



LEVIT GREEN

BUILT WITH PURPOSE, PRIMED FOR DISCOVERY.



296,000 SF TI Ready Now
53-acre Life Sciences Centric District

6420 LEVIT GREEN BLVD., HOUSTON, TEXAS

WELCOME

to the future of lab & office

Built within a 53-acre innovation district, Phase 1 at Levit Green is a state-of-the-art lab & office facility designed and engineered for cutting edge R&D, life sciences and technology companies. With a robust conferencing center, an expansive fitness center, and programmed space for vivarium and incubator suites, the building is a self contained ecosystem for discovery.

This scalable district offers more than 4 million square feet of space to allow your business to grow in place.

4 million SF
9 buildings
296k SF TI ready now

Phase 1



THOUGHTFULLY DESIGNED LAB SPACES WITH TENANTS IN MIND

LAB AVAILABILITY:

Lab/office on floors 1-5
Expansive open floorplates averaging 60,000 SF

CLEAR HEIGHT:

15'-4" deck-to-deck clear height on typical floor

ELEVATORS:

4 Passenger Elevators
Freight elevator: 9'3/4" x 5'9 1/2" x 9'2 1/2"H
Dedicated Vivarium Elevator: 9'3/4" x 5'9 1/2" x 9'2 1/2"H

LOADING DOCKS:

2 Interior
2 Exterior

FLOOR LOAD:

125 + 20 PSF live load capacity on all floors

STRUCTURAL BAY SIZE:

33x33' bay spacing to allow for optimal 11' lab efficiency

PARKING RATIO:

3/1,000 RSF

REDUNDANCY:

100% N+1 redundancy in lab exhaust through seven tri-stack strobic fans
100% N+1 redundancy in hot water supply through six 5,000 MBH input boilers
Two redundant data pathways and additional riser space for alternate pathways

EMERGENCY POWER:

100% N+1 backup power via three on-site & installed 1,750kW diesel generators providing 16.5 W/SF to the labs and 10 W/SF to the office

VIBRATION ATTENUATION:

Enhanced vibration attenuation on all floors, with 2,000 MIPS in the interior bays & 4,000 MIPS in the exterior bays

HVAC:

Five 650 ton centrifugal chillers with built in vibration isolators, 80% redundancy, and four cooling tower cells
Four 85,000 CFM AHUs, with 75% redundancy, providing 2 CFM/SF to the labs and a base of 12 air changes per hour

VIVARIUM:

Dedicated vivarium space and elevator



Redundant Chiller Plant



SPEC LABS

Suite 210 | 11,370 SF



AMENITIES THAT INSPIRE

Targeting LEED & Well Certification, Phase 1 has been designed with every amenity your employees and business need to thrive. The vibrant amenity spaces include a waterfront cafe, an all-hands conference facility, a fitness center, outdoor terraces on each floor, secure bike storage, numerous collaboration areas both indoors and out with connectivity to hike/bike trails.

