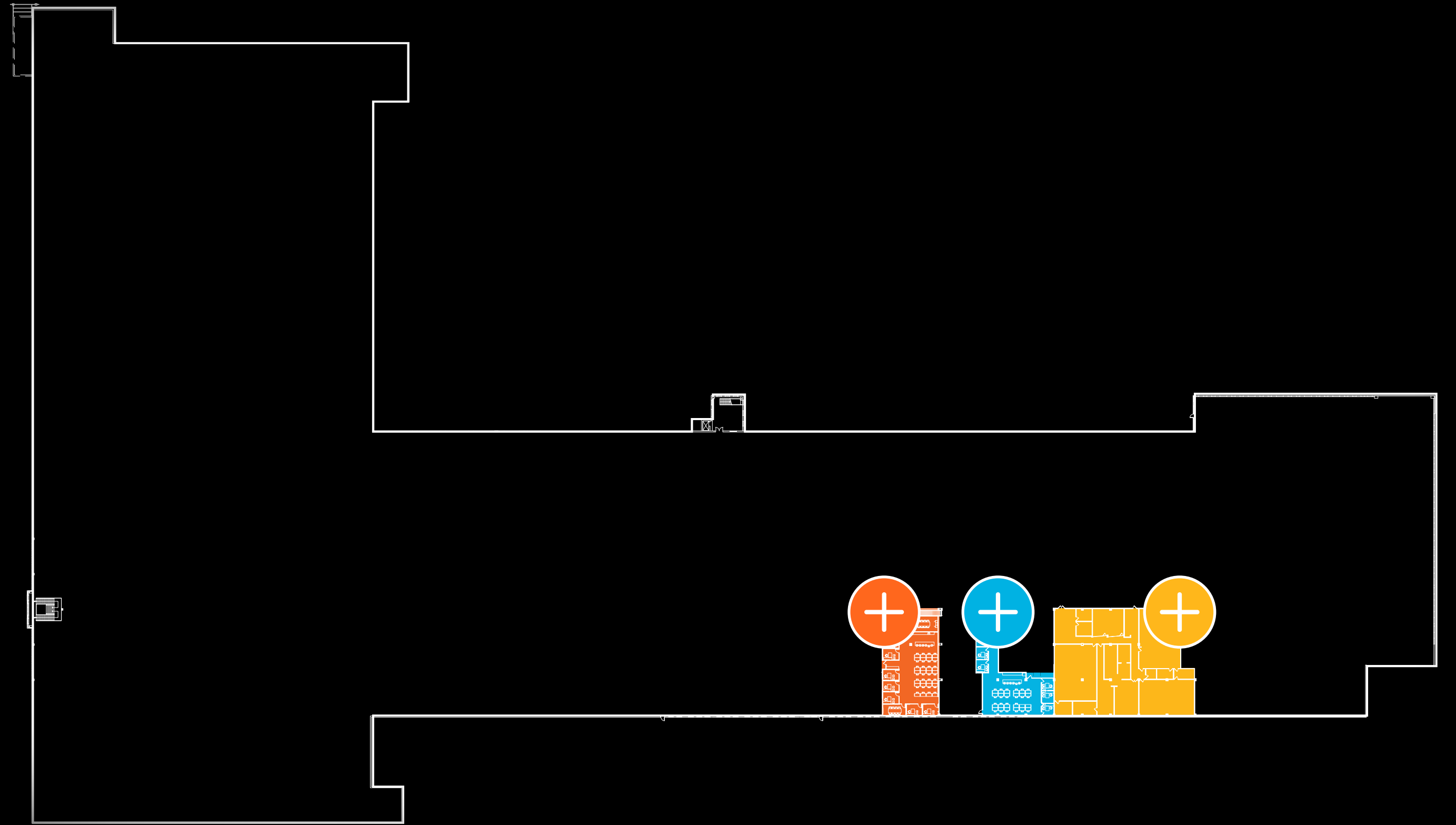
1ST FLOOR



2nd Floor

● Suite 2220	4,920 RSF
