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01

HOU Knew



WHY HOUSTON?

Houston is home to more than 8,800 tech-related firms, including more than 800 venture-backed startups, and 24 Fortune 500 HQs.

2ND MOST AFFORDABLE
among the U.S.' largest metros

NO PERSONAL STATE OR CORPORATE INCOME TAX

#1 LARGEST MEDICAL CENTER
in the world

#1 CANCER CENTER
in the U.S.

Home to
NASA'S JOHNSON SPACE CENTER & HOUSTON SPACEPORT

4TH MOST POPULOUS
city in the U.S.

1 IN 4
Houstonians are foreign born

2 INTERNATIONAL AIRPORTS
187 non-stop flights
37 countries
any US city < 4 hrs

366 PARKS & >125 MILES
of hike & bike trails





ion

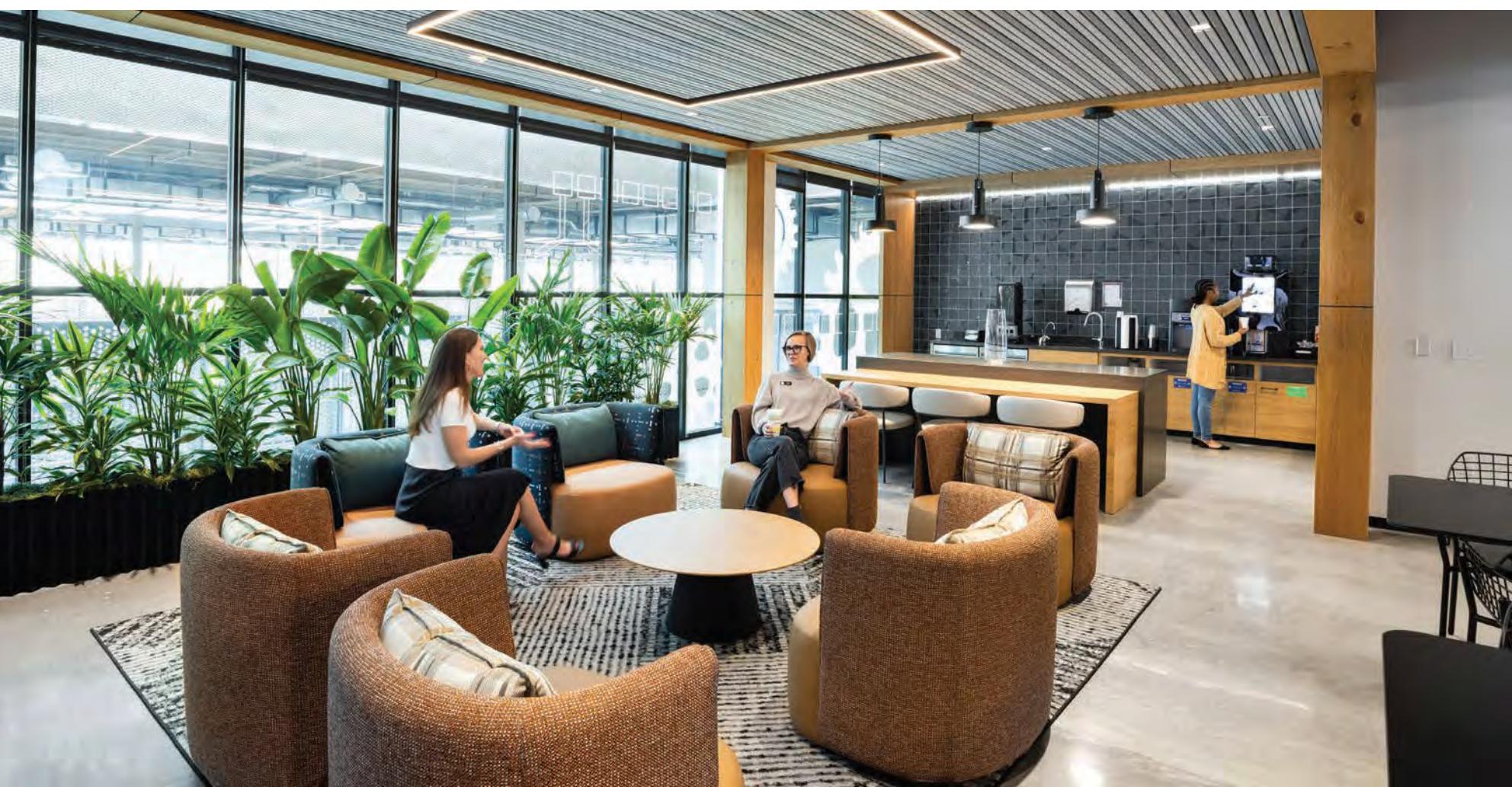
HOUSTON'S
HQ FOR
INNOVATION

WHY ION?

It is time to bring the team back together.

Collaboration and innovative ideas don't thrive in your employees' home office or at their kitchen island. It is time to consider an office space that provides the flexibility your employees want, while offering a variety of desired amenities and a community of thinkers, makers, and doers all in one place.

**Every better way needs a place to begin.
Start here!**





(DEI) Diversity, Equity & Inclusion

Ion District is a catalyst for curating connections that help our industry leaders and partners work together toward an inclusive and diverse workplace.

When you join our ecosystem, you share space with industry leaders bringing DEI outreach to the Ion too.

\$15.3M+
committed in direct community investments

\$2M+
investment to support tech job training in next 3 years



“We see the value of us being in this space, but more importantly, our partners see the value of us being in this space.”

Loretta Williams Gurnell

Founder & Executive Director, SUPERGirls SHINE Foundation
DEI Champion Award Recipient from InnovationMap



Opportunity for Impact (Examples):

Ion Tenants are leaders in DEI

Microsoft & Chevron partnership with SUPERGirls SHINE foundation to promote gender inclusivity in STEM fields

In addition, funding of DivInc Clean Energy Accelerator program

Inclusivity in Action

Urban Capital Network partners with firms to create approachable investment opportunity for minority and historically disadvantaged groups

Community Engagement Hub

Event series Blackstreet, celebrating black innovators in entrepreneurship and the arts

Weekly event series – Poptarts and Pitches, Mingle Mondays among others designed to reduce barriers to entry in access to knowledge and experience



SUSTAINABILITY



WELL SILVER



LEED GOLD
certified 2022



**SMART, INTEGRATED
BUILDING SYSTEMS**
to drive operational efficiency



ADAPTIVE RE-USE

boasting architectural character from the historic Sears Department store built in 1939, as well as minimized carbon waste during construction



NAFA CLEAR AIR AWARD

air filtration system utilizes UV sterilization & award winning Merv 13 filters



**ON-SITE
COMPOSTING SERVICES**

available to all our restaurant and office tenants looking to dispose of waste sustainably



ONE BEEHIVES

on the rooftop of the Ion, supporting the pollination of local plants throughout Midtown



Ion Development Awards

**2023 ACEC TEXAS ENGINEERING
EXCELLENCE AWARDS**

Gold Medal Winner for Structural Systems

**2024 ULI HISTORICAL/
ADAPTIVE REUSE AWARD**

LANDMARK AWARD

Community Impact Winner

COSTAR

Best Commercial Development

**NATIONAL ASSOCIATED BUILDERS
& CONTRACTORS**

1st place award for Best Commercial Development in the \$25-\$100MM range



“The Ion allows our faculty and students to make an impact across the city, the country and the world through partnerships and collaborations that might not be formed otherwise. The Ion allows us to work side-by-side with experts and actual end-users to help bring solutions to some of the city’s and the world’s most pressing challenges”

President Reggie DesRoches

Rice University

Backed by a century of stewardship

Ion supports the Rice University mission by cultivating a diverse community of learning and discovery that produces leaders across the spectrum of human endeavor.

