



±8,600 SF cGMP SUITES W/ PRIVATE
CLEANROOMS, LABS, OFFICE, AND
SUPPORT AREAS

OPERATIONAL Q1 2025

Generation Park
Houston, Texas

PROJECT BY **McCord**

CGT CONSULTANT



ARCHITECT **Perkins&Will**

THE CONCEPT

TURN-KEY AND FULLY COMPLIANT cGMP SUITES FOR PURE-PLAY CELL, GENE, AND TISSUE ENGINEERED THERAPIES

MANUFACTURING AUTONOMY

Control manufacturing, batch production, IP, staff, and equipment while maintaining flexibility

TURN-KEY SUITES

Turn-key and fully compliant cGMP suites with select services provided

FACILITY "OWNERSHIP" WITHOUT THE COST

Lease structure improves liquidity and removes associated real estate risk

SHORT-TERM COMMITMENT

5-year lease term aligns with pre-clinical to/thru commercial manufacturing process timeline

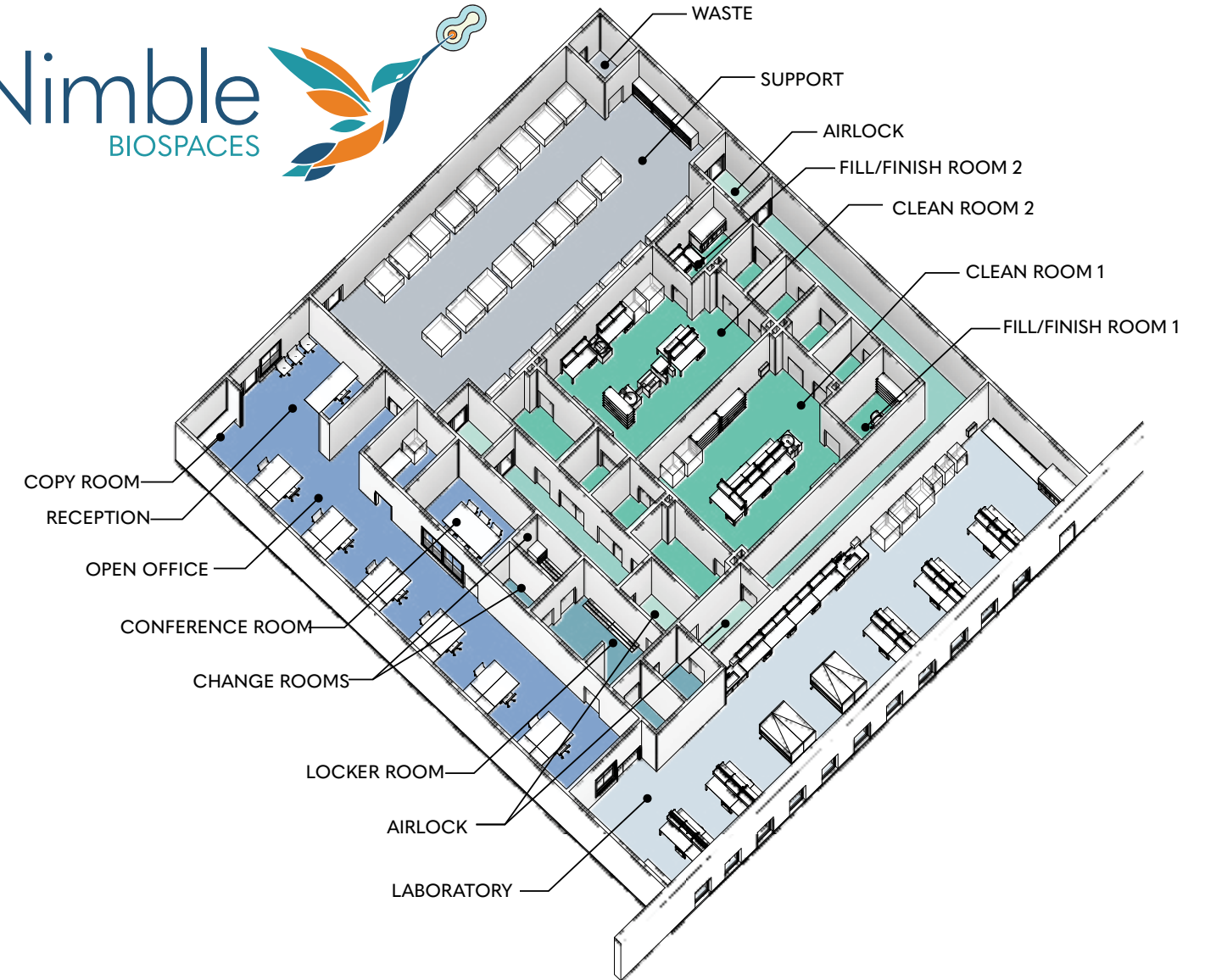
CENTRALIZED OPERATIONS

One location for manufacturing, admin, lab and support operations

ON-SITE TRAINING FACILITY

