



Turnkey Lab + Clinical Manufacturing + Office Sublease

251 W. Medical Center Blvd.
Webster, TX
2,160 SF

253 W. Medical Center Blvd.
Webster, TX
32,011 SF



Site Overview



Surrounding Area



253 W. Medical Center



Facts

Premises (SF)	32,011 SF
Lease Expiration Date	August 31, 2034

Lab and Manufacturing Space Highlights

32,011 SF



Eight ISO7 cGMP suites with equipment
• Including Air, O2, N2, CO2,
Vacuum throughout



Dedicated shipping, receiving area
with dock height door



Tank/Cryo Storage



BSL 2 wet labs



Dedicated Backup Generator



QC lab



Lab Specs

Cleanrooms	Qty	BSC	Incubator	SS Tables	Chairs	Lab Bench	Pass-through Chambers
1A	N/A	1	2	3	2	0	2
1B	N/A	1	2	3	2	0	2
2A	N/A	1	2	3	2	0	2
2B	N/A	1	2	3	2	0	2
3A	N/A	1	2	3	2	0	2
3B	N/A	1	0	2	2	0	2
4A	N/A	1	0	2	2	0	2
4B	N/A	1	0	2	2	0	2
QC Lab							
Main Floor	N/A	1	0	4	8	8	1
Testing RM 204	N/A	1	0	1	0	0	N/A
Testing RM 205	N/A	0	0	2	0	0	N/A
Testing RM 206	N/A	0	0	1	0	0	N/A
Testing RM 207	N/A	0	0	1	0	0	N/A
Testing RM 208	N/A	0	0	2	0	0	N/A
TTL Rooms							
TTL1	N/A	1	1	2	3	4	0
TTL2	N/A	1	1	2	3	4	0
TTL3	N/A	1	1	0	3	4	0

Back of House

Building & Grounds Utilities	Qty	BSC	Incubator	SS Tables	Chairs	Lab Bench	Pass-through Chambers
Electrical Generator	1	N/A	N/A	N/A	N/A	N/A	N/A
LN2 Bulk Tank	1	N/A	N/A	N/A	N/A	N/A	N/A
vacuum Pump	1	N/A	N/A	N/A	N/A	N/A	N/A
HVAC Cleanroom AHU	4	N/A	N/A	N/A	N/A	N/A	N/A



Office Space

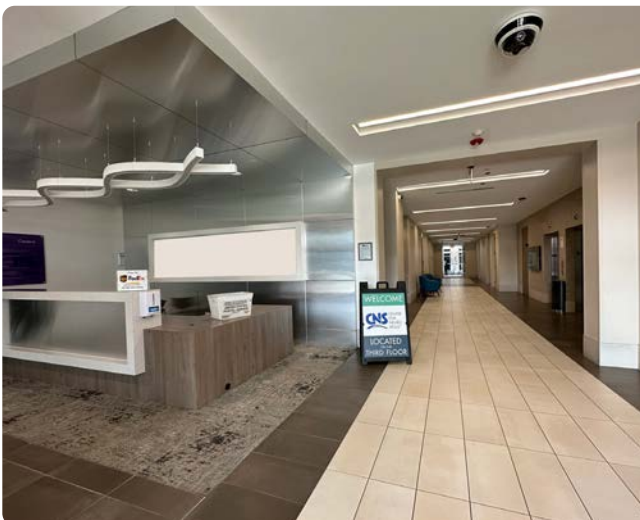
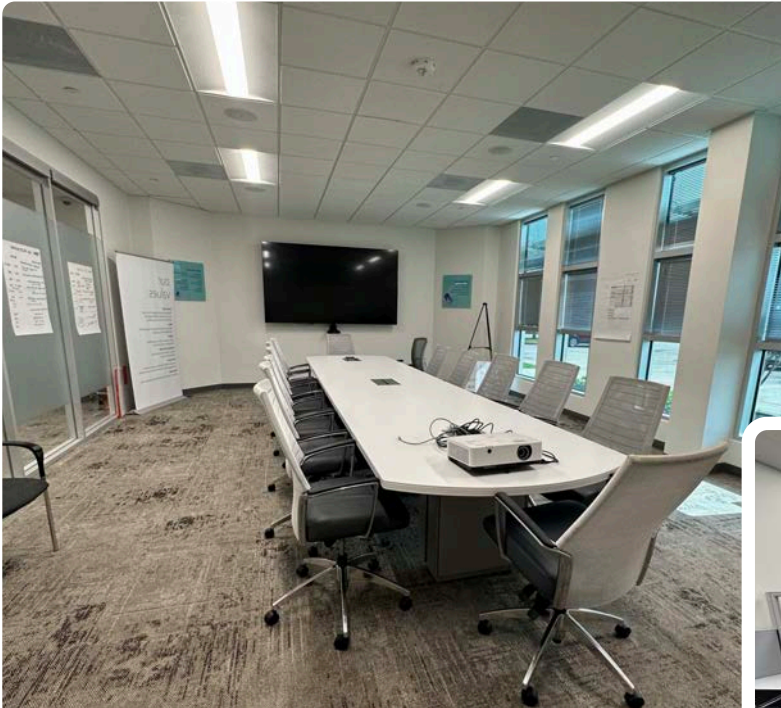