Rice University is invested in Ion for the long-term. This will offer its tenants stability with Rice University ownership, management, and programming happening within the building.



02

Recruitment & Retention





BUILDING DETAILS



LEED Gold



WiredScore Platinum



WELL Silver

266,000 SF
office, academic
and retail space

1/2 ACRE
plaza space

86,000 SF
coworking space

6 FLOORS
lower level & 5
floors above ground

50,000 SF
amenity space

2,000 SF
fitness space

100%
wireless carriers
have dedicated in-
building services

4 EATERIES
3 restaurants &
1 taproom

Walkable, bikeable, & transit friendly



91 Walker's Paradise

Walk to 19 museums visited by 9M+ people annually

450 feet to the 700 METRORail Red Line at the Wheeler Stn NB stop

Walking distance to numerous restaurants and bars located within Ion District and Midtown District.



80 Excellent Transit

Train every 6 minutes to 4 major league stadiums, 5 theater venues, and 54 healthcare institutions

5 minutes to I-69 & 288 access

10 minutes to I-45 & I-10 access

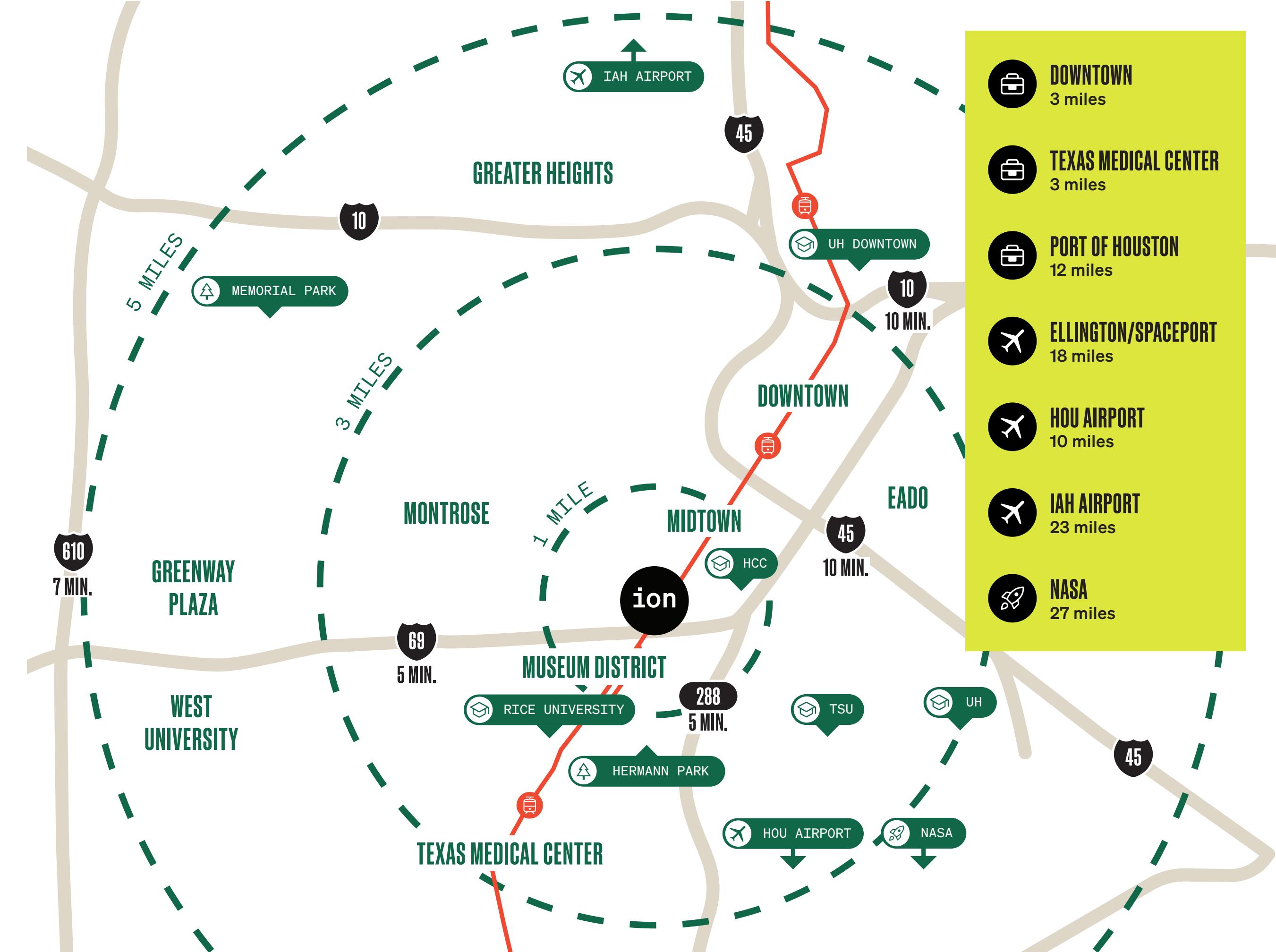


83 Very Bikeable

1 mile to Hermann Park

1.5 miles to Downtown

Conveniently bike to Rice University, Houston Community College, University of St Thomas, Texas Southern University, and University of Houston



Restaurants

Second Draught HTX

A craft beer taproom featuring Houston's incredible lineup of local breweries and talented home-grown brewers.

THE LYMBAR KITCHEN + COCKTAILS

An all-day neighborhood craft cocktail bar and restaurant with Latin and Mediterranean flavors from local chef, David Cordúa.