3,500

SF of waterfront cafe
& restaurant space

7,000

SF conference center
with catering kitchenette

5,800

SF fitness center and
outdoor garden

3/1,000

attached parking
garage

on-site

SHUTTLE

to Texas Medical Center

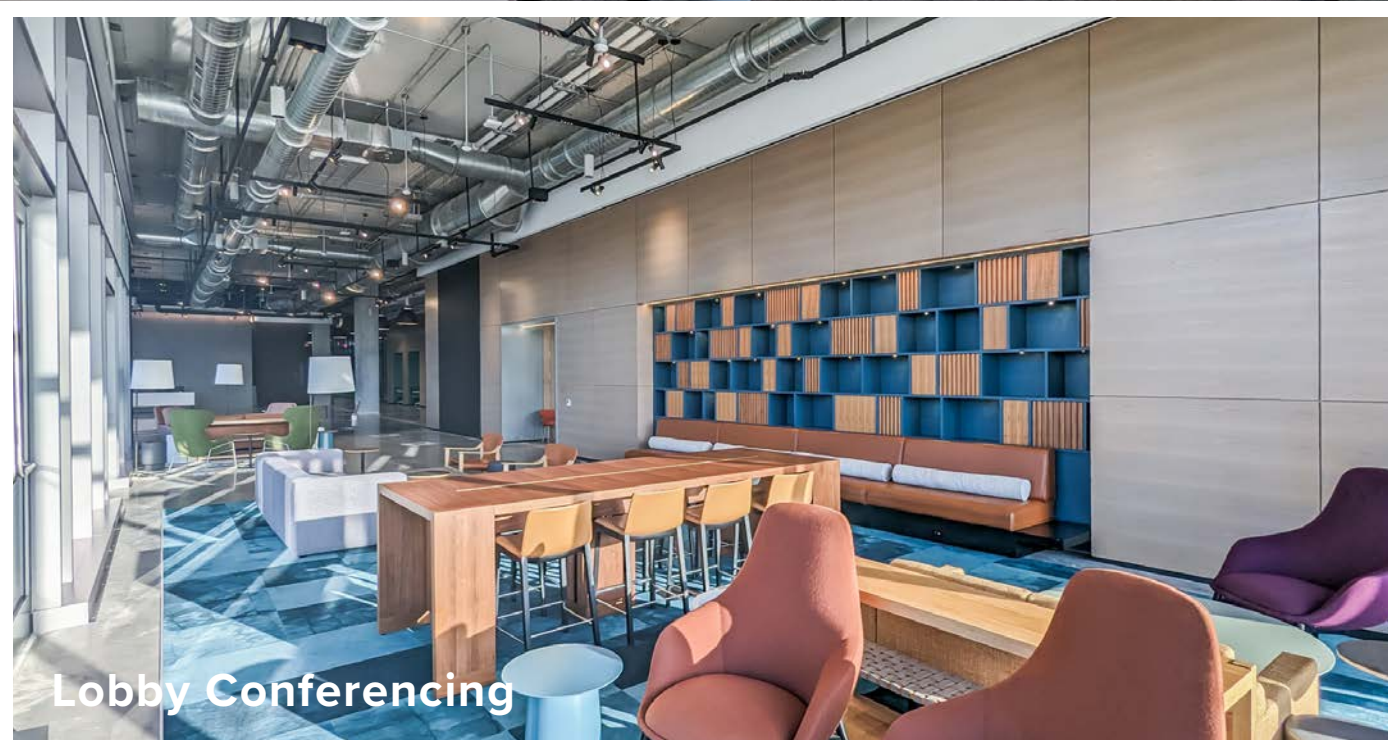
Activated Outdoors



Conference Center



Fitness Center



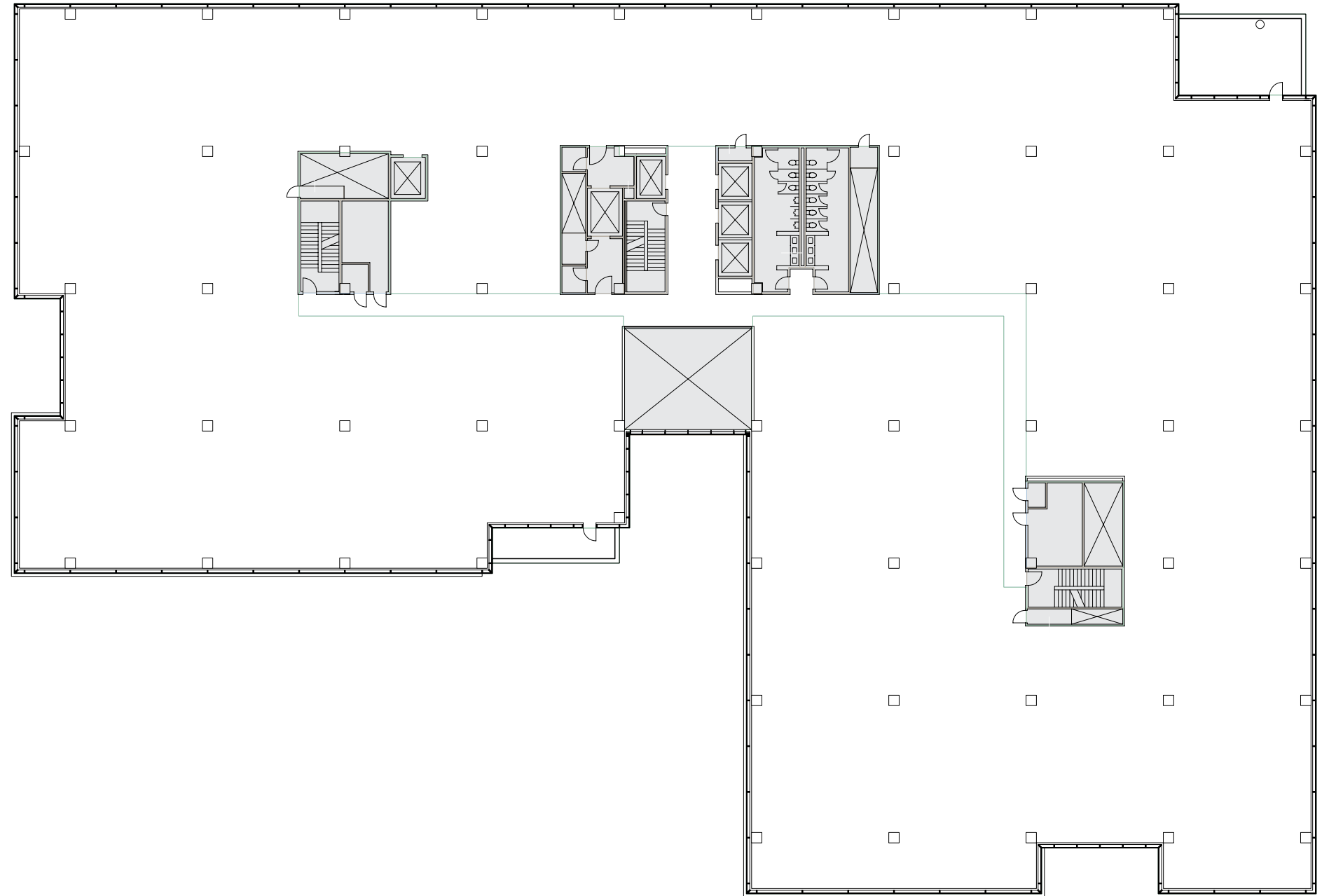
Lobby Conferencing



Outdoor Courtyard

FLOOR 4
AS-BUILT

AS-BUILT PLAN | 59,578 SF



LEVIT GREEN

FLOOR 3

MULTI-TENANT

60% Lab | 40% Office

Tenant 1: 8,270 SF

Tenant 2: 17,435 SF

Tenant 3: 14,175 SF

Tenant 4: 16,525 SF

- Lab
- Office
- Amenity

HYPOTHETICAL PLAN | 60,724 SF



LEVIT GREEN

FLOOR 2 MULTI-TENANT

42% Lab | 58% Office

Suite 210: 11,370 SF

60% Lab | 40% Office