First Floor:

- 52 cubicles, 2 conferences

Second Floor:

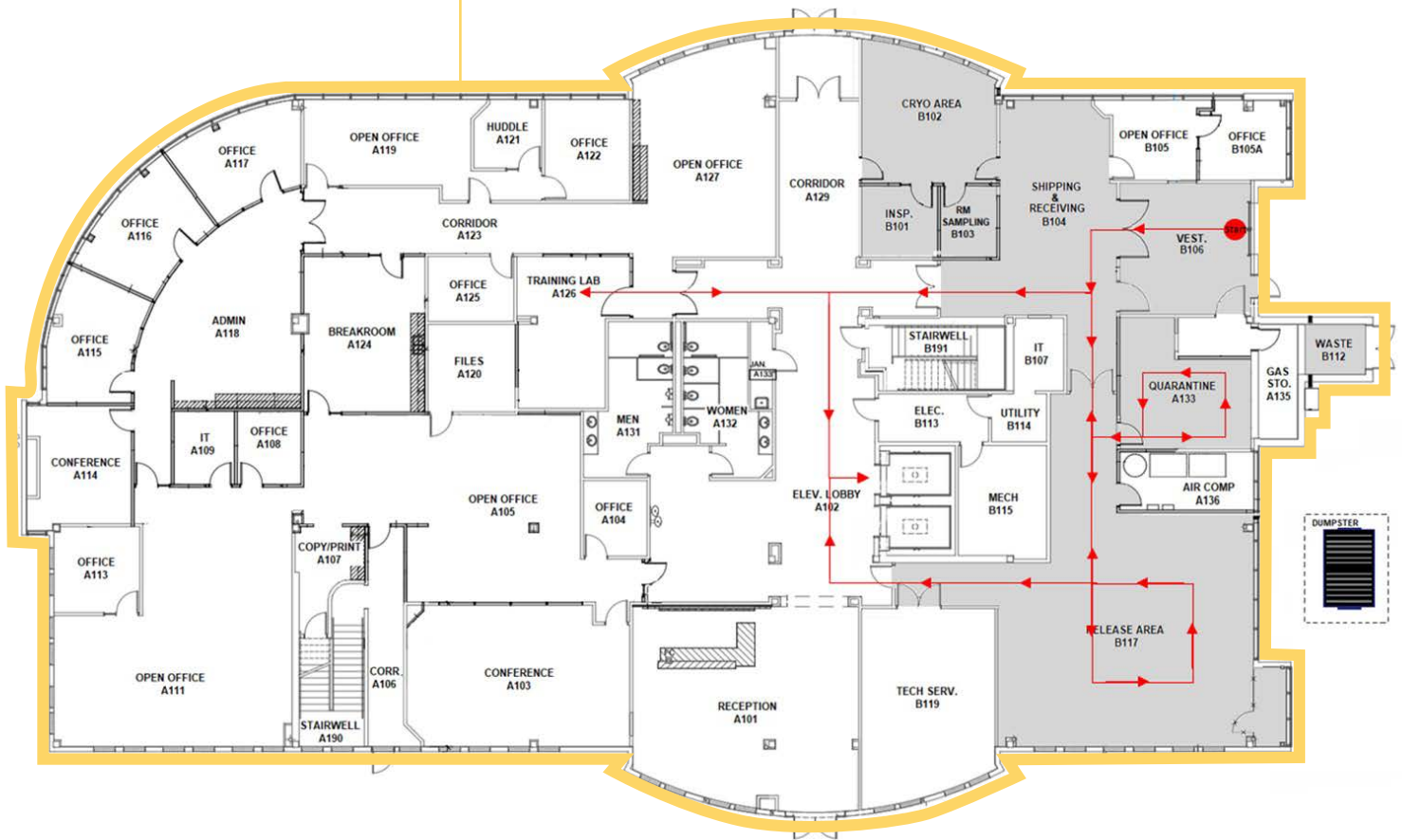
- 41 cubicles, 1 conference room, 6 private offices/small conference with monitors