Other Ion District Food & Beverage Offerings:

STUFF'd WINGS

STUFF'd Wings is a successful food truck turned brick-and-mortar restaurant serving up traditional chicken wings STUFF'd with a variety of cuisines.

cafe ion

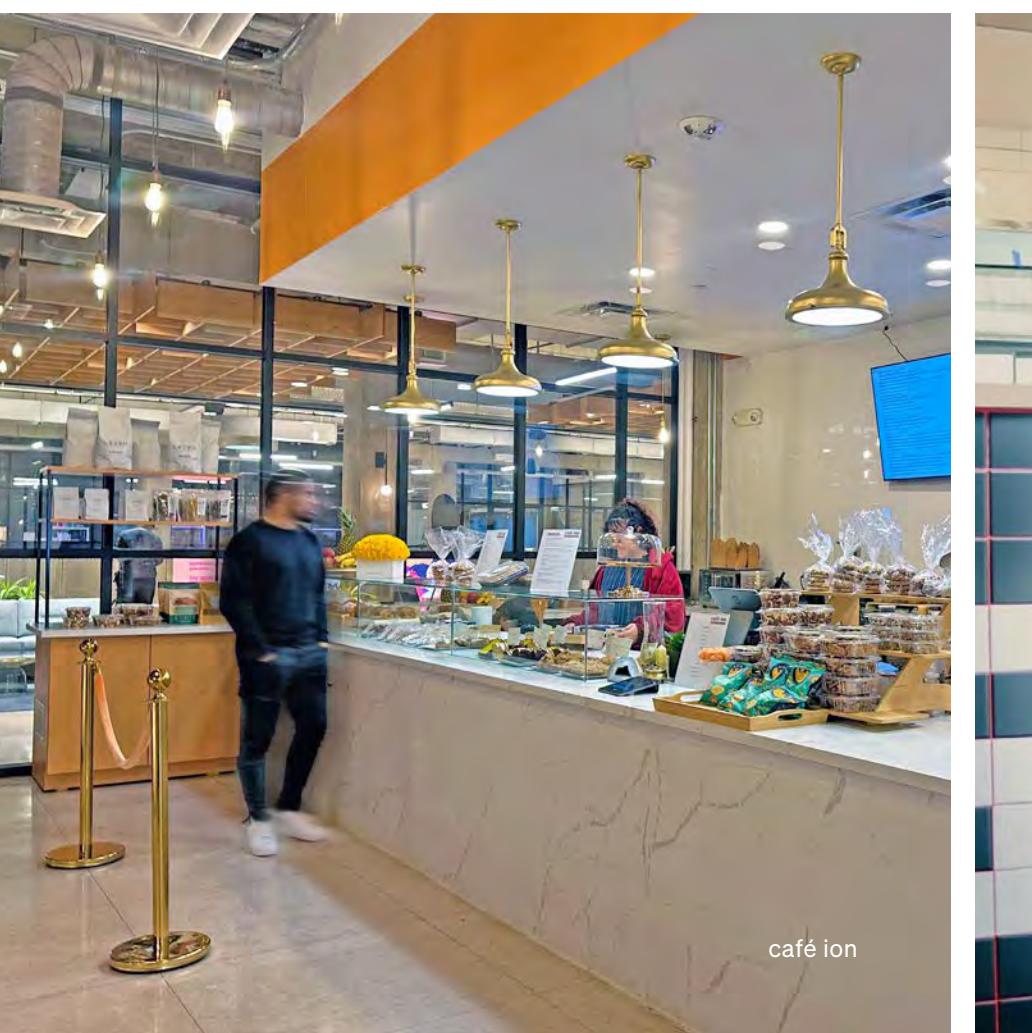
Operated by Leven Baking Company, Sustain, and the oldest cold-pressed juice store in Houston, JuiceWell. The founder group aims to support the community physically and mentally through food and beverages.

Late August

A concept from Lucille's Hospitality Group representing chef Chris Williams, Late August seeks to feed the future while paying homage to the former Sears Department Store.

KOKORO SUSHI AND YAKITORI

Kokoro offers a fresh take on Japanese cuisine. It is the latest venture by Chefs Patrick Pham and Daniel Lee and sister restaurant to Aiko and Handies Douzo.



Amenities

*located on lower level



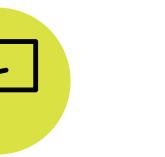
*Full-service gym



Ion Prototyping Lab



*Mother's room



Additional meeting, presentation, and flex space



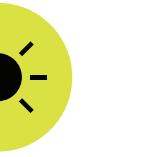
Ion Investor Studio



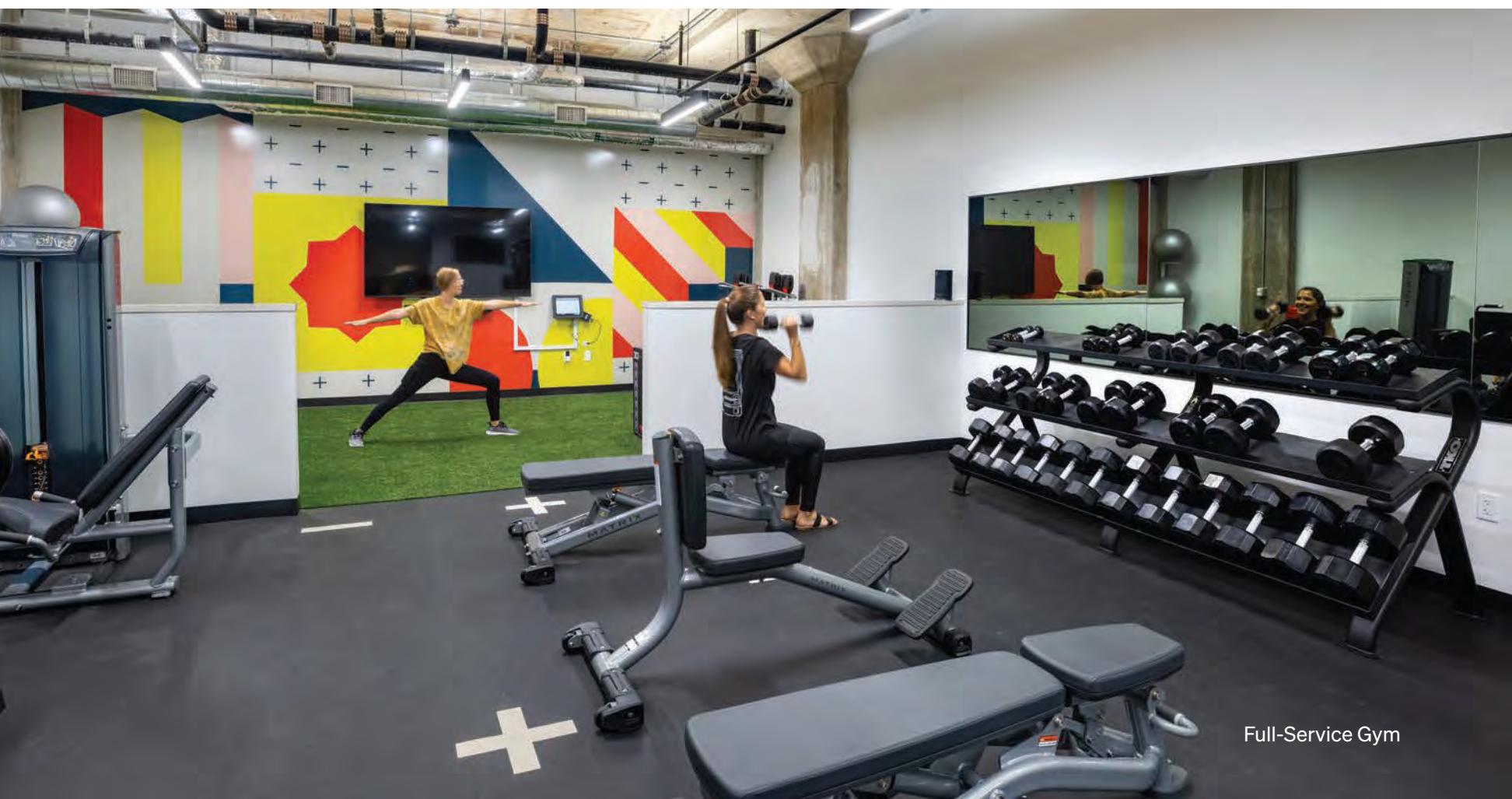
Exceptional WiFi connectivity & bandwidth



