

**Rare  
Freestanding  
60K SF  
in the Texas  
Medical Center**

life science  
plaza

CONNECT. COLLABORATE. CURE.



**NEWMARK**

2130 WEST HOLCOMBE BLVD. | HOUSTON, TEXAS

# A FACILITY OF YOUR OWN IN THE CORE OF TMC

Tenant Name Here



**BEST VIEWS  
IN THE TMC**



**PRIVATE  
ENTRANCE**



**24/7 USES  
AVAILABLE**



**CONCRETE  
FORTIFIED**



**24/7  
SECURITY**



**BUILT  
2009**

# MAIN & MAIN OF MEDICINE

WITHOUT THE CONGESTION & WITH ABUNDANT EASY PARKING



2.5:1,000 SF PARKING



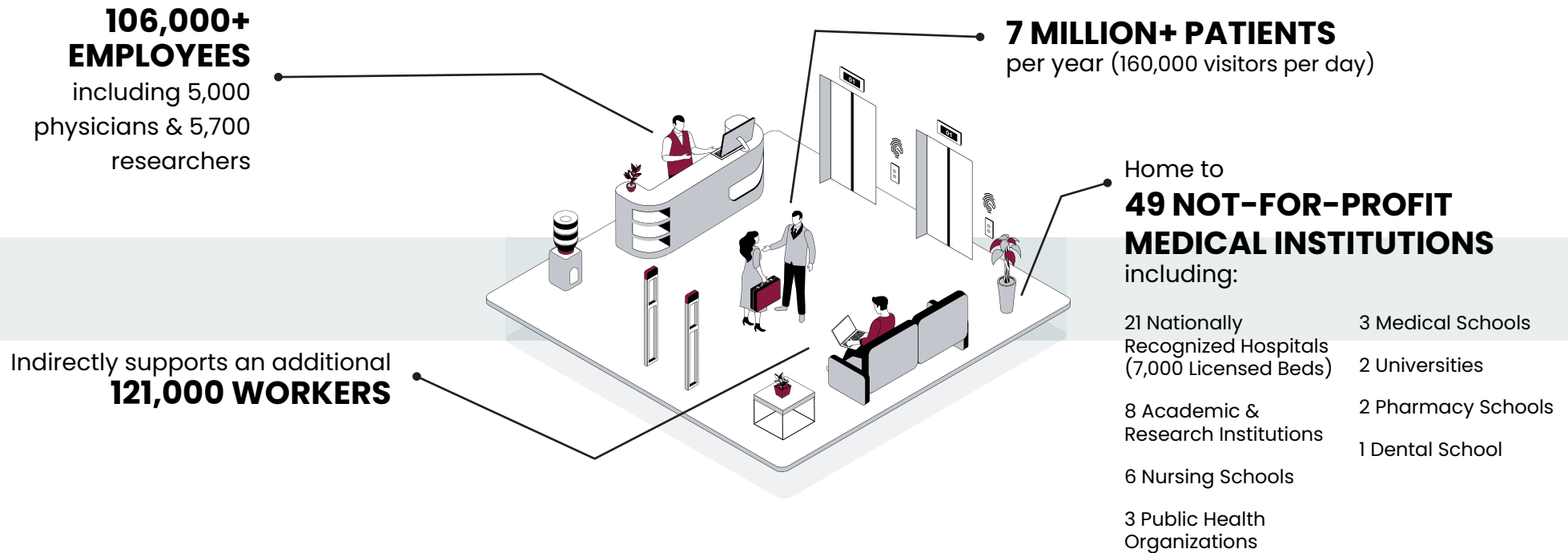
STRUCTURE PARKING GARAGE



EXECUTIVE PARKING ENTRANCE

# TEXAS MEDICAL CENTER

## BEST-IN-CLASS FOR MEDICAL & LIFE SCIENCE



Generates an estimated  
**\$15B in annual regional economic impact**

Ranks as the  
**8th largest business district**  
in the U.S.

Located just  
**6.5 miles south of Downtown Houston**

Comprises  
**290 buildings**  
totaling **45.8M SF** on  
**1,345 acres**

## LARGEST MEDICAL COMPLEX IN THE WORLD.

Internationally recognized hub for patient care, academic medicine, and biotech research.