● Suite 2240	4,020 RSF
● Suite 2250	13,005 RSF

Total 21,945 RSF



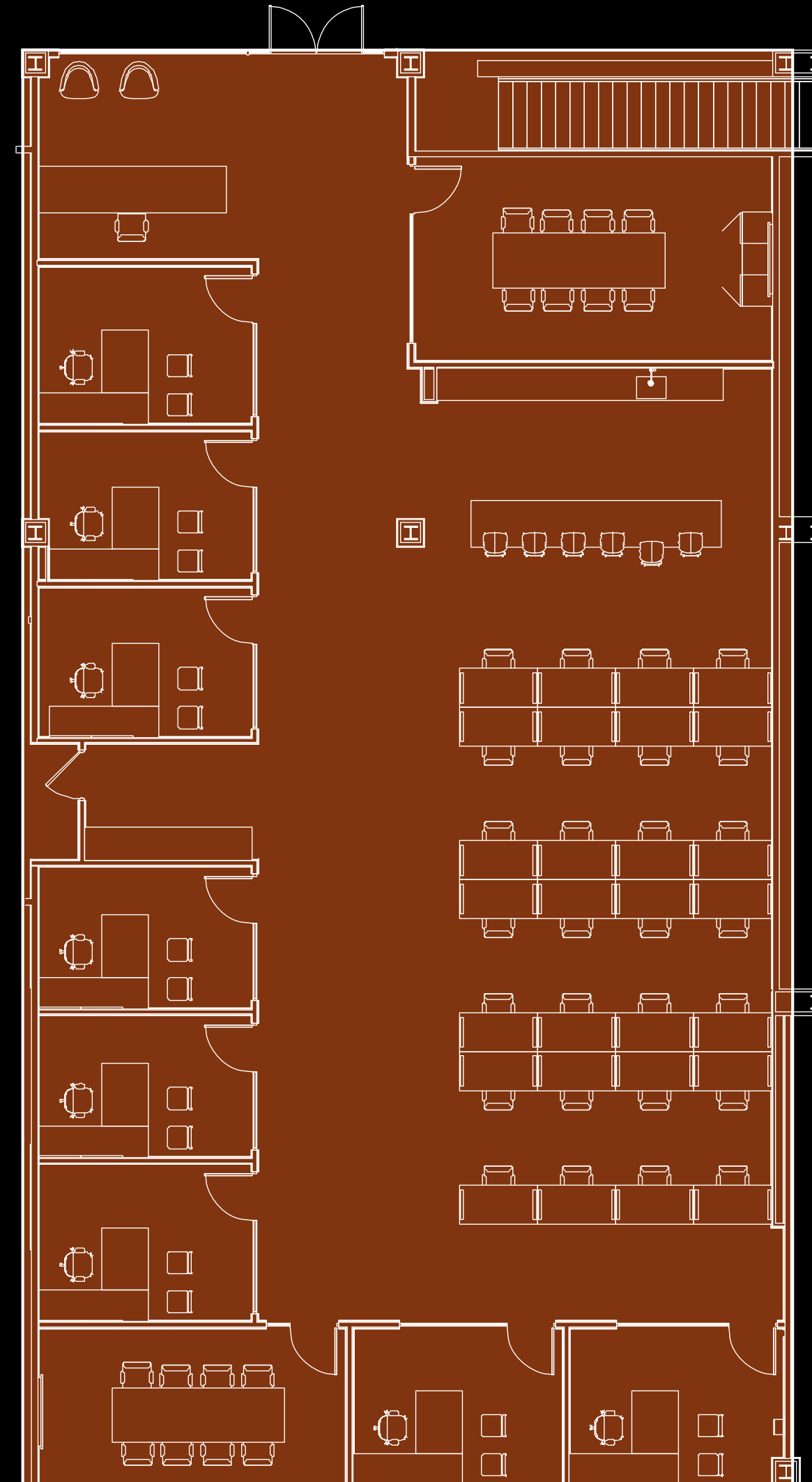
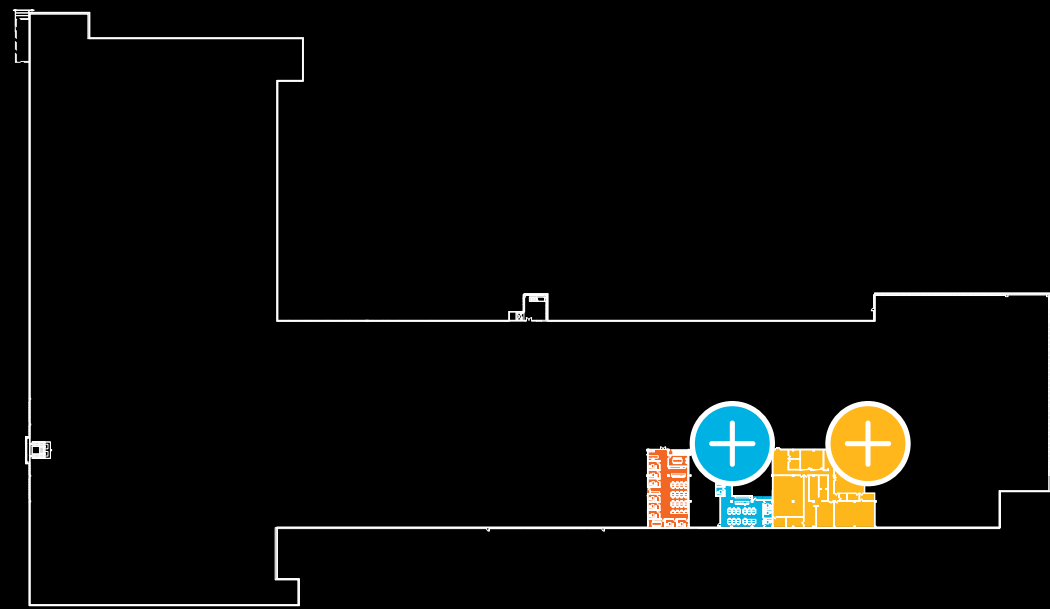
Availability