Open air plaza w/
shaded seating & built
in charging stations



UV Light Air
Filtration System



03

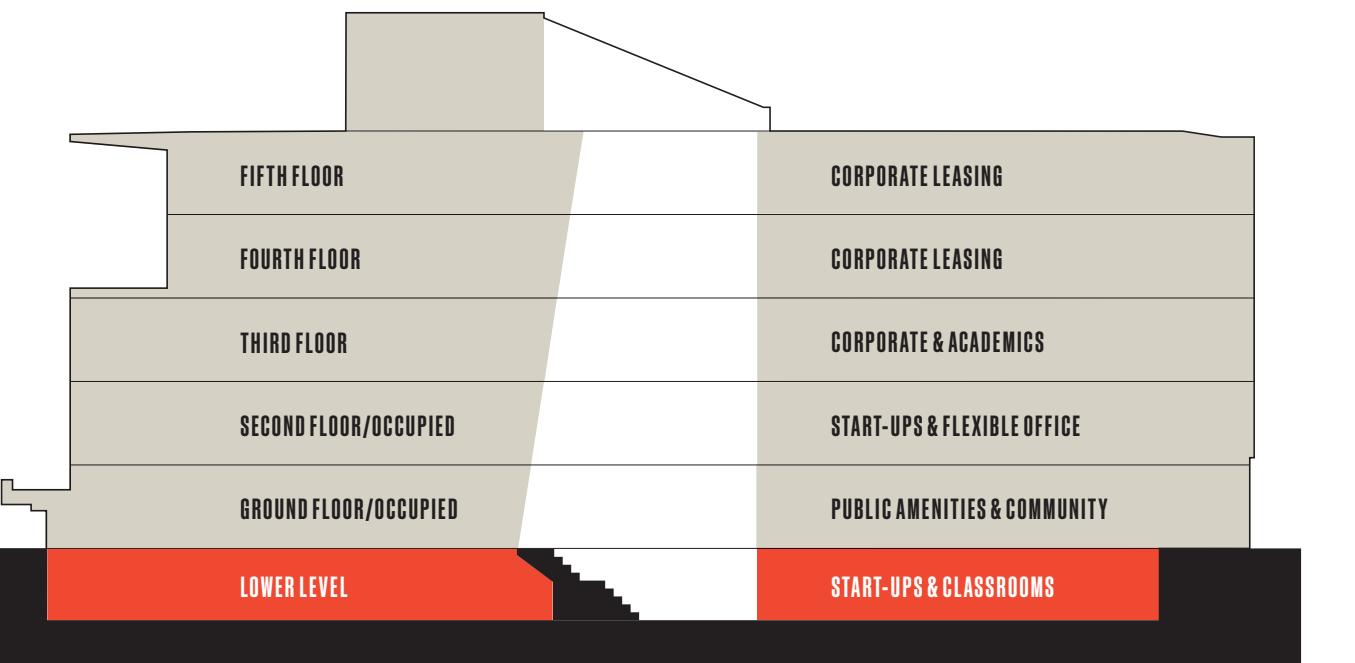
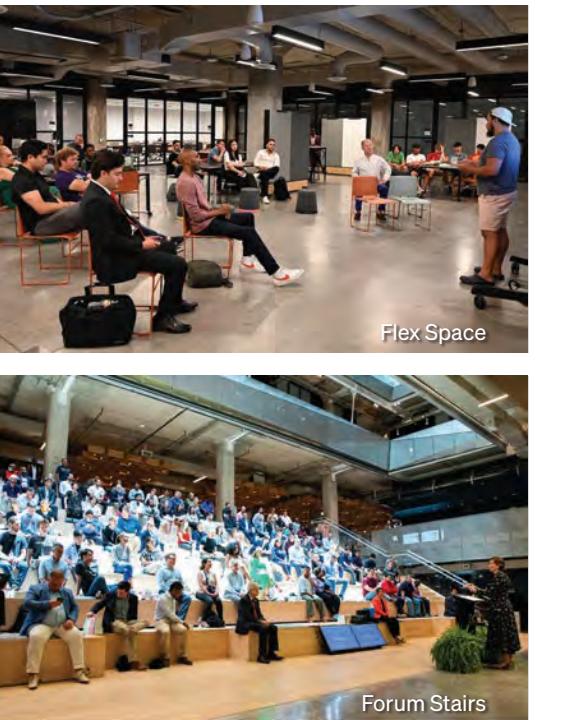
Right Here,
Right Now