NIBRT, the gold standard in training and research solutions for the biopharma manufacturing industry, and San Jacinto College are opening a training center in Nimble BioSpaces providing a runway of future talent

Nimble
BIOSPACES



BUILDING OVERVIEW

OPERATIONAL Q1 2025

FACILITY

67,200 SF on 5.5 acres with 215 parking spaces

LOCATION

13305 Lockwood Rd, Houston, TX 77044

SUITES

6x ±8,600 SF cGMP BioSpaces

DESIGN FEATURES

Signature lobby entrance sets the stage for visitors, employees, and shareholders and oversized windows provide an abundance of natural light

POWER

3,000 AMPS plus full building backup power

HVAC

Rated for ISO 7 cleanrooms

COMMON AREA

Shared bike room, locker rooms, conference rooms, restrooms, mother's room, and building lobby help maximize individual suite space

SHIPPING/RECEIVING AREA

Shared shipping/receiving area with private storage areas

AMENITIES

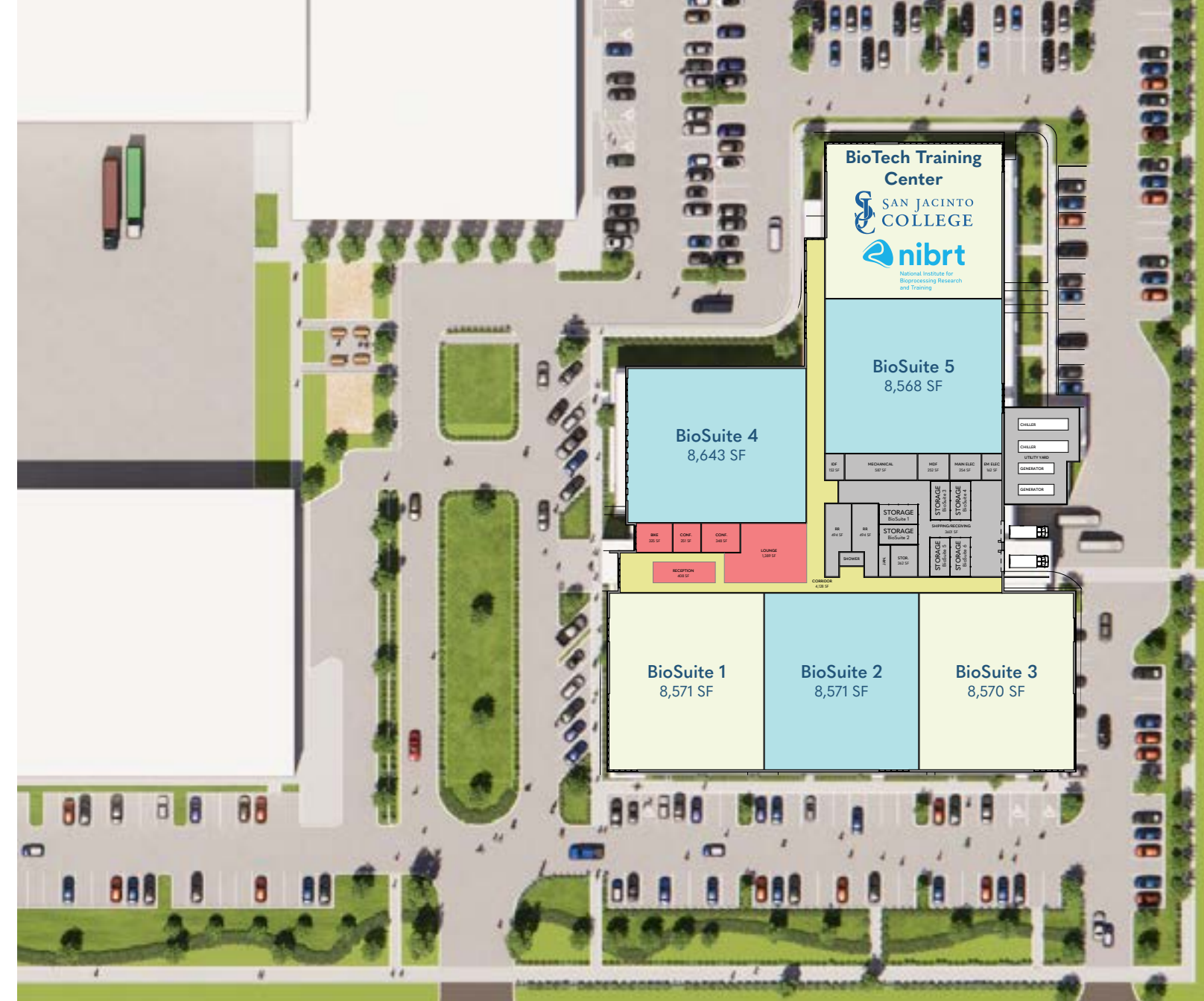
Trails, restaurants, master-planned neighborhoods, and award-winning schools minutes away