Suite 2220

4,920 RSF

*FLOORPLANS NOT TO SCALE

2ND FLOOR



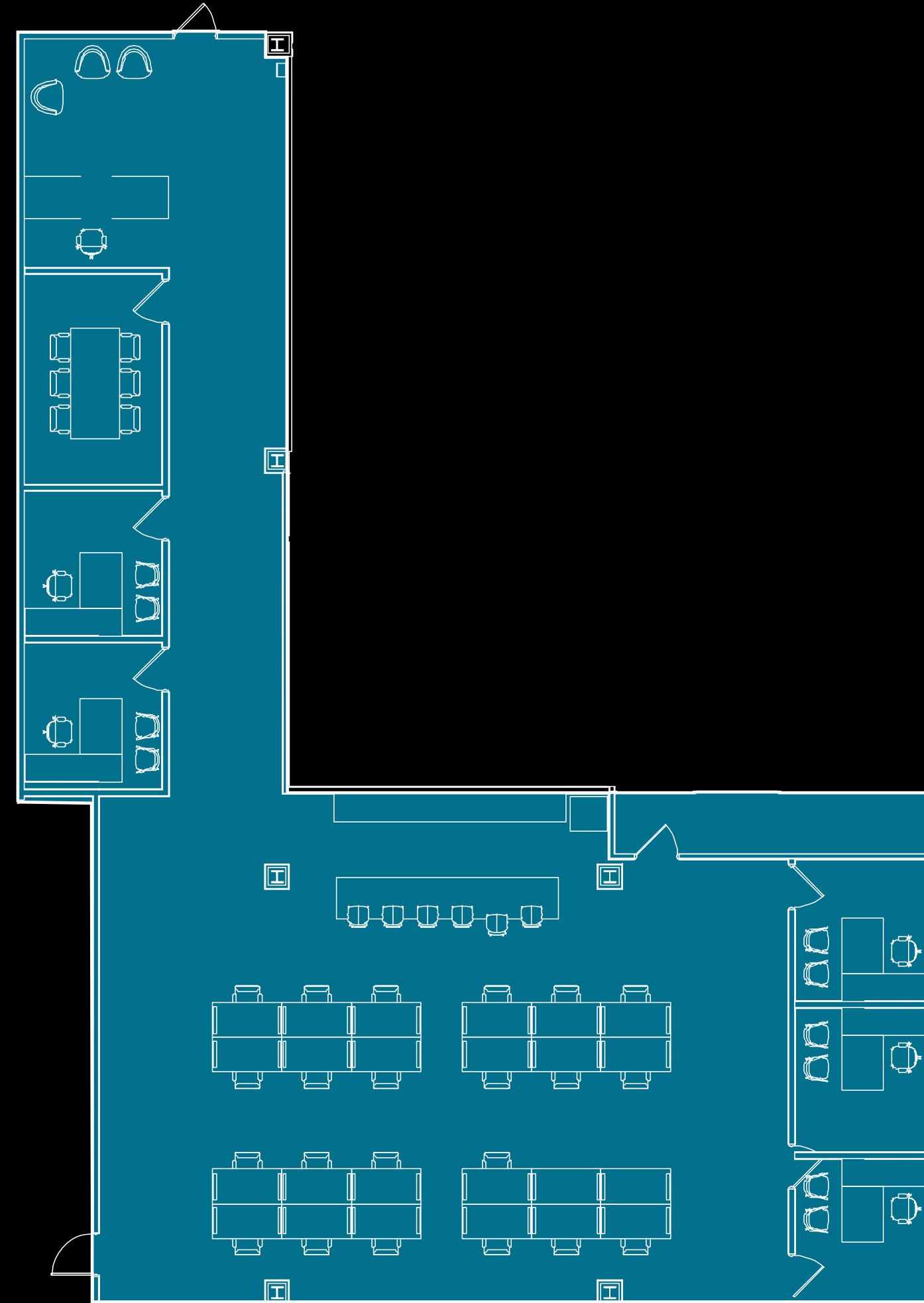
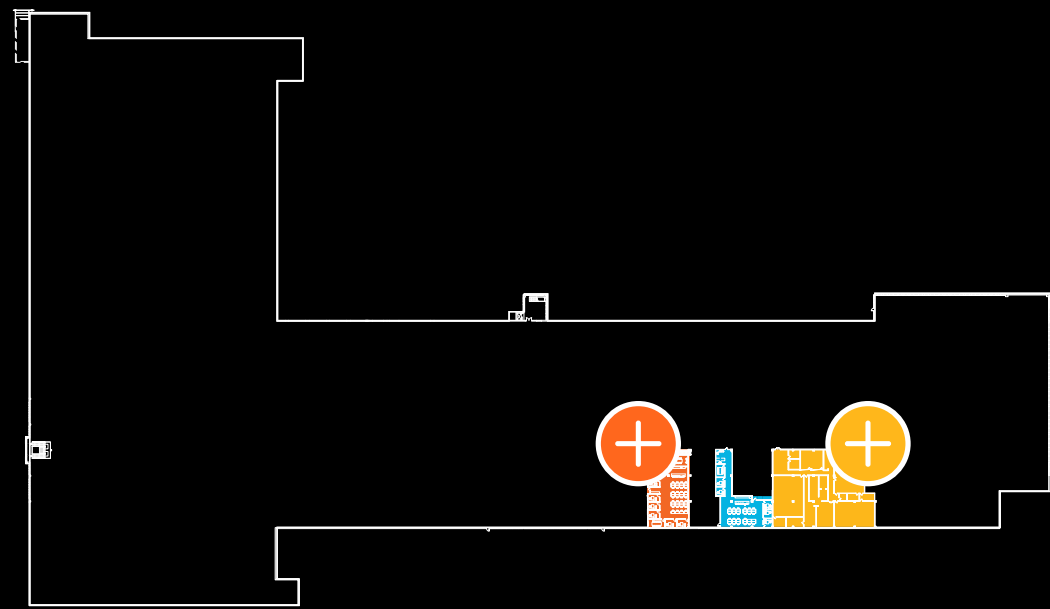
Availability

