



# Life-Science Opportunity

## Alexandria Center®

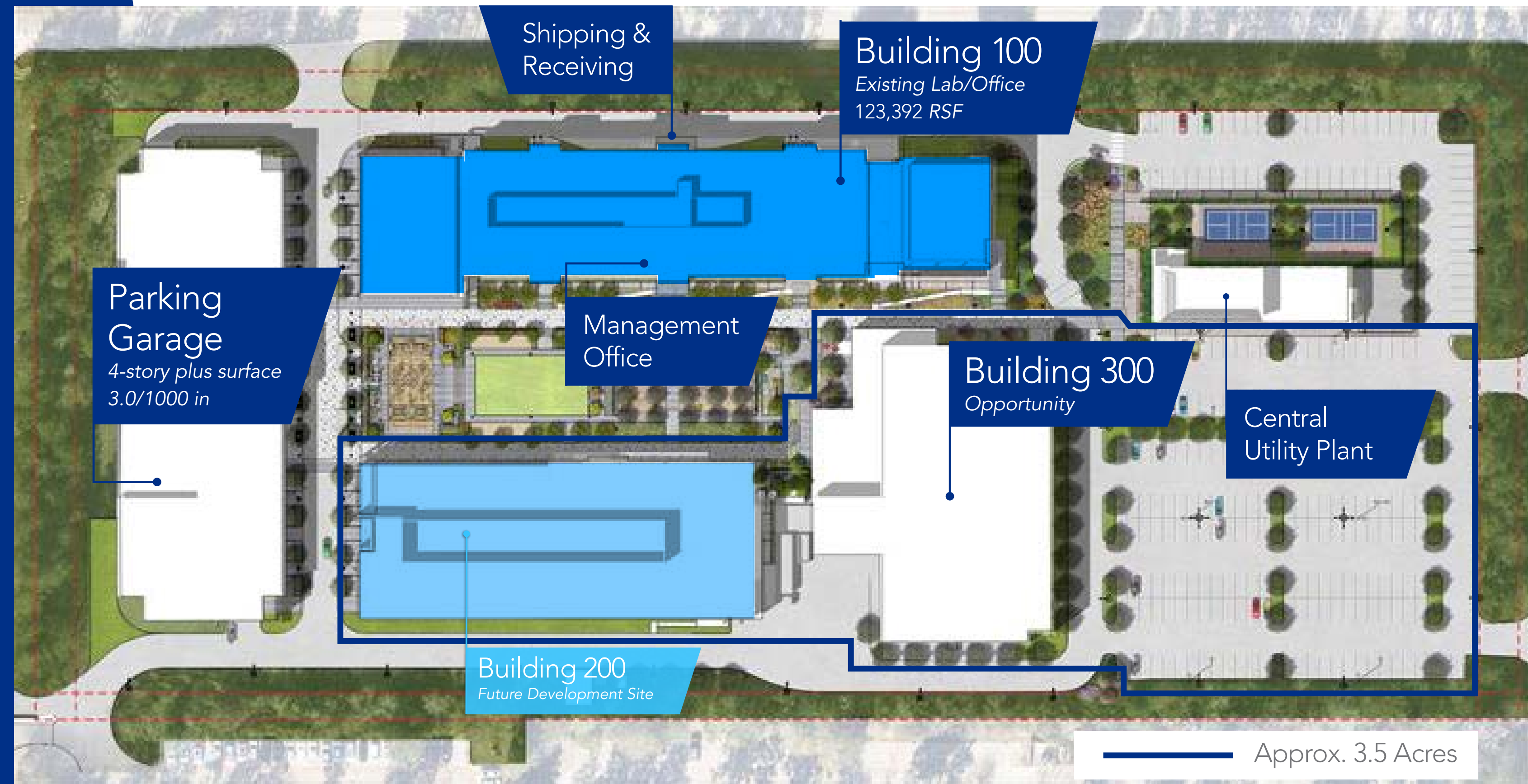
FOR ADVANCED  
TECHNOLOGIES AT  
**THE WOODLANDS**

8800 Technology Forest Pl  
The Woodlands, TX  
77381

Innovation Rooted  
in The Woodlands

# World-Class Facilities to Advance Life-Changing Discovery

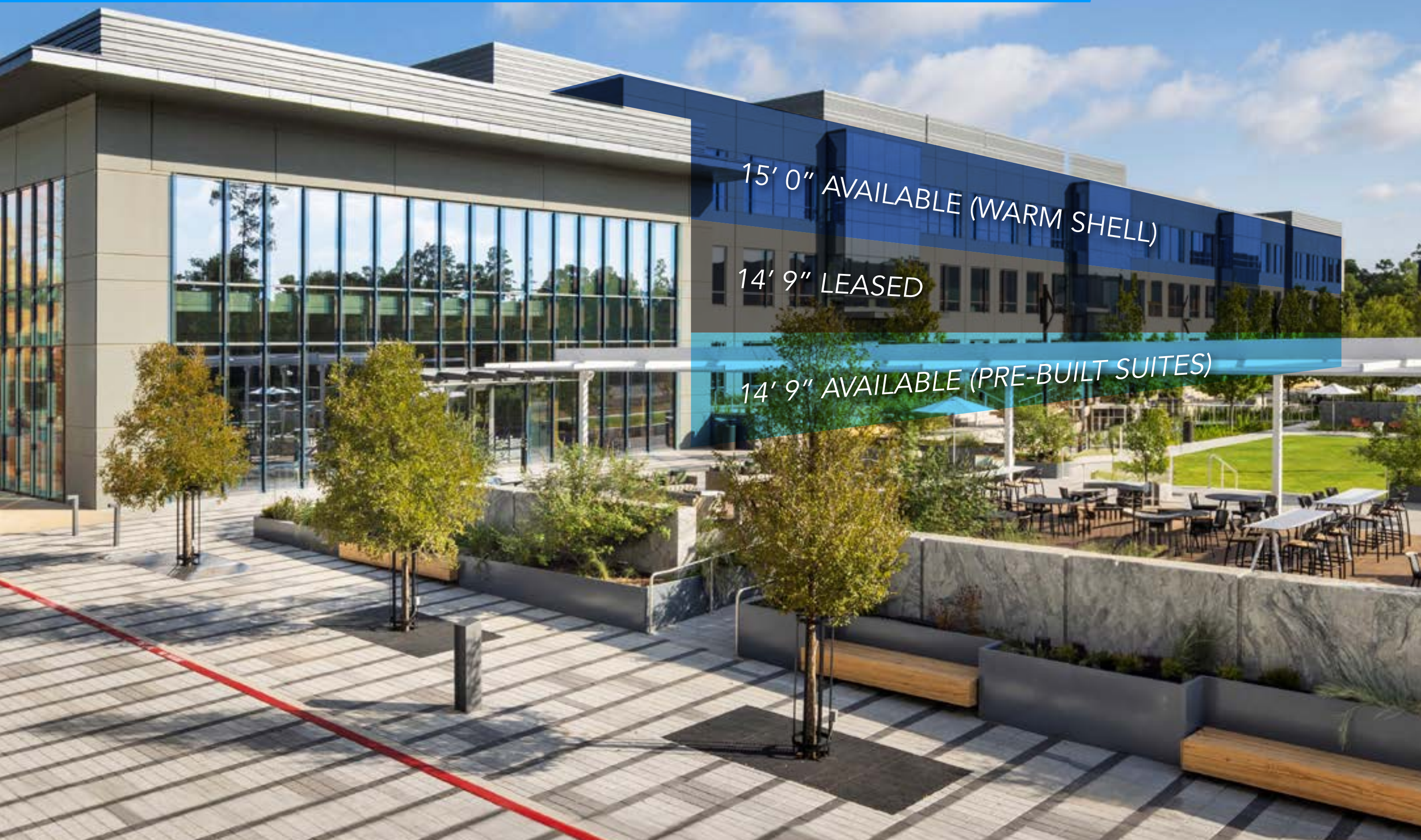
Alexandria Center<sup>®</sup> for Advanced Technologies at The Woodlands is a first-of-its-kind multi-tenant research and discovery campus in Greater Houston providing turnkey, move-in-ready laboratory and office space. This purpose-built space designed to support mission-critical innovation is located in a collaborative and amenity-rich campus environment minutes from I-45. This thoughtfully designed setting enables teams to accelerate discoveries while remaining closely connected to the region's expanding life science ecosystem.



CONCEPTUAL RENDERING

# Building 100

Building 100, a purpose-built, research & development building, featuring four (4) turnkey lab suites on the ground floor provides the infrastructure tenants rely on for their mission critical innovation.