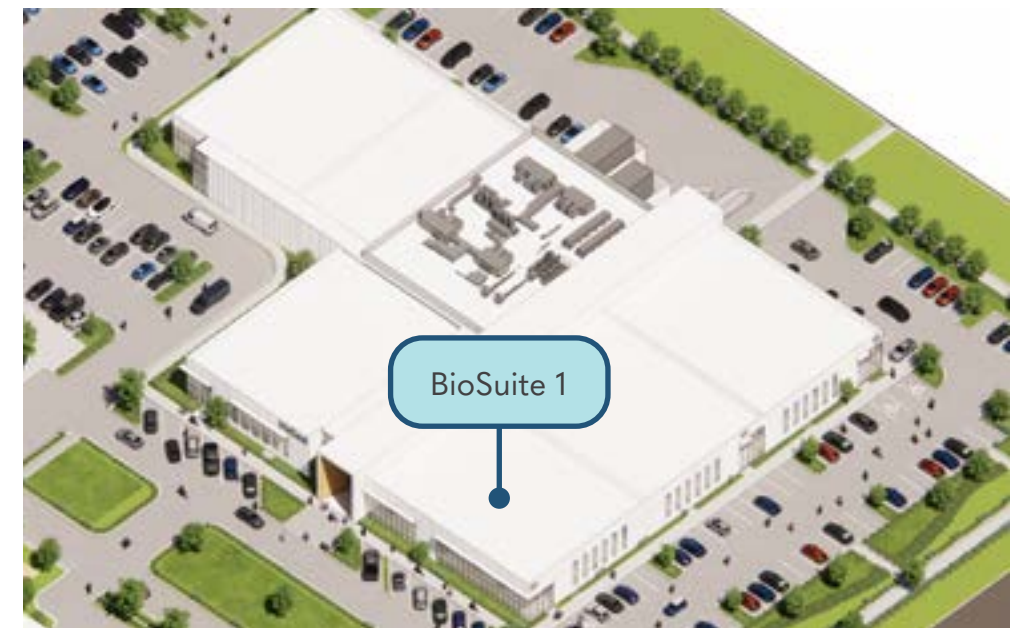
SECURE WIFI

Private high-speed vLAN WiFi access

CGT CONSULTANT

Dark Horse Consulting, a leading global consultancy to the cell and gene therapy industry