MEMORIAL  
HERMANN  
Texas Medical Center

HARRISHEALTH  
SYSTEM

Baylor  
College of  
Medicine

THE UNIVERSITY OF TEXAS  
MD Anderson  
Cancer Center

HOUSTON  
Methodist  
LEADING MEDICINE

CHI St. Luke's  
Health

Texas Children's  
Hospital

Texas Children's  
Hospital

TEXAS WOMAN'S  
UNIVERSITY

life science  
plaza

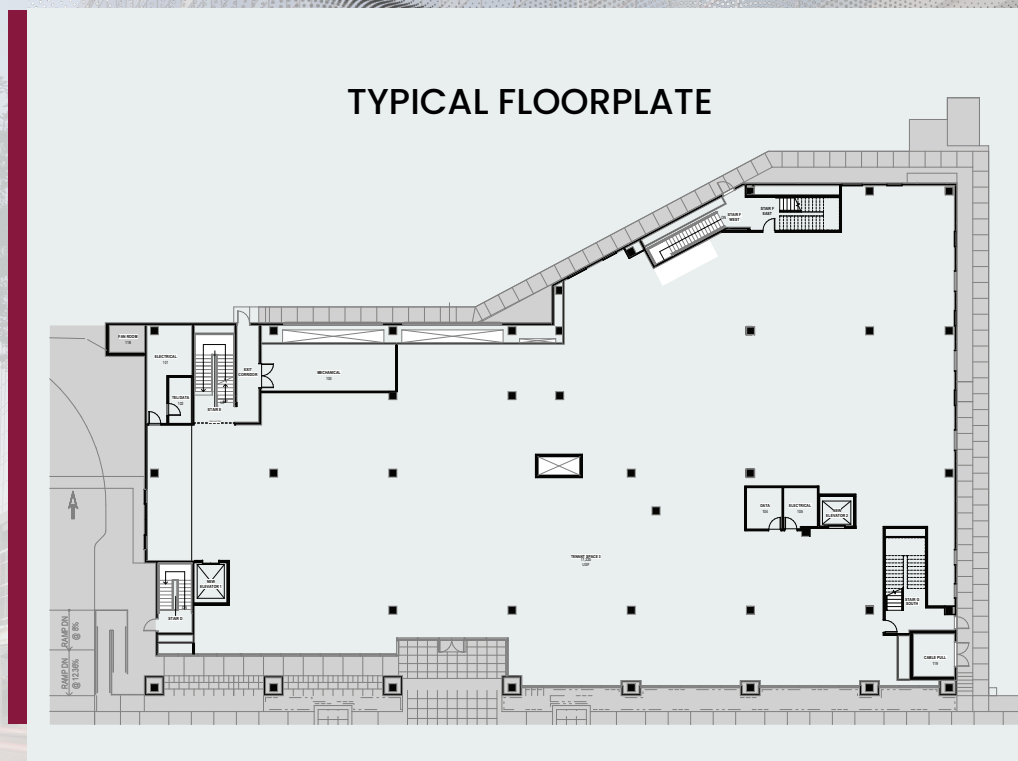
ATM ENMED  
ENGINEERING MEDICINE

TEXAS A&M HEALTH  
Institute of Biosciences  
and Technology



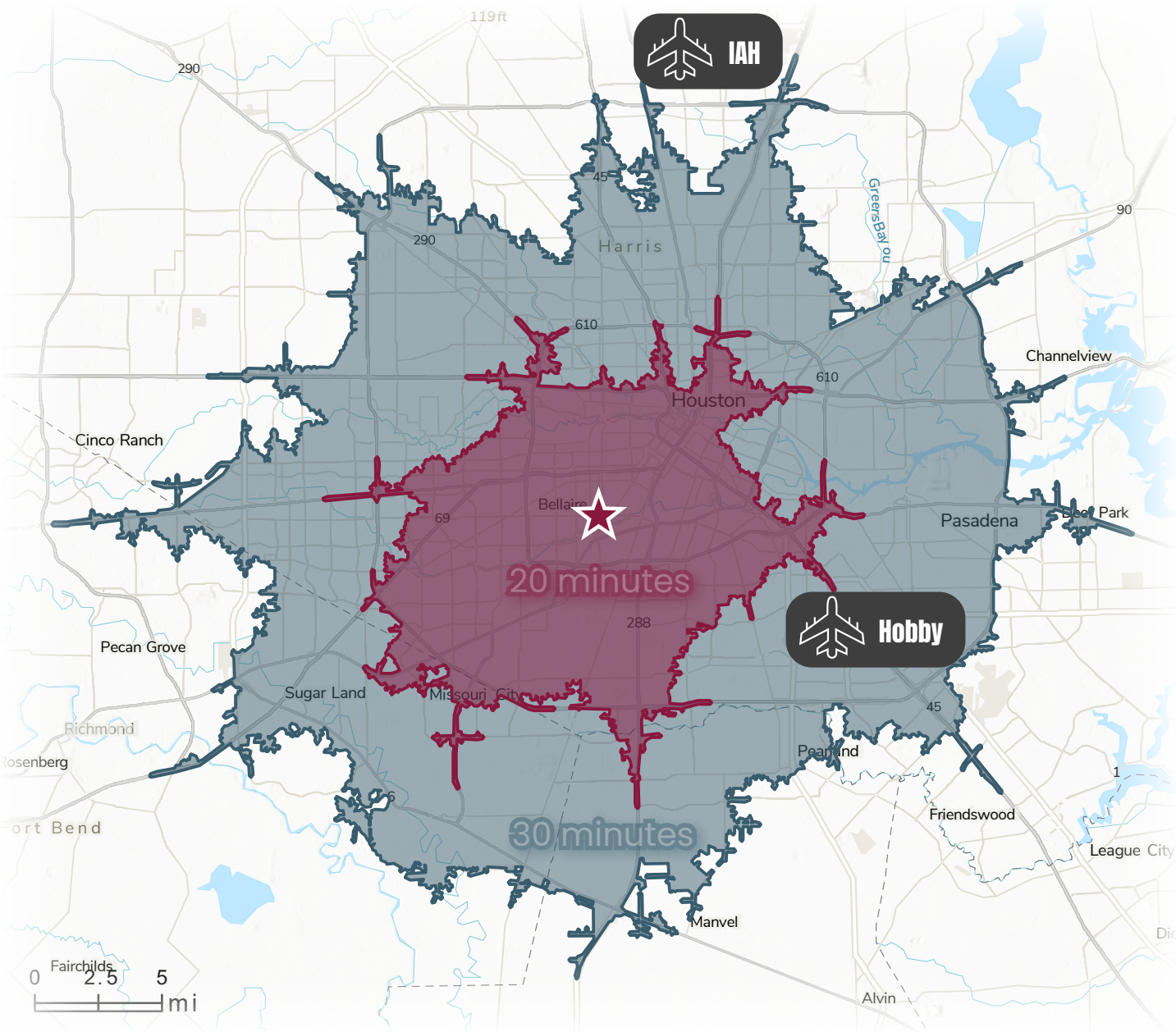
**Built to the highest physical standards to meet the structural and infrastructure needs of the most demanding research and clinical operators.**

## 24/7 Operating flexibility



# ACCESS & LOCATION

## SUPERIOR LOCATION FOR EMPLOYEES



Located within the 610 Loop as well as Tanglewood, Memorial area, Pearland, Sugar Land, Friendswood, Clear Lake, Galveston and Katy.

| Drive Time (in minutes) |      |
|-------------------------|------|
| Sugar Land              | 21.6 |
| The Woodlands           | 38.9 |
| Humble/Kingwood         | 27.6 |
| Katy                    | 34.7 |
| Cypress                 | 33.7 |
| Pearland                | 29.2 |
| IAH                     | 30.3 |
| Hobby                   | 20.7 |