Suite 2240

4,020 RSF

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2ND FLOOR



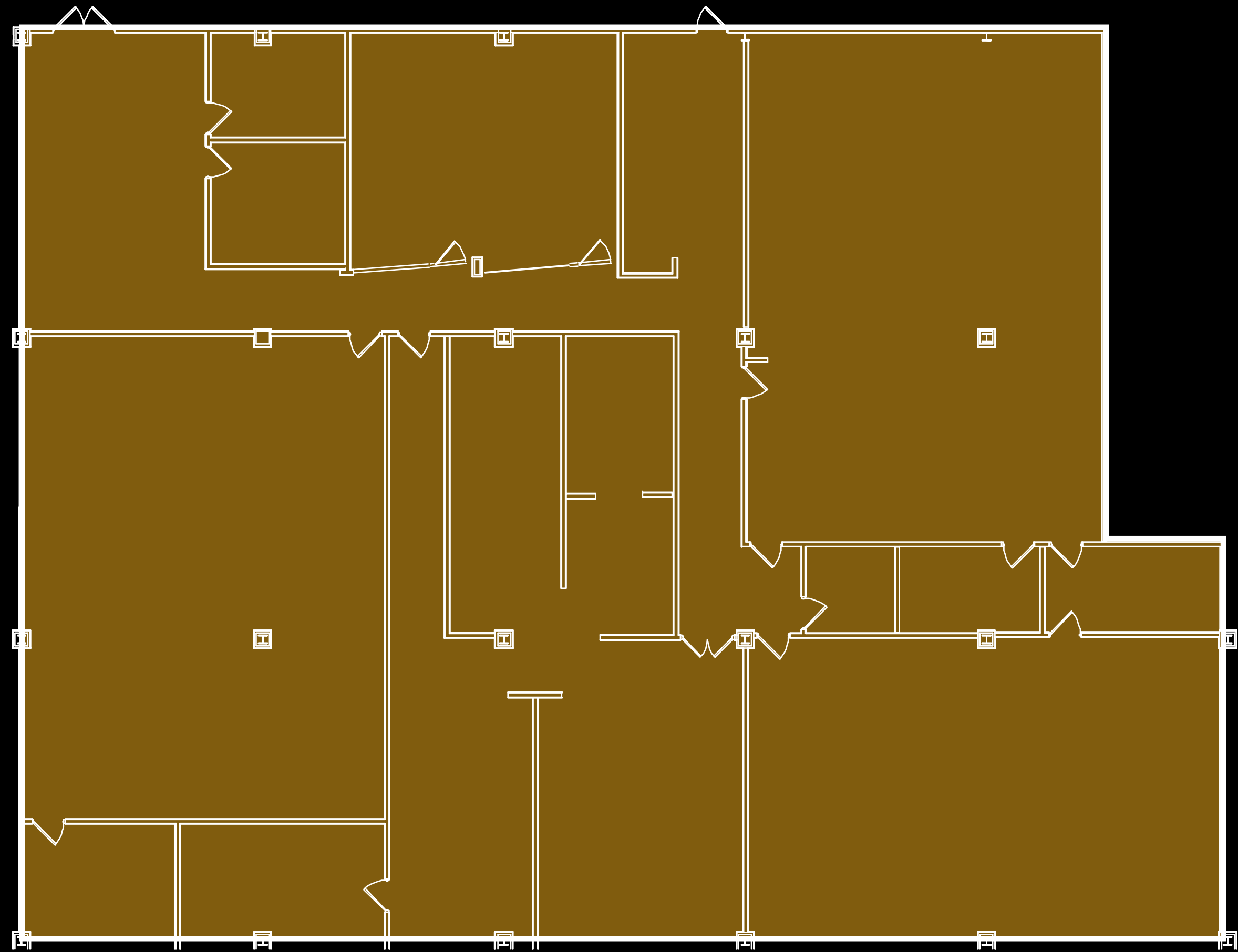
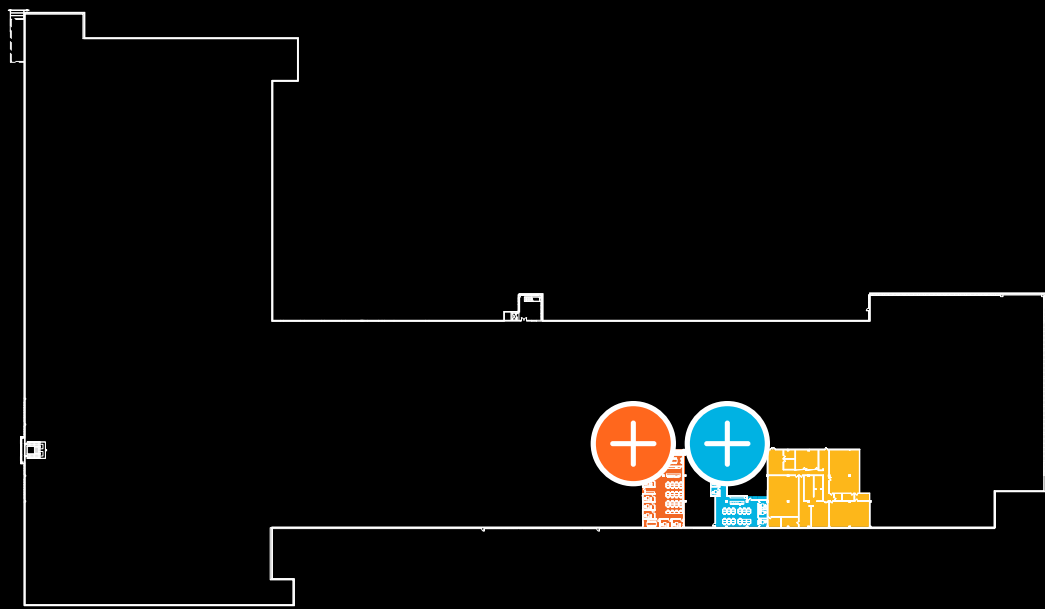
Availability