**Building RSF:** 123,392

**Floors:** 3 stories

**Building Structure:** Concrete slab on metal deck

**Loading:** Shared loading off raised dock for levels 2 and 3  
Spec suites 110 and 150 dedicated ramp loading

**Availability:** Level 1 – 23,818 RSF Turnkey spec suites  
Level 3 – 43,237 RSF TI-ready warm shell

**Live Load Capacity:** 100 lbs. per SF live load

**Fire Protection:** Code-compliant system

**FTF Height:** Level 1 – 14' 9" | Level 2 – 14' 9" | Level 3 – 15' 0"

**Electrical:** 10 W/SF of available power for tenant consumption  
Standby generator power designed to provide 4 W/SF

**Elevators:** 2 shared passenger and freight elevators

**HVAC:** 24/7 lab cooling system with 100% single pass outside air; designed for 60/40% lab office

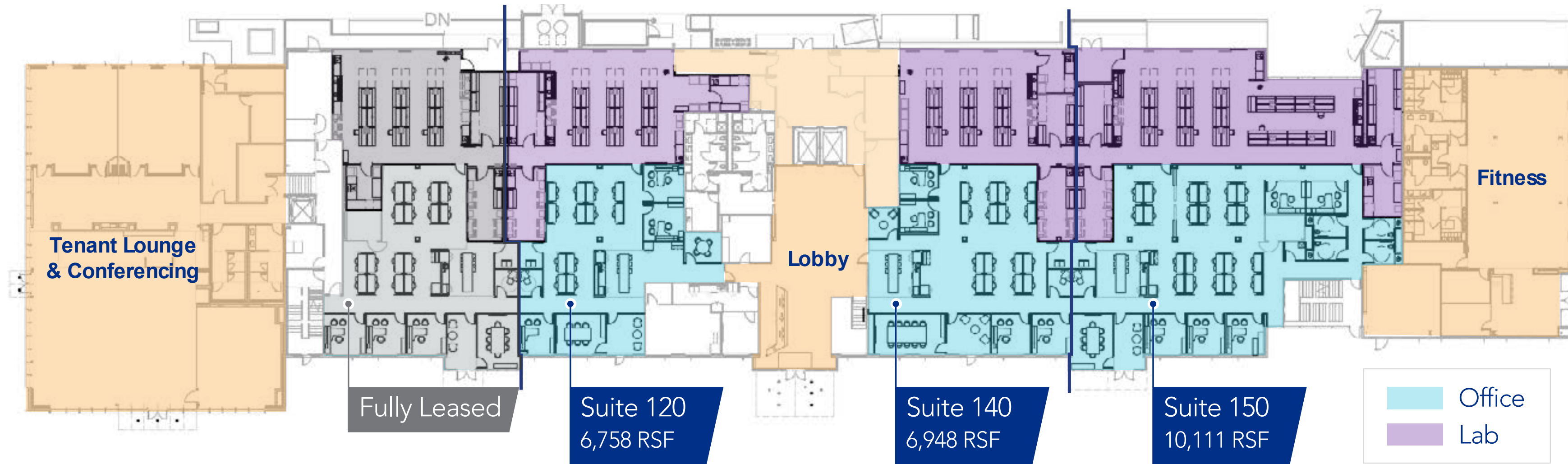
**Security:** 24/7 live monitoring  
On-site security personnel, 8 AM–5 PM, Monday–Friday  
Access controlled entrances