SUITE OVERVIEW

EVERY SUITE IS TURN-KEY AND FULLY OPERATIONAL
ENSURING PRIVACY AND AUTONOMY

WHAT'S INSIDE YOUR ±8,600 SF BIOSPACE



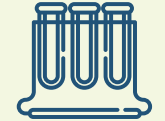
Cleanrooms

±1,900 SF of unidirectional ISO7 cleanrooms for a range of products and processes



Office

Private, flexible, and spacious for +20 employees



Lab

Self-contained, flexible, and sized for 24 benches for process and analytical development and QC Assays



Support

±1,700 SF for materials receipt and quarantine, conditioned storage, kitting, and storage of supplies



Access Control

Multiple secure entries for operation efficiency

ISO

ISO 9

ISO 8

ISO 7

FLOW

Personnel

Incoming Materials

WIP Materials

WASTE

Product

QC

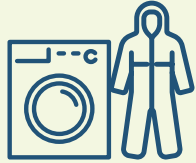


INCLUDED SERVICES

WE'LL TAKE CARE OF THE FUNDAMENTALS



Cleaning
(cleanrooms, offices, support areas, labs, and common areas)



Gowning Materials Supply & Laundry



Process Utility Supplies
(Gases, LN₂, Dry Ice)



Waste Removal
(biological, hazardous, regular, and recycling)



Material Delivery & Shipment Coordination



Pest Control
(Common areas)



Bottomless Coffee
(Bottomless coffee and conference room rental in the commons)



Furnished Offices
(Offices equipped with the basics so you can get straight to development)

INCLUDED SERVICES DETAIL

Basic Quality Management	Facility systems and operations
Basic Cleanroom Cleaning	Weekly, monthly, quarterly regimens
Basic Lab, Office & Support Area Cleaning	Weekly
Routine environmental monitoring	Clean rooms
Plant utilities	Maintain power, back-up power, water, drainage
Clean room and associated HVAC systems	Continuous monitoring and alarm management, certification, maintenance and repairs
Process utilities supplies	Process gases, LN ₂ , dry ice (to a defined limit)
Gowning materials supply and laundering	Weekly
Pest control	Weekly, monthly, quarterly regimens
Access control	Building, BioSpace, and cleanroom control levels
Waste removal	Biological, hazardous, regular, recycling
Basic equipment and furniture provision	Clean rooms, laboratories, offices, support
Basic asset management of landlord owned/rented systems & equipment	Routine maintenance, calibration, monitoring, repairs, certification (where needed e.g. BSCs)
Materials management, QC and storage	Ambient, chilled, frozen, cryo-preserved (to a defined limit)
Material delivery and shipment coordination	Non-technical
Common facility areas management	Kitchen restocking, conference room rental, cleaning, maintenance, repairs
Tenant coordination	Meetings, information sharing, reporting, trouble-shooting
Incident response	On-demand

ON-SITE BIOTECH TRAINING CENTER

NIBRT, the world's premier life science manufacturing workforce training institute, is partnering with San Jacinto College to open a Biotech Training Center at Generation Park. The Global Partners Center will be the only facility of its kind for the southern and southwestern United States and will feature a state-of-the-art bioprocessing pilot plant.

At the heart of the institute is the bioprocessing pilot plant operated in a realistic GMP simulated and operational manufacturing environment.

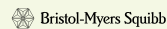
The Biotech Training Center's services include:

- **Training and educating** the biomanufacturing workforce for the Houston region
- **Collaborate with industry** on customized curriculum to meet unique market niches
- Provide a **test bed** for new technologies and processes
- Specialization in CGT training given existing Houston cluster