Suite 2250

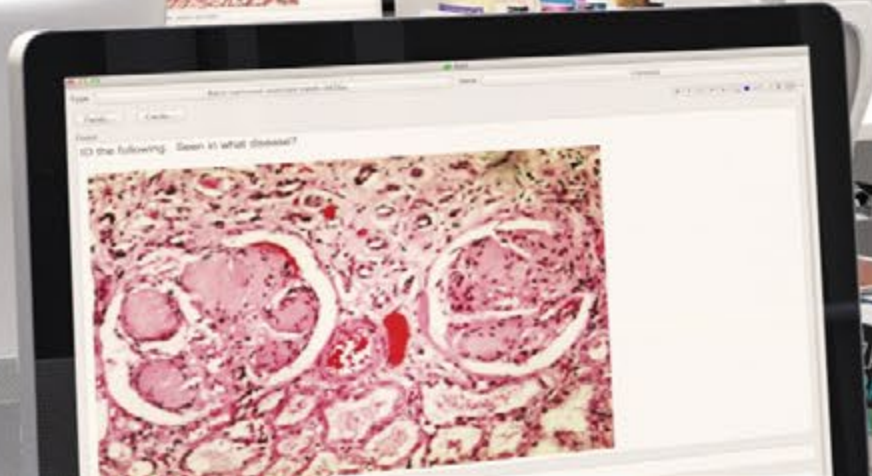
13,005 RSF

*FLOORPLANS NOT TO SCALE

2ND FLOOR

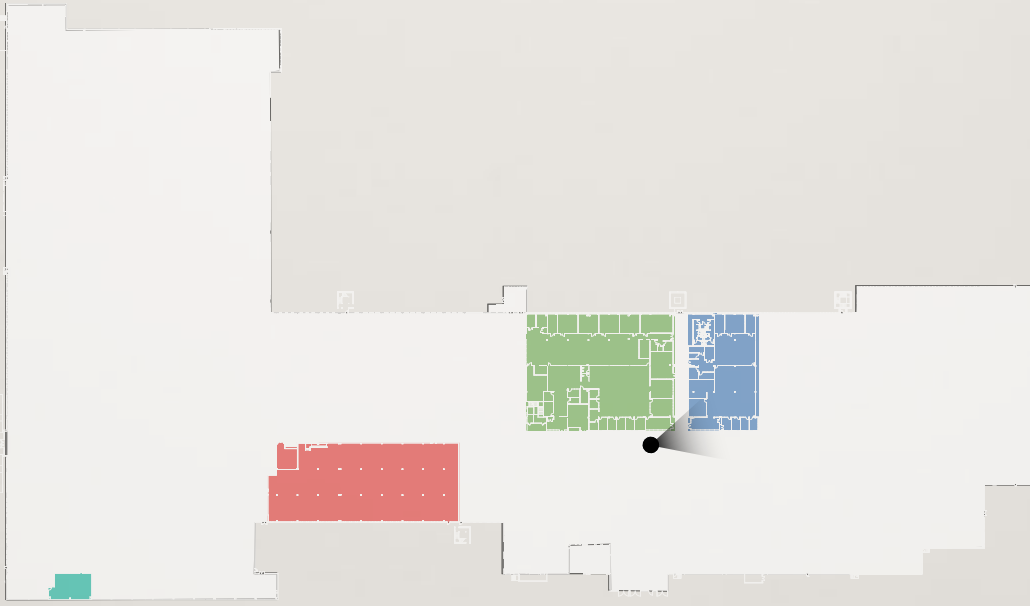
















Building Specs

Cooling System

- The building has a central condenser water-cooled chiller plant.
- The tenant suites are provided with chilled water.
- The chillers and pumps are set up in an N+1 configuration.

Heating System

- The building is heated from low-pressure hot water boilers located in the Central Plant at the Innovation Factory.
- The boilers and pumps are set up in an N+1 configuration.

Electrical System

- The building is equipped with utility company provided electric service.
- Two (2) utility (CenterPoint) owned 3000kVa transformers (existing) will serve all lab and office suites.
- New 1500 kw Generator

Fire Protection

- Two (2) separate incoming services and associated backflow preventers.

Fire Pump

- One (1) diesel driven 1,000 GPM fire pump sized to serve the building's 15 sprinkler risers.

Sprinkler Control Valve

- Valve assemblies are installed at the existing standpipe at 15 locations around the perimeter of the building.
- Each riser has a drain installed to allow for sprinkler system drainage and testing.
- Sprinkler system is designed to comply with the latest City of Houston Building Code and all other applicable governmental codes.

Fire Alarm

- The fire alarm system and installation comply with the latest City of Houston Building Code and all other applicable governmental codes.

Domestic Water Service

- Two (2) incoming water services and associated backflow preventers sized to accommodate all office and labs.
- Domestic water booster pumps set up in an N+1 provided to maintain a pressure of 50 - 60 psi in each suite.

Acid Waste Neutralization System

- Installation and sizing of an acid waste neutralization system that is sized to accommodate the demands of all lab and lab-ready floors.

Sanitary and Storm POEs

- Connections to the municipal storm and sewer system are existing to remain.

Storm System

- Gravity drainage system sized to serve all roof and parking lot drains.

Hot Water

- Local electric storage type water heaters will be provided in each suite.

Sanitary System

- Sized to accommodate all plumbing fixtures on office and labs.

Ceiling & Column Heights

- Ceiling heights in the lab areas are 10'-0"
- Ceiling heights in the office areas are 9'-0"
- Column spacing running North to South are 24'-0"
- Column spacing running East to West are 30'-0"

Freight Access

- Loading Dock #2 - supervised loading dock with direct access to first floor

TMC | INNOVATION FACTORY

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