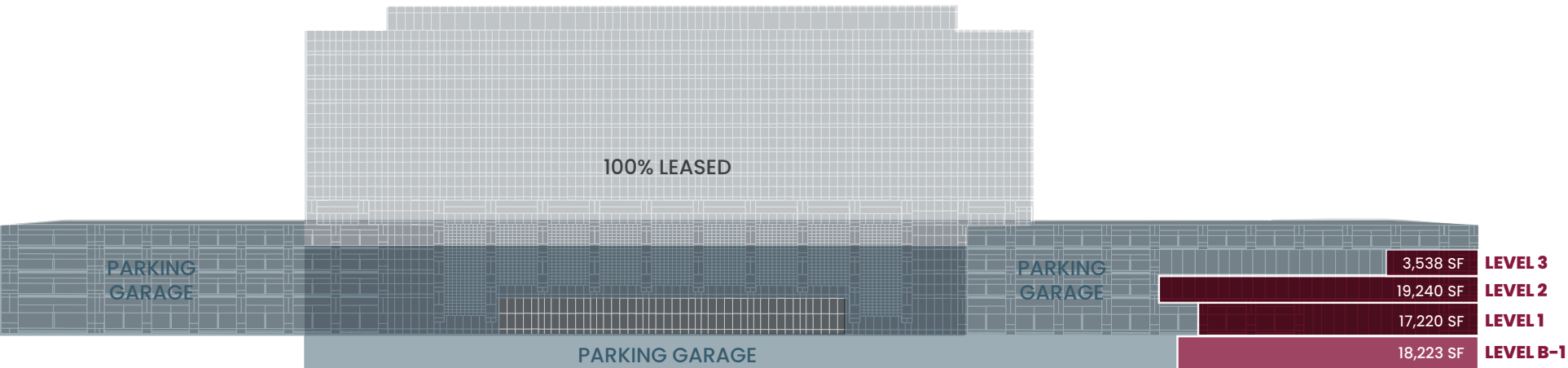
# THE HEART OF HOUSTON'S MOST PRESTIGIOUS NEIGHBORHOODS



WITHIN 2-MILE RADIUS



# 60,000 SF AVAILABLE



**17,000 SF**  
Typical Floorplate

**PRIVATE  
STREET ENTRANCE**

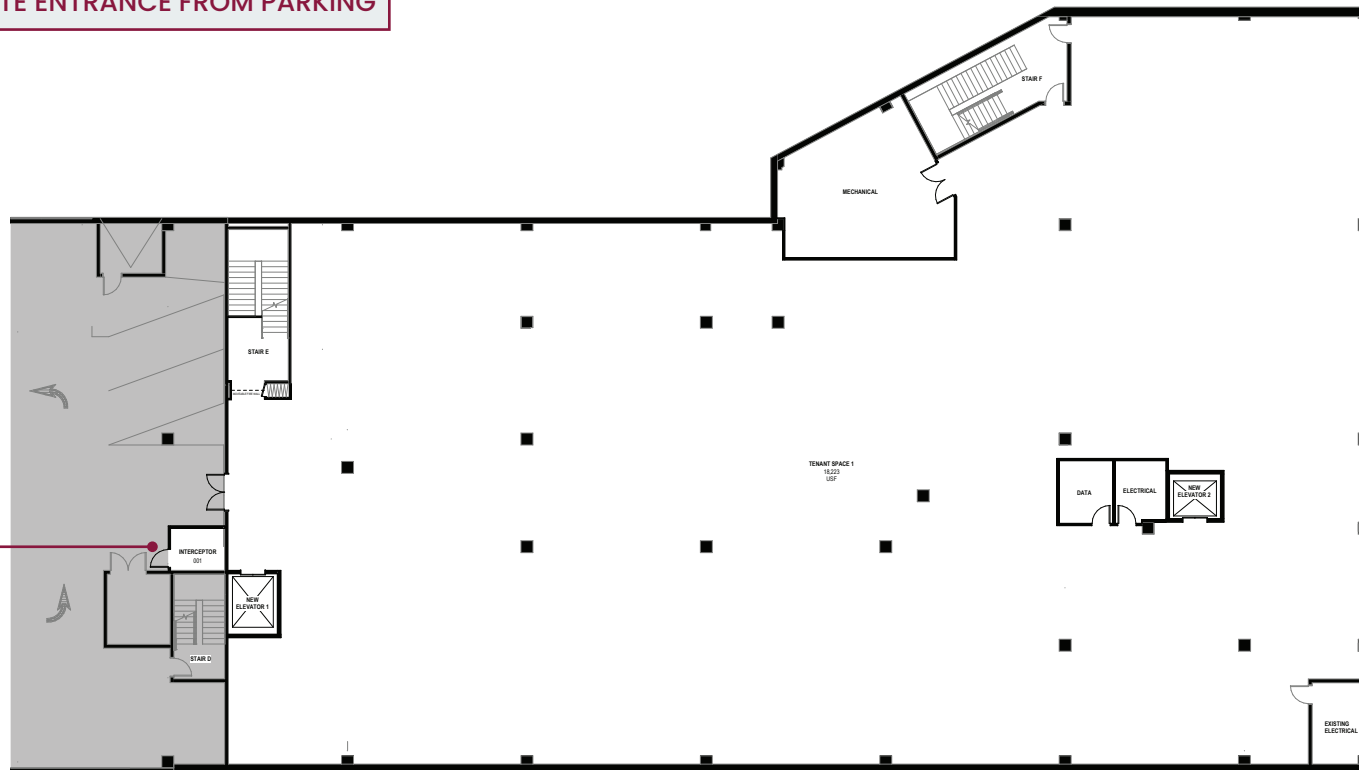