Lower Level

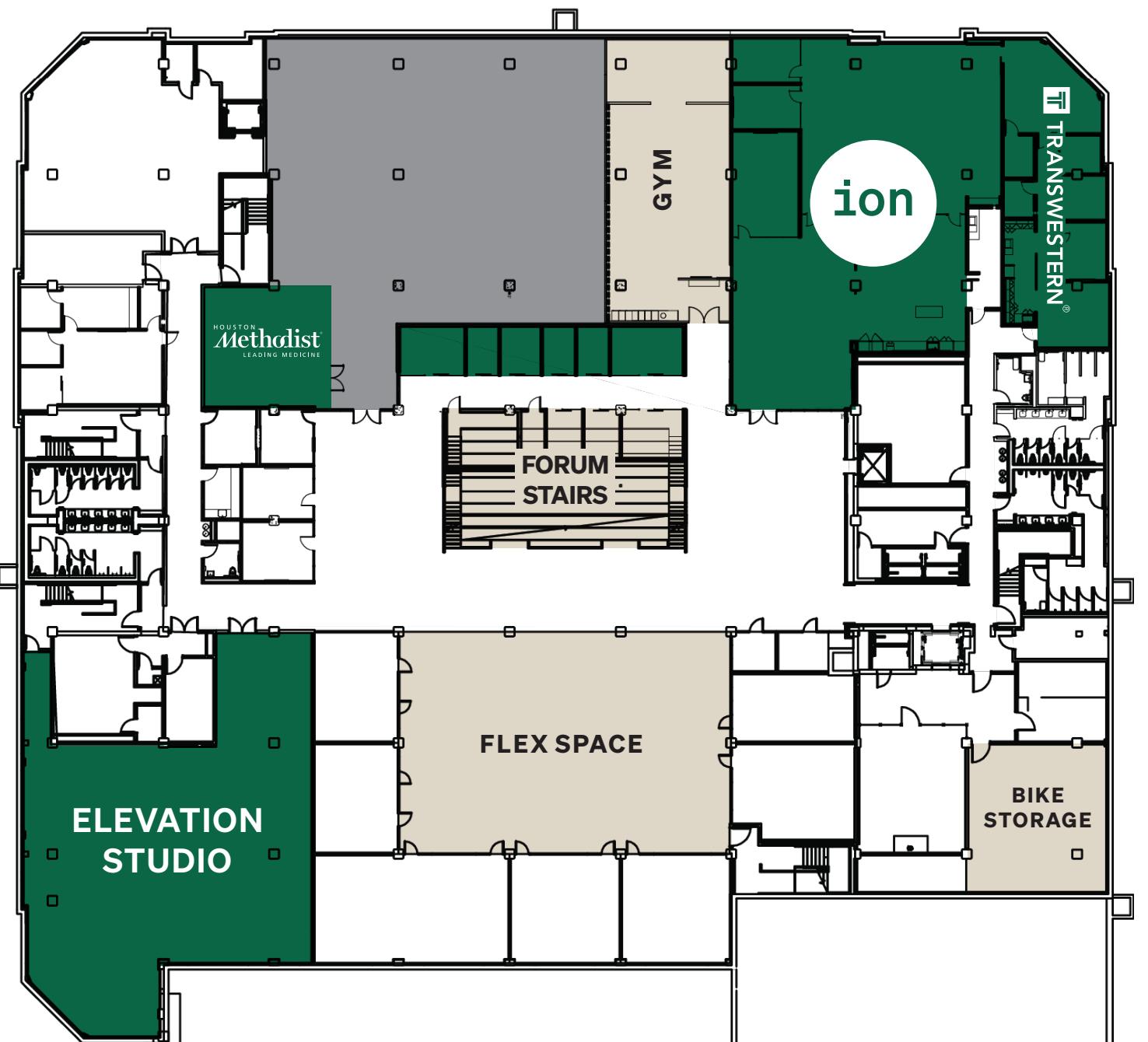
Flexible Collaboration Space

7 Conference Rooms and 5 Huddle Rooms
 Event Space
 Ion Accelerator Hub
 Ion Academic Network
 Workforce Development Programs



Legend:

Occupied Space Lease Pending Available Space Amenity Space



Ground Floor

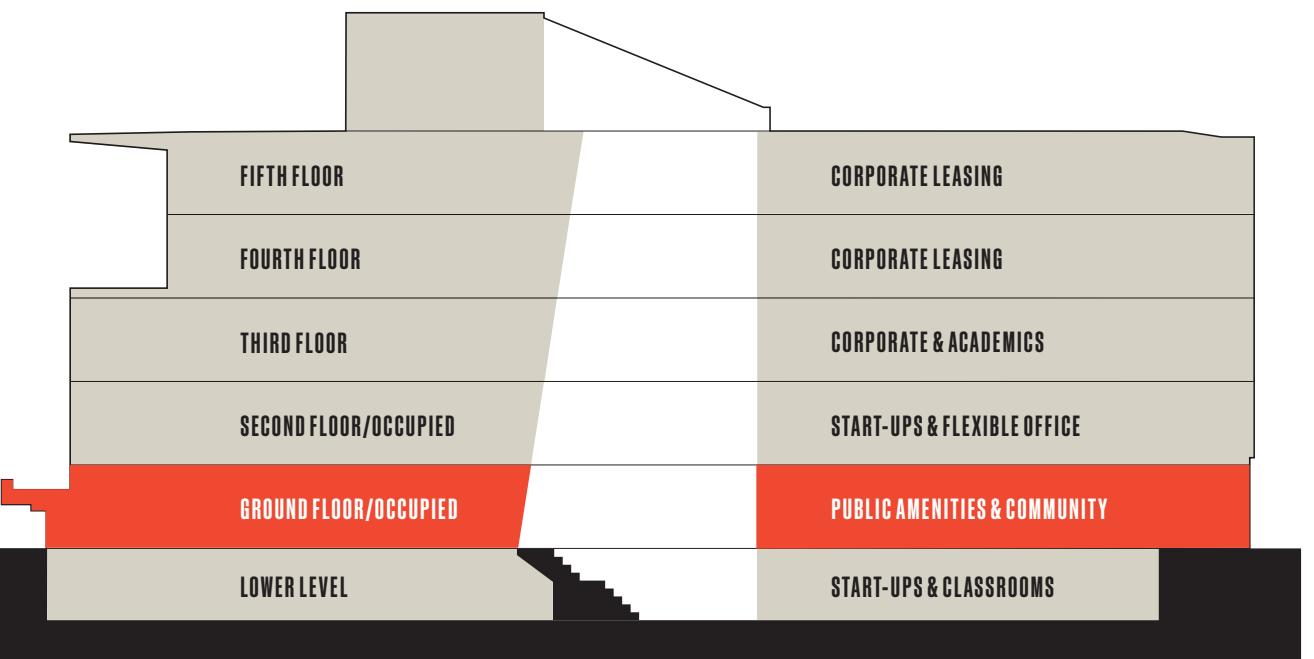
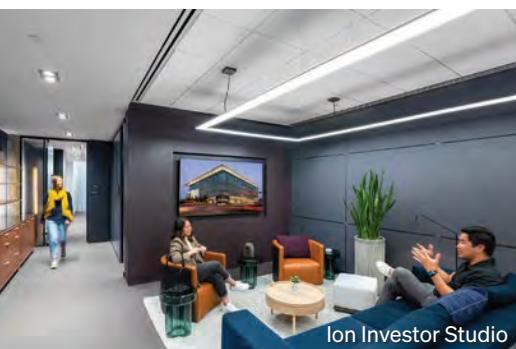
Public Amenities & Community

The hub for networking, prototyping needs, meeting with investors, and getting some local grub. This floor opens up to the Forum Stairs where weekly pitches, panels, and activations take place.

Ion Restaurants: Café Ion, Second Draught, The Lymbar, Late August

Ion Investor Studio: Private studio space with 5 person huddle room and 16 person large conference room

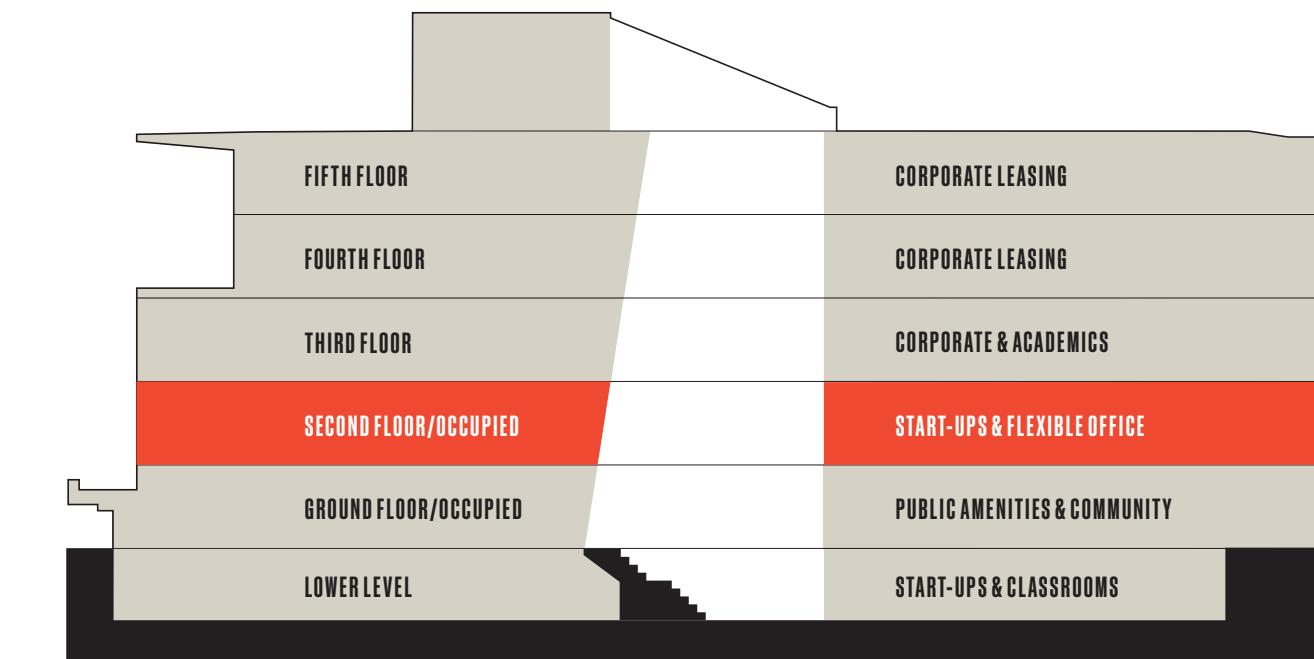
Ion Prototyping Lab: Where your ideas meet the designers, engineers, and fabricators that can make it a reality.