253 W. Medical Center Floor Plans

Floor 1

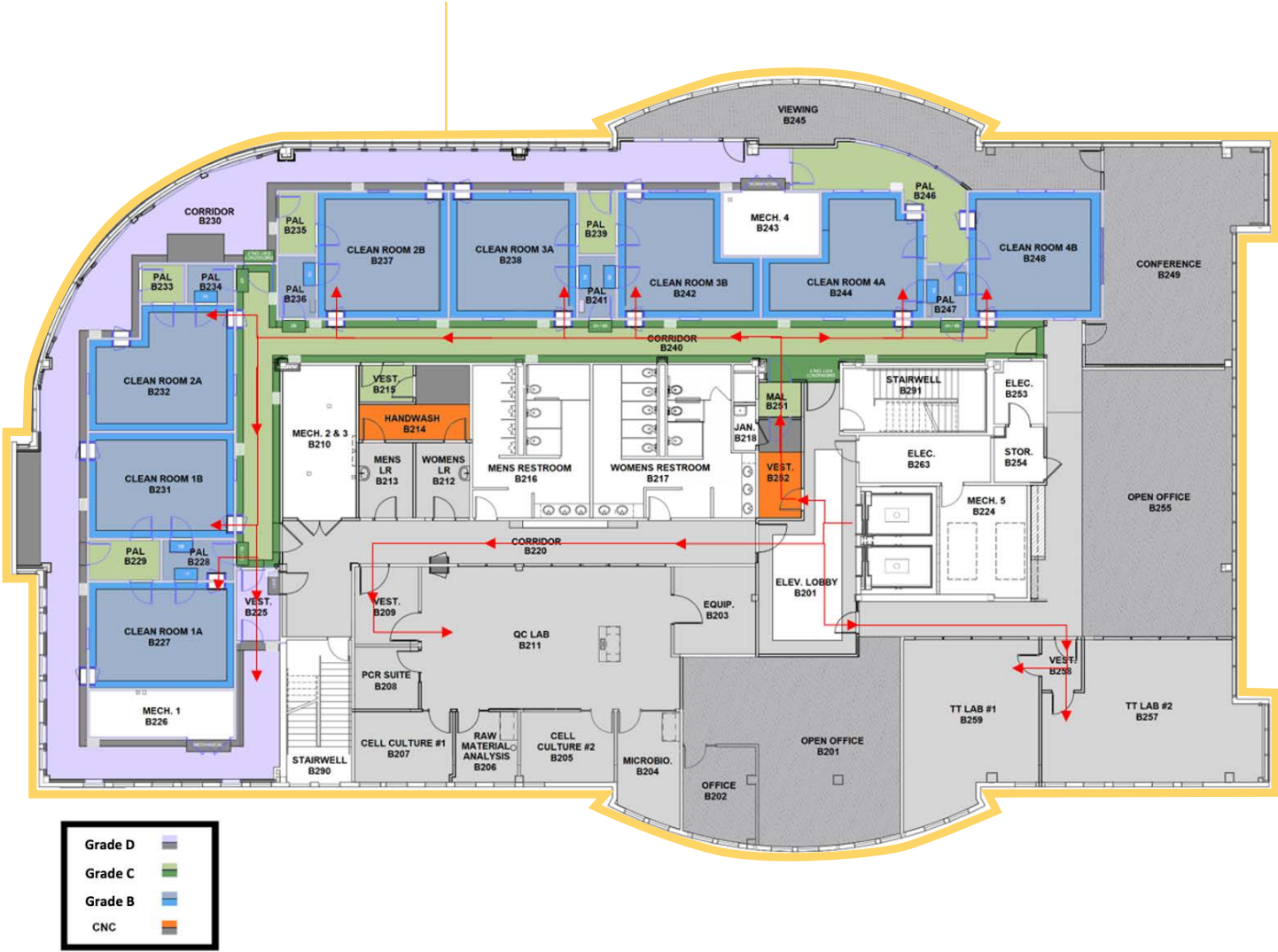
Suites 100 and 150
16,085 SF



253 W. Medical Center Floor Plans

Floor 2

Suite 200
15,926 SF



251 W. Medical Center



Suite 210 Facts