# Building 100 - Floor 1

Turnkey, Move-In-Ready Lab Suites

INSPIRATIONAL  
MISSION-CRITICAL  
LAB SPACE

+ 6,785 RSF - 10,112 RSF SUITES

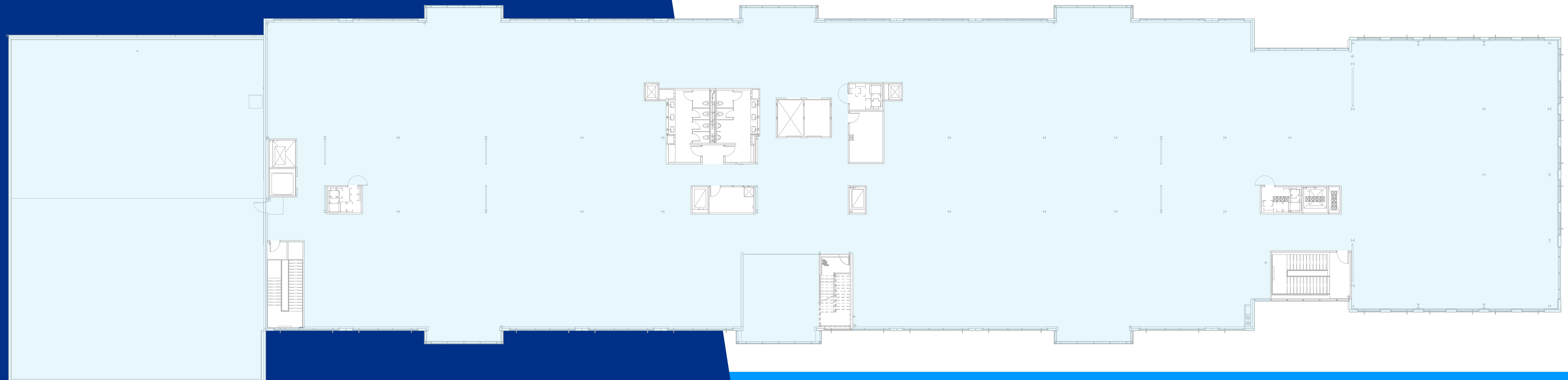


## LAB SUITE CHARACTERISTICS

- + House vacuum and compressed air
- + 24/7 lab cooling system with 100% single pass outside air
- + CO2 piping
- + Ample emergency power
- + Fully furnished
- + IT/AV ready

# Building 100 - Floor 3

READY FOR TENANT  
IMPROVEMENTS



43,199 RSF  
**Warm Shell  
Availability**

## KEY SUITE CHARACTERISTICS

- + 15' ft FTF Height
- + Shared loading dock on level 1
- + 24/7 lab chilled-water cooling system with 100% outside air to lab
- + Standby power of 4 watts/SF across usable area of tenant's program

# A Catalyst for Discovery

At Alexandria Center®, tenants connect directly to a Houston ecosystem built to accelerate life science breakthroughs. The city's momentum is driven by the Texas Medical Center and leading institutions including Rice University, Baylor College of Medicine and UT MD Anderson.

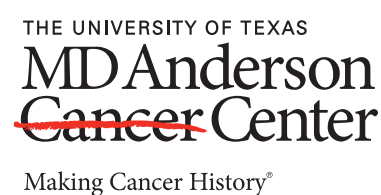
The Texas Medical Center (TMC) is the largest medical complex on the planet, serving 10 million+ patients each year and anchoring a rapidly expanding innovation ecosystem. TMC's network includes leading institutions, accelerators, venture-backed startups, and advanced manufacturing partners shaping the future of medicine.

**60+**  
Member  
Institutions

**300+**  
Startups Supported  
by TMC Innovation

**\$5.8B**  
Venture Capital  
Raised Since 2015

## NOTABLE INSTITUTIONS:



**Alexandria Center®**  
8800 Technology Forest Pl  
The Woodlands, TX 77381

**MCKESSON**  
Bionova Scientific  
Cellipont  
BRUKER  
LONE STAR COLLEGE

acorn biotechnical  
CELLTEX  
cogennix  
Bellicum  
cogenics consulting  
RICE UNIVERSITY

Generation Park

UNIVERSITY OF ST. THOMAS HOUSTON  
UNIVERSITY OF HOUSTON  
Houston  
BAYLOR College of Medicine  
HOUSTON Methodist LEADING MEDICINE  
THE UNIVERSITY OF TEXAS MD Anderson Cancer Center  
n3D Biosciences, Inc.  
INTROGEN Therapeutics, Inc.  
MEMORIAL HERMANN  
MARKER Therapeutics

# Houston: A Fast-Growing Center for Life Sciences

## A Dynamic Innovation Metro and Growing Life Science Powerhouse

Houston ranks among the nation's most dynamic major metros - young, diverse, and rapidly expanding. Fueled by a highly skilled workforce, the city drives growth across science, technology, healthcare, and advanced manufacturing industries. From breakthrough cancer therapies to next-generation gene, cell, and immunology research, Houston's scientific community stands at the forefront of life science and biotech innovation.

## Representative Regional Companies:



### TALENT & WORKFORCE

**40+**

universities & higher-ed institutions

**400K+**

young professionals with bachelor's degrees or higher

**15K+**

life science & biotech researchers

**3K+**

annual graduates in biomedical, bioengineering & pharma fields

### INFRASTRUCTURE & ECOSYSTEM

**\$1.9B+**

In state-backed cancer & medical R&D funding over two decades

**2**

major international airports with 180+ nonstop destinations

**8M**

square feet of existing life sciences, clinical, and research space

**50+**

industry, clinical, and academic R&D centers

### COMPETITIVE ADVANTAGES

**\$2B**

invested annually in Houston life sciences R&D

**4,900+**

active clinical trials across the region

**34%**

lower housing costs than top U.S. biotech metros

**1,100+**

life science companies in the Houston area