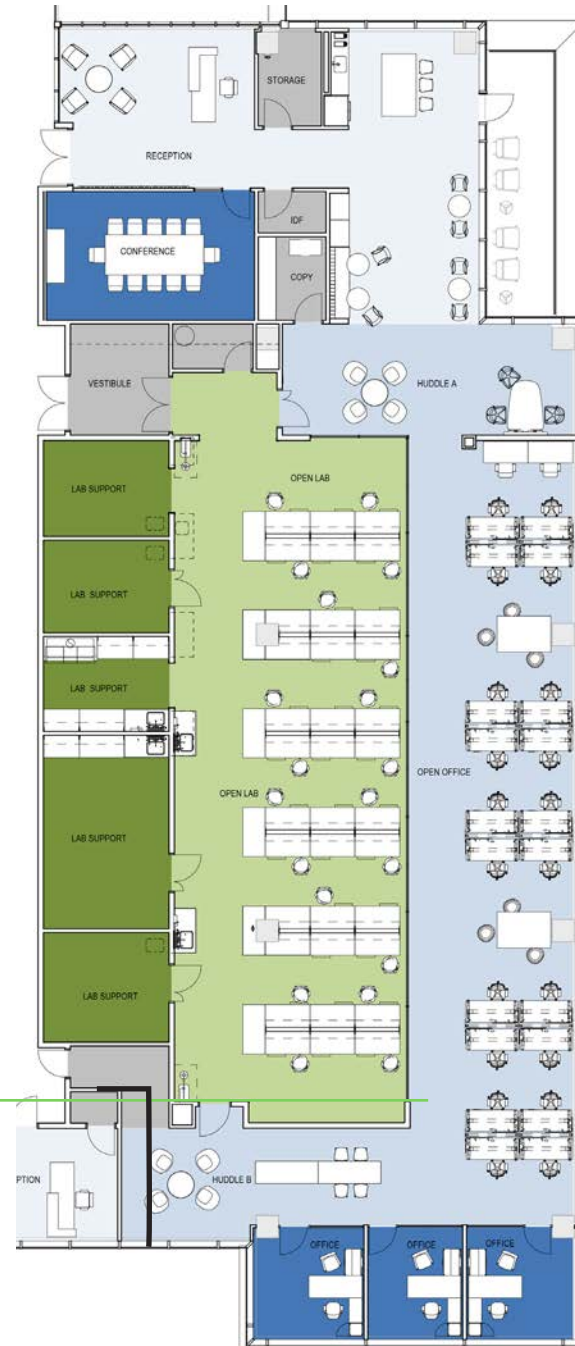
Suite 260: 11,308 SF

Lab
Office



Suite 210

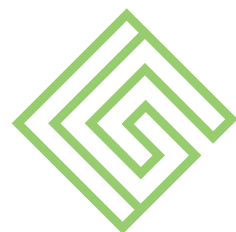
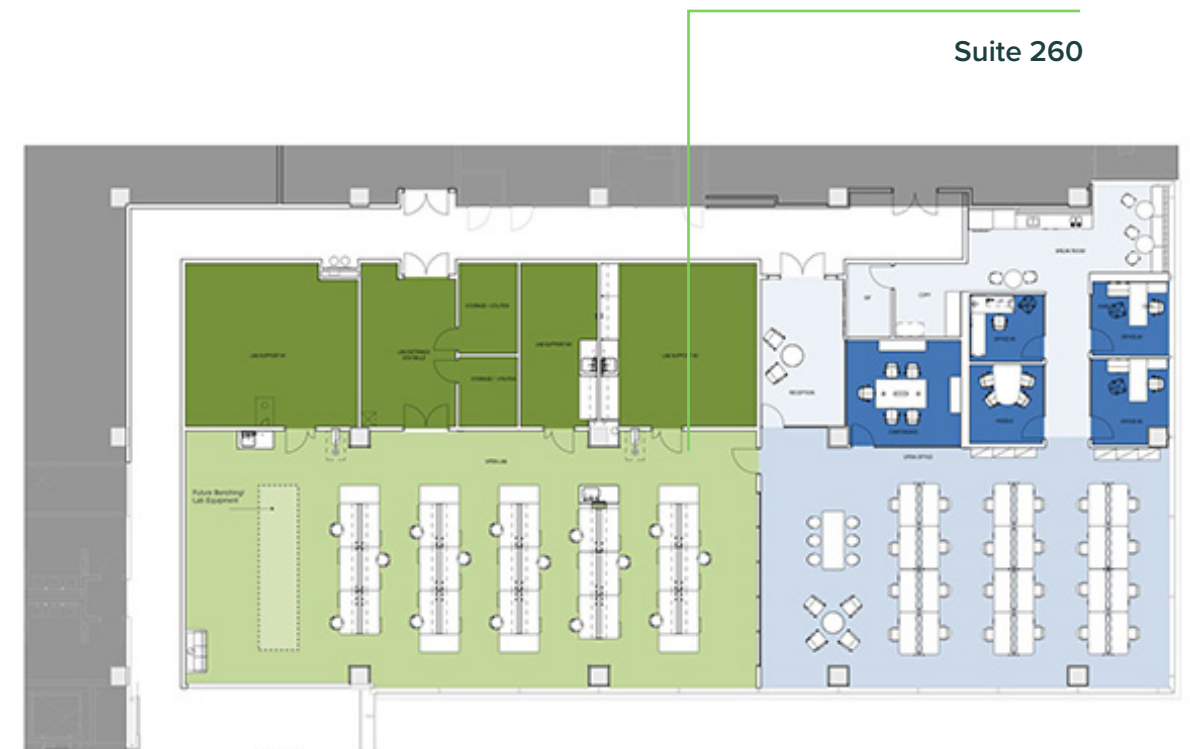
SPEC SUITES



68,527 SF



Suite 260



LEVIT GREEN

FLOORS 4-5 SINGLE-TENANT

60% Lab | 40% Office

HYPOTHETICAL PLAN | ±60,000 SF



- Lab
- Office
- Amenity



LEVIT GREEN

CENTRAL CONNECTED LOCATION

<1 MILE

FROM TEXAS MEDICAL CENTER

EASY ACCESS TO
RICE VILLAGE
SUGARLAND
PEARLAND
RIVER OAKS
WEST UNIVERSITY
BRAESWOOD
BELLAIRE
GALLERIA

3 MILES

FROM HOUSTON'S
CENTRAL BUSINESS
DISTRICT

LOCATED AT THE
INTERSECTION OF
STATE HIGHWAY 288
AND HOLCOMBE
BOULEVARD

RESTAURANTS

ON-SITE RETAIL AND GRAB AND GO
SELF-SERVICE SNACK OPTIONS

100+ RESTAURANTS ON DOORDASH AND
LUNCHDROP WITHIN 30 MINS DROP OFF

50+ RESTAURANTS WITHIN 5 MIN DRIVE
OF LEVIT GREEN GARAGE

SHUTTLE TO TAKE EMPLOYEES TO
OTHER TMC / TMC3 AREAS



IN A CLUSTER WITH A LEGACY OF INNOVATION

Next door to the largest medical center in the world

TMC BY THE NUMBERS:

50M
developed square feet

106k+
employees

10M
patients every year

180k+
annual surgeries

#1 CANCER HOSPITAL
in the world

LARGEST CHILDREN'S HOSPITAL
in the world



HOUSTON:

#1
NIH funding market
in Texas

#2
location for clinical trials
in the United States

#3
in Biology and Physical
Sciences Research Doctorates
in the United States



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Hines



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LEVIT GREEN

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