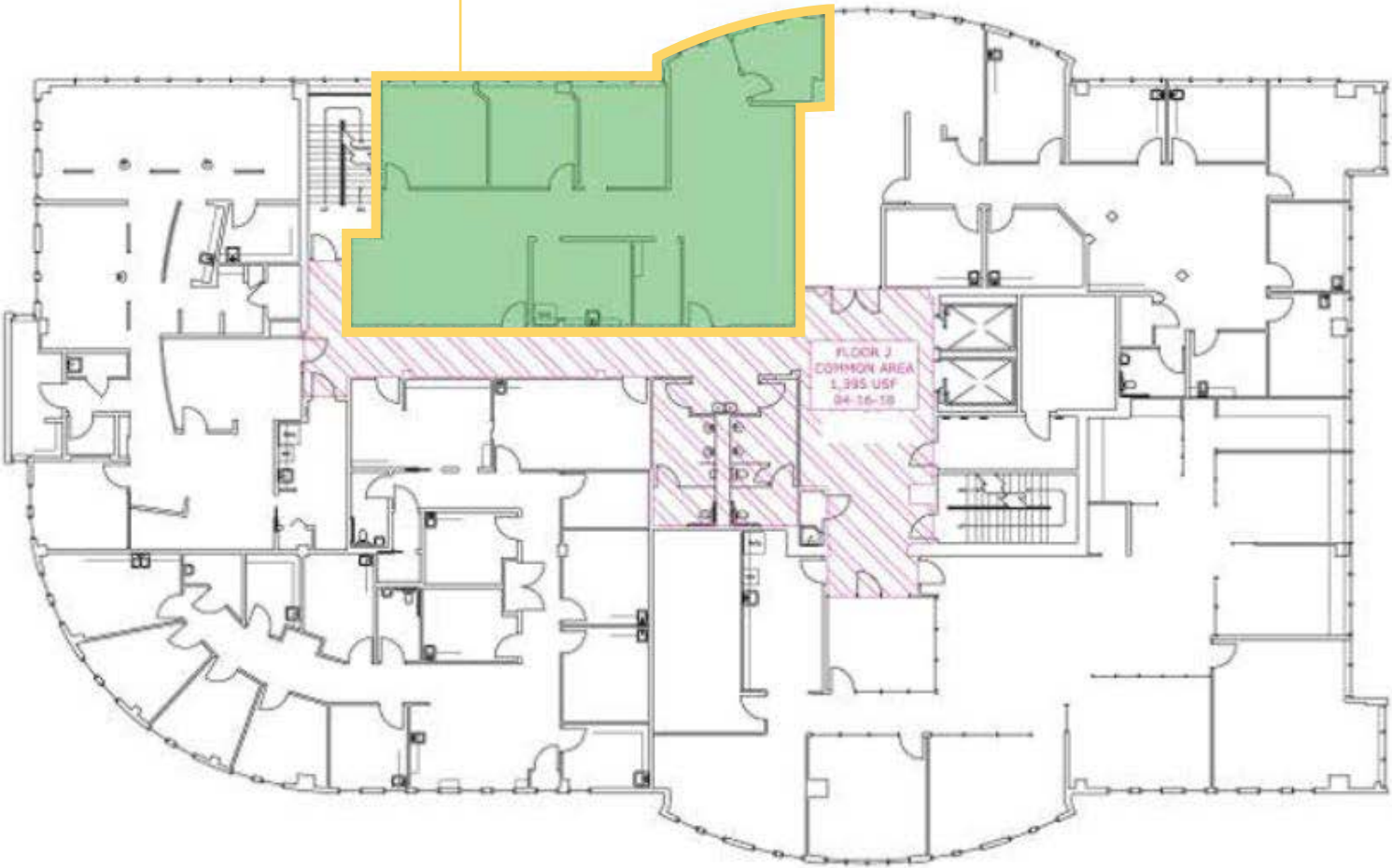
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251 W. Medical Center Floor Plans

Floor 2

Suite 210
2,160 SF





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