HANDS-ON SIMULATED TRAINING CENTER



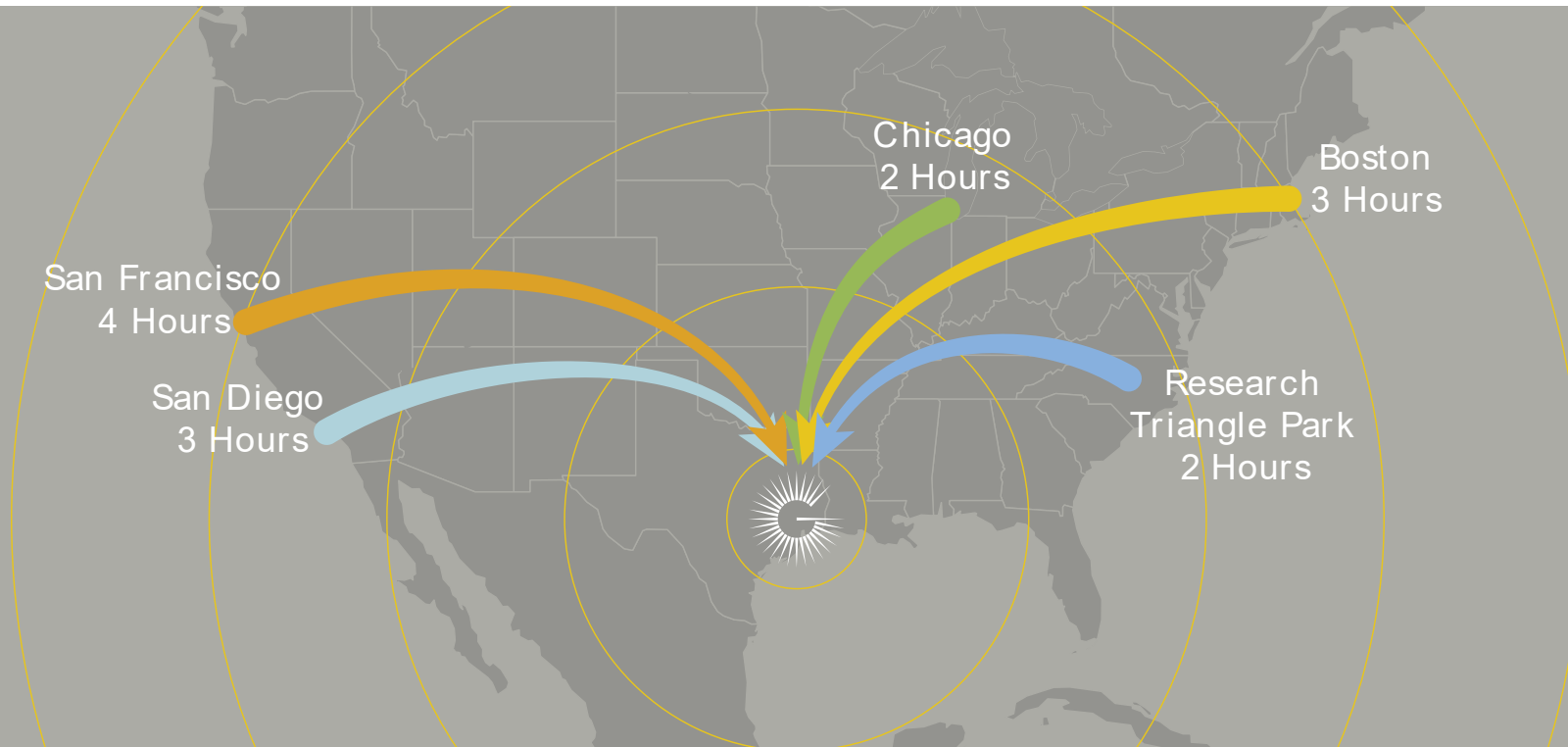
TRUSTED BY INDUSTRY LEADERS FOR WORKFORCE DEVELOPMENT



A STRATEGIC LOCATION

HOUSTON, TEXAS

Home to world leaders in cell and gene therapy, MD Anderson and Baylor College of Medicine, Houston is an ideal location for CGT manufacturing. The combination of over 700 life science companies, including CGT companies and specialized CDMOs, and the logistical benefits of being in the center of the country for easy access make Houston the strategic choice.





GENERATION PARK

A Place to Live, Grow, and Thrive

Over 1/4 the size of Manhattan and located on Beltway 8 in Houston's fastest growing submarket, Lake Houston, Generation Park is a master-planned environment unlike any other with the clear and simple goal of driving business performance for our clients. We do this by creating an environment where employees can thrive, companies can grow, and shareholder value can be maximized.