Second Floor

Start-Ups & Flexible Office Space

Spanning approximately 86,000 SF, Industrious resides on the entire second floor of the Ion, as well as half of the fourth floor. With stunning design and game-changing amenities, Industrious at the Ion provides an innovative community of coworking space for Houston's great thinkers, entrepreneurs, and problem-solvers.



Third Floor

Corporate & Academic Space

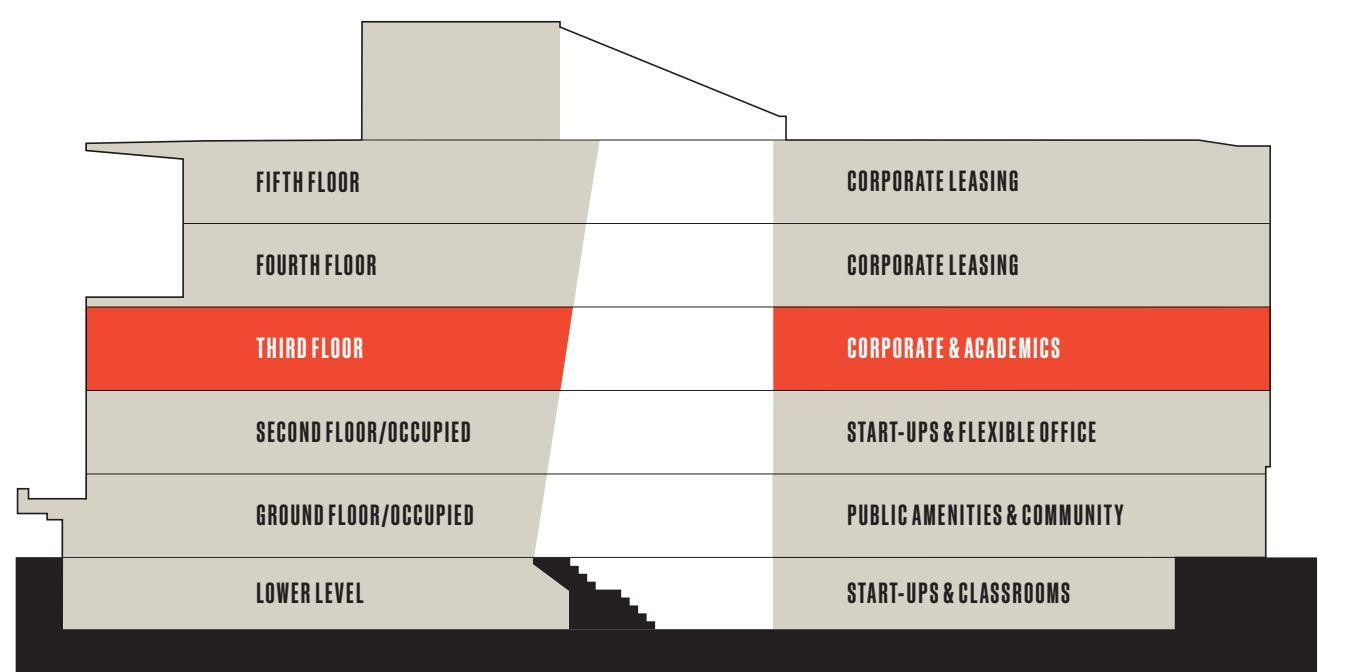
Multi-tenant configuration

Exposed cast-in-place concrete structure circa 1939

17' floor-to-floor height

12' minimum clear height

Shared conference space in multi-tenant corridor



Legend:

Occupied Space Lease Pending Available Space Amenity Space



Fourth Floor

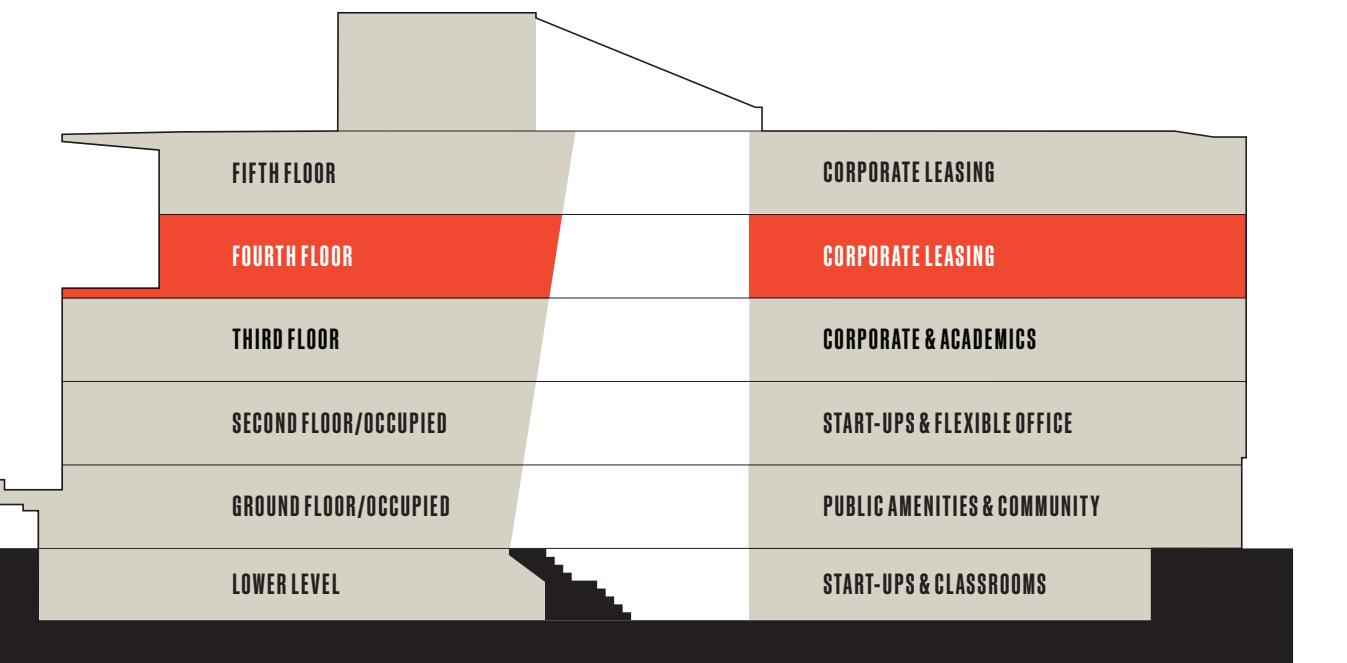
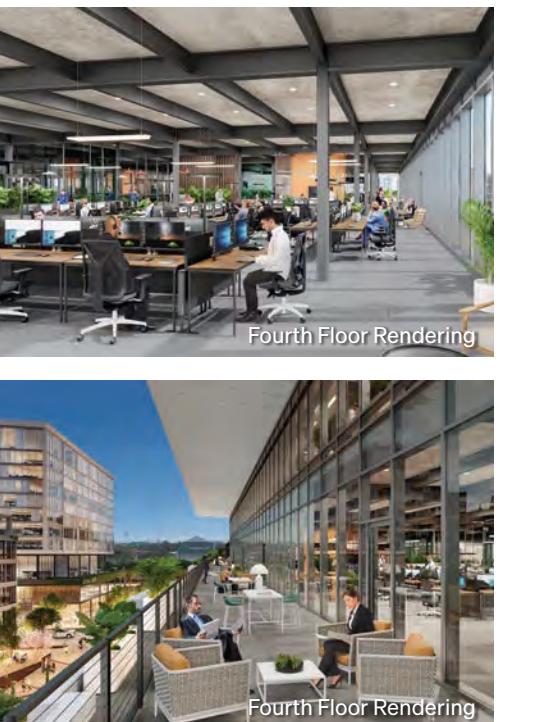
Office Space: 3,718 SF Available