**GENERATOR PAD  
SITE AVAILABLE**

**OPTIONAL PRIVATE  
ENTRANCE**  
from Parking Garage

# FLOORPLANS

## LEVEL B-1 18,223 USF

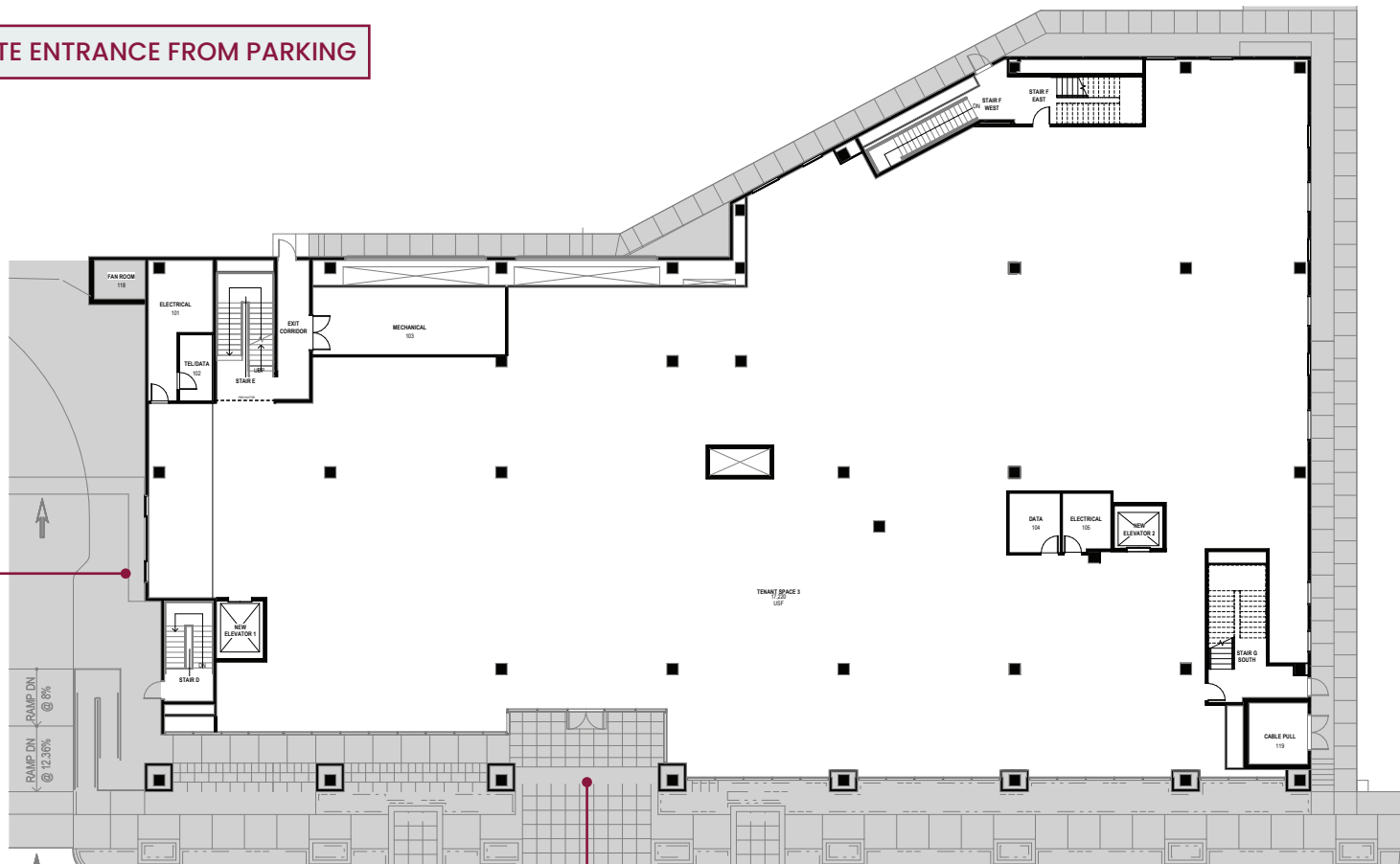
OPTIONAL PRIVATE ENTRANCE FROM PARKING