MAJOR TENANTS



BIOHUB TWO

READY FOR YOUR NEXT PHASE

Upon commercialization and the need to expand, BioHub Two is ready to cater to your needs. BioHub Two is a 45-acre master-planned biomanufacturing campus with 500,000 square feet of for sale and built-to-suit biomanufacturing, lab, and office space located in Generation Park. BioHub Two is adjacent to the Nimble BioSpaces facility and San Jacinto College Biotech Training Center.

ENTIRE CAMPUS
±45 AC

SITE 1
±8.5 AC - 75,000 SF as shown

SITE 2
±7.5 AC - 105,000 SF as shown

SITE 3
±8.1 AC - 105,000 SF as shown

SITE 4
±1.4 AC - 25,000 SF as shown

SITE 5
±14.1 AC campus ready site





AN OUTDOOR PARADISE FOR YOUR WORKFORCE

Connecting you to everything is The Ray, an extra-wide bike and pedestrian super-highway linking the businesses, hospitality, and residences of Generation Park via a 4-mile loop.

Departing The Ray takes you to a series of local parks, meandering wooded trails, open waterways, and scenic lookouts meant to calm the soul. Go just beyond nature and you'll find yourself at your favorite restaurant, shopping destination, or enjoying live music or movies in a plaza.



HOUSTON, TEXAS

As a world-class city with a thriving innovation economy, Houston is finding solutions to the problems that matter most. From curing cancer to fighting infectious diseases, Houston's world-class medical center, research institutions, and companies are taking on the greatest medical challenges of our generation. A 2022 study identified Houston as a prime hub for cell and gene therapy R&D and manufacturing, cancer-focused molecular diagnostics within R&D and production, and biologics drug development and manufacturing.

A YOUNG, RAPIDLY GROWING, AND DIVERSE CITY

4th Largest US City
7.3M Residents
3.3M Jobs
1:4 Houstonians are foreign born

PRO-GROWTH AND OPPORTUNITY RICH

24 Fortune 500 HQs (3rd highest concentration in US)
#3 US metro for business expansion and relocation
TOP 25 Global Cities of the Future

AN ACCELERATING LIFE SCIENCE ECOSYSTEM

Houston's high concentration of life sciences employment, healthy funding landscape, access to the Texas' \$6 billion CPRIT grant fund, and commitment to translational research is making it one of the country's fastest growing life science ecosystems.

#2 Emerging Life Science Cluster (CBRE, 2021)
#10 in Top 20 US Metros for Life Science Companies
#13 in Top 25 Life Science Research Talent Clusters
700+ Life Science Companies
5k Active Clinical Trials (20.6% of all trials in US)
\$961M NIH Funding '22
395k Healthcare & Life Science Employment
106k Biotech Specialists
25+ Research & Innovation Centers
26k Core life science workforce

NOTABLE LOCAL LIFE SCIENCE COMPANIES





TEXAS MEDICAL CENTER

Houston is home to the largest medical center in the world—Texas Medical Center (TMC). Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity and innovation through its 61 member institutions. From some of the world's leading hospitals to the top research facilities, Houston institutions are making an impact worldwide.

THE UNIVERSITY OF TEXAS
**MDAnderson
Cancer Center**

Making Cancer History®

Baylor
College of
Medicine

RICE

UTHealth®
The University of Texas
Health Science Center at Houston

ATM | TEXAS A&M
UNIVERSITY

10M+
Patient Visits
Annually

110k+
Employees

THE DEVELOPER McCord

McCord, a national real estate company with locations in Houston (HQ) and Boston, has an extensive expertise in life science, office, industrial, land, single family, and multifamily asset development and management.

Founded in 1973, McCord has had the opportunity to own and manage over \$3 billion of real estate around the United States, including 4.8 million square feet of commercial space, 6,700 residential units, and 5,800 acres of land. McCord is proud of the strong relationships we have forged with our tenant partners and takes very seriously our role in providing exceptional work environments that help attract and retain top talent.



Life Science



Corporate Office



R&D and Manufacturing



West Lake Park at Generation Park



Nimble
BIOSPACES



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