Premium office space with multiple private terraces boasting views of Downtown, the Texas Medical Center, and the Galleria area

Expansive floor-to-ceiling curtain wall glazing with an abundance of natural light

14' floor-to-floor height

10' minimum clear height



Legend:

Occupied Space Lease Pending Available Space Amenity Space



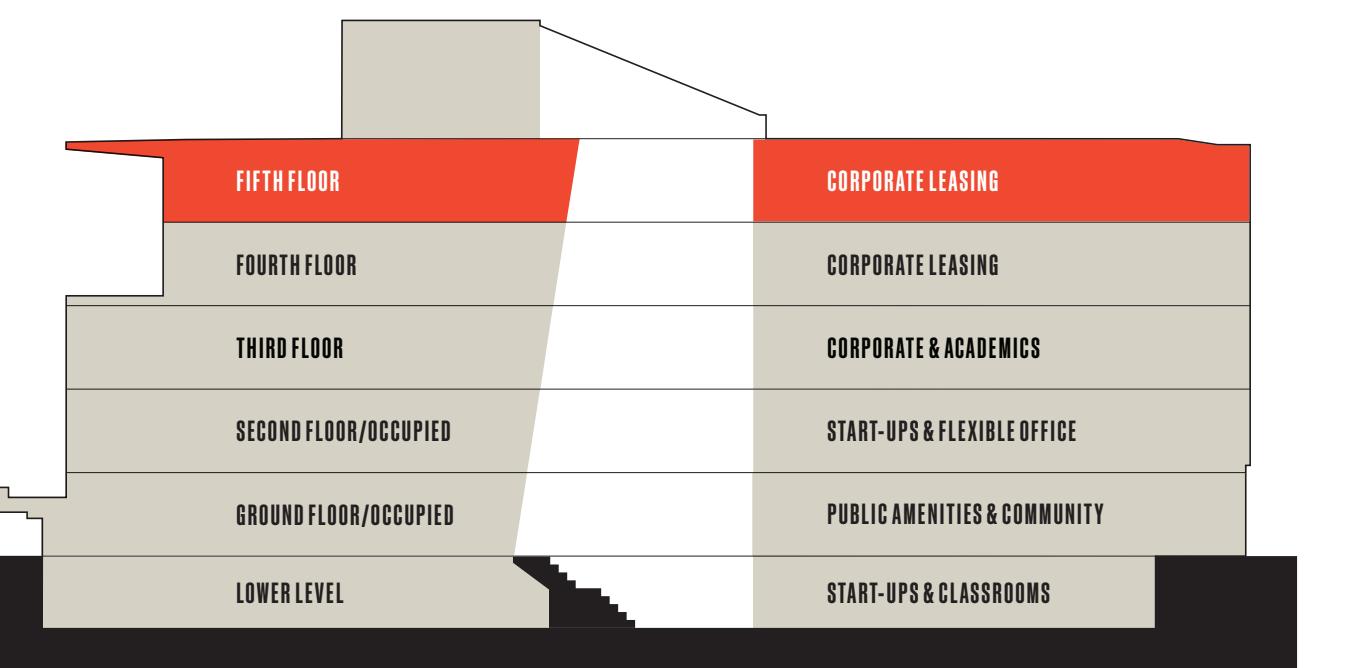
Fifth Floor

Premium office space boasting penthouse views with an abundance of natural light

Expansive floor-to-ceiling curtain wall glazing

15' floor-to-floor height

10' minimum clear height



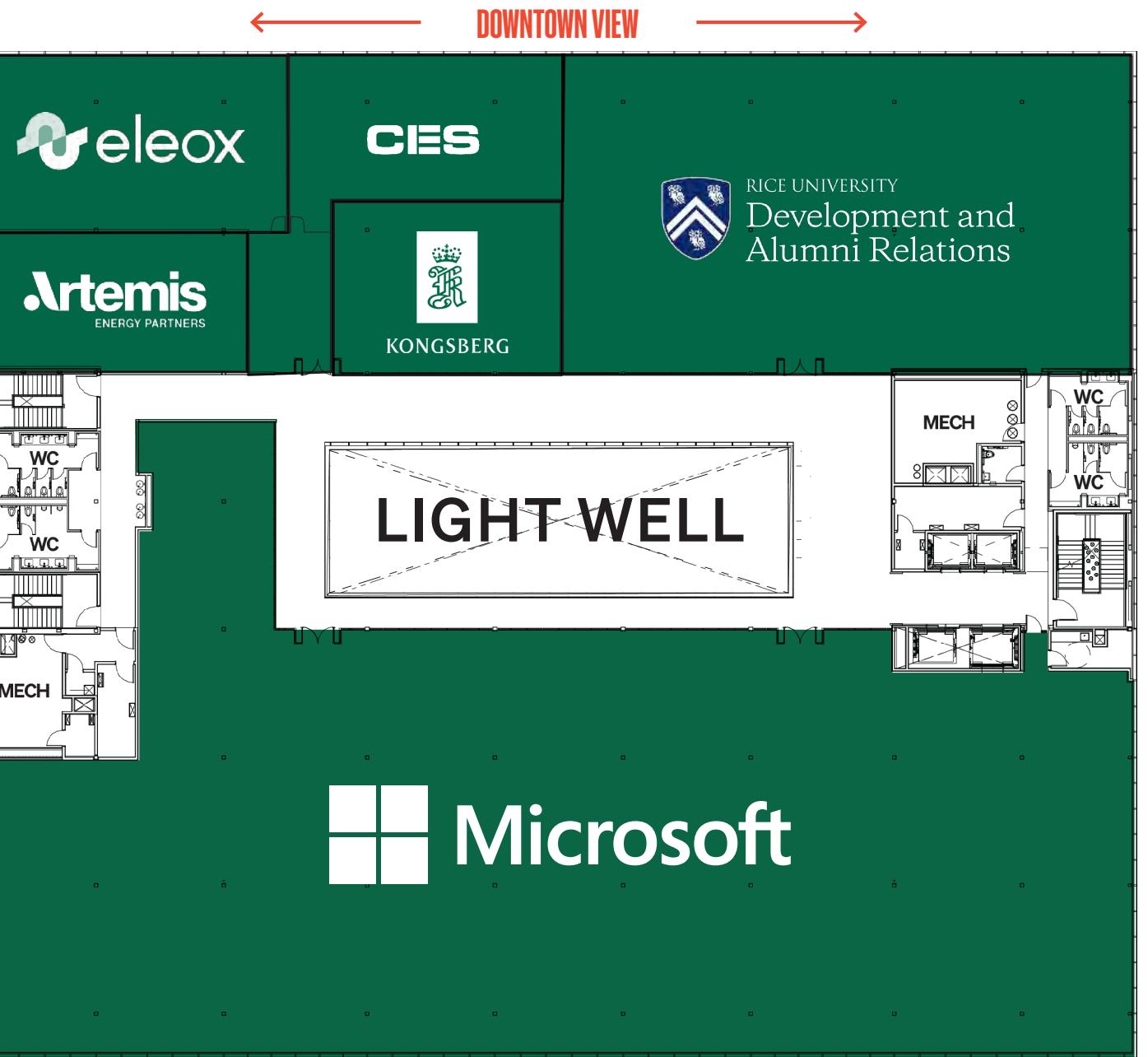
Legend:

Occupied Space

Lease Pending

Available Space

Amenity Space





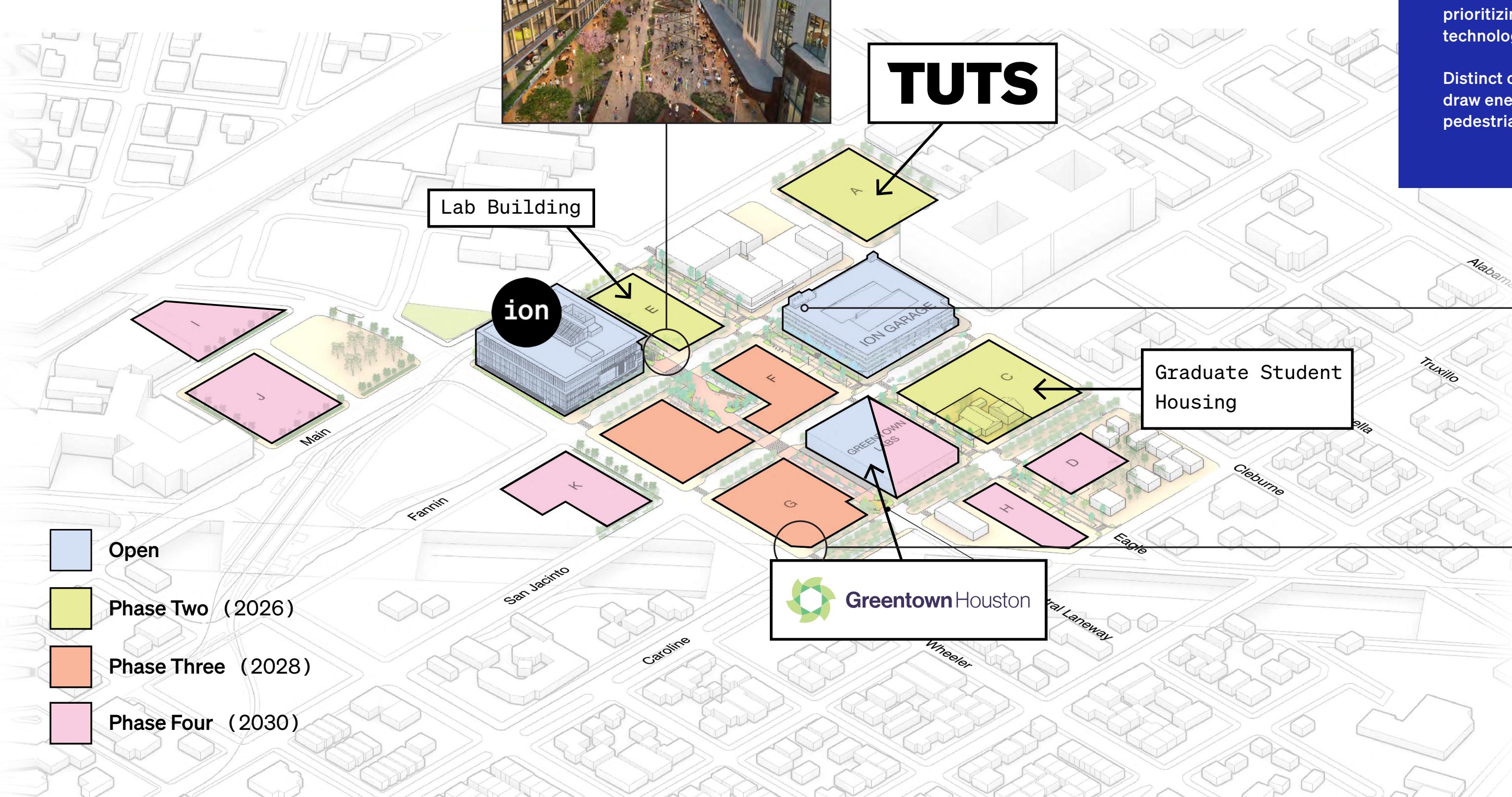


04

Looking
Ahead



ION DISTRICT



Under the leadership of Rice University, Ion District introduces a new kind of urban district to Houston, prioritizing street life and a mix of uses that embraces technology and sustainability.

Distinct open spaces and garden plazas create value and draw energy across the District, anchored around the pedestrian-only Central Laneway.





District Garage

3.5/1,000
parking ratio

14+ EV
charging stations

10,000 SF
ground level retail
& gallery space

ADVANCED PARKING
assistance equipment



Conceptual rendering of Ion Plaza continuation across Fannin St. and additional buildings planned in the next phase of development.



Conceptual rendering of Ion District at Caroline St.



Conceptual rendering of retail along Eagle St. in Ion District Parking Garage





Ion . 4201 Main St, Houston, TX 77002 . iondistrict.com

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For leasing information, contact
713.300.0300 . streamrealty.com