# FLOORPLANS

## LEVEL 1 17,220 USF

OPTIONAL PRIVATE ENTRANCE FROM PARKING

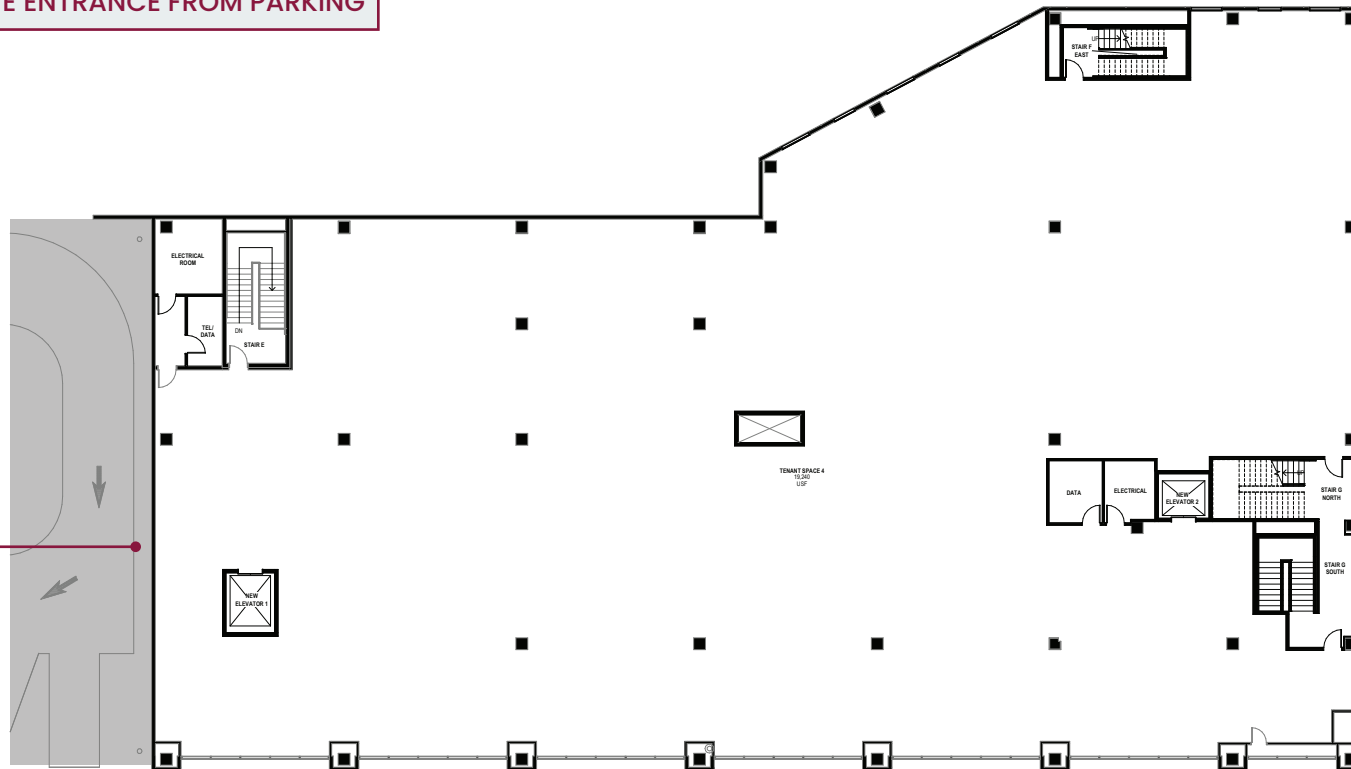


PRIVATE STREET ENTRANCE

# FLOORPLANS

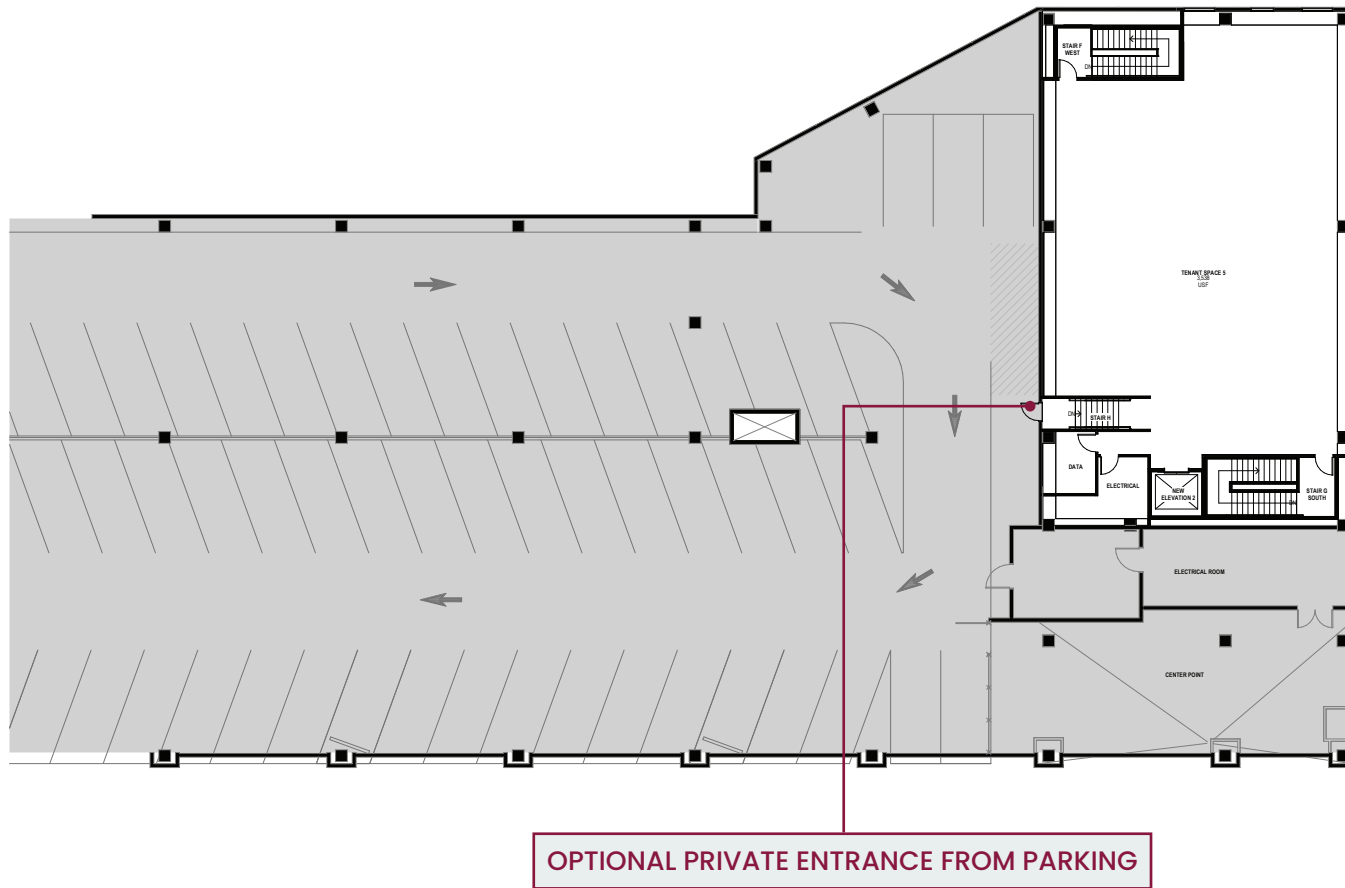
## LEVEL 2 19,240 USF

OPTIONAL PRIVATE ENTRANCE FROM PARKING



# FLOORPLANS

**LEVEL 3.5**  
3,538 USF





2130 West Holcombe Blvd.

For more information:

**CHRIS WADLEY**

Vice Chairman  
U.S. Healthcare Advisory  
m 713-548-3010  
[chris.wadley@nmrk.com](mailto:chris.wadley@nmrk.com)

**DAVID BAKER**

Executive Managing Director  
m 713-291-5911  
[david.baker@nmrk.com](mailto:david.baker@nmrk.com)

**KRISTEN BAKER**

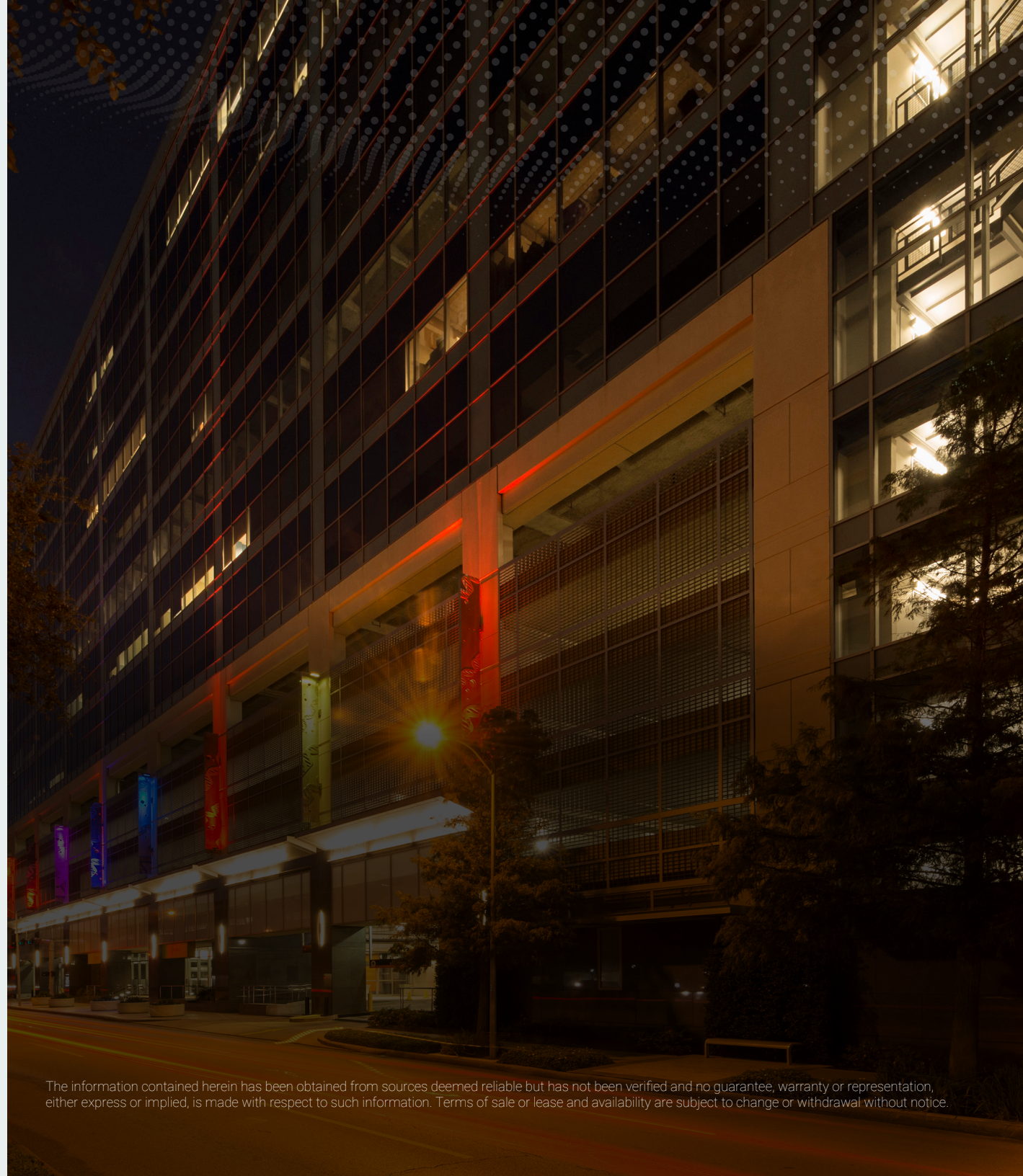
Director  
m 713-825-9255  
[kristen.baker@nmrk.com](mailto:kristen.baker@nmrk.com)

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5847 San Felipe Street, Suite 300  
Houston, TX 77057

[nmrk.com](http://nmrk.com)

**NEWMARK**



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