

FOR REDEVELOPMENT

THE TAPE BUILDING

1500 OLD SPANISH TRAIL



RENDERING

54,000 SF AVAILABLE FOR LEASE OR SALE | 2 ACRES

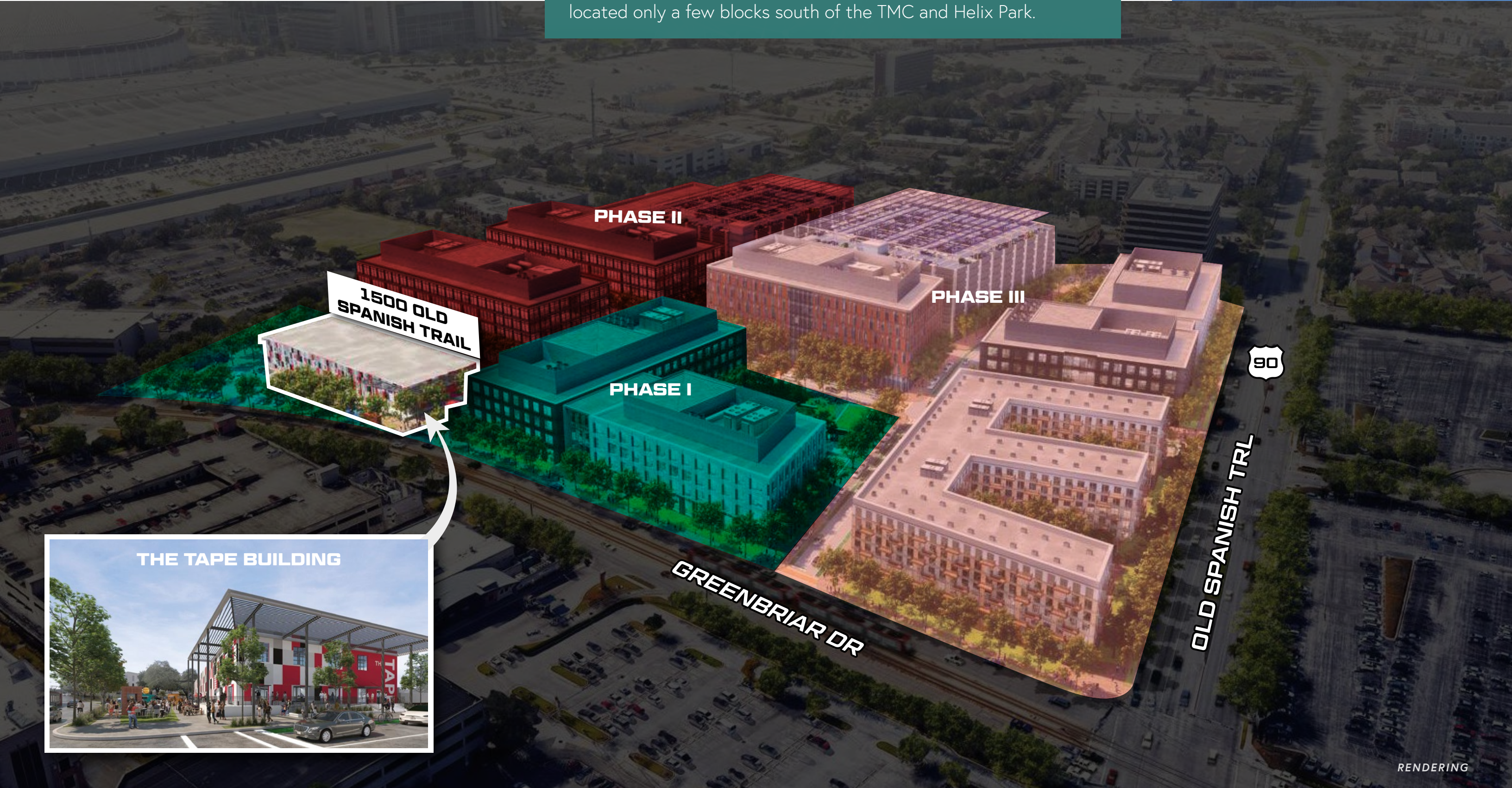
CBRE

21.34 ACRE SITE UNDER REDEVELOPMENT THAT INCLUDES THE TAPE BUILDING, A 54,000 SF FACILITY

MASTER PLAN

THE TAPE BUILDING
1500 Old Spanish Trail

1500 Old Spanish Trail is a 21.34 acre site under redevelopment that includes the TAPE Building, a 54,000 SF facility that is poised for a full life sciences and mixed use redevelopment. The site is located only a few blocks south of the TMC and Helix Park.



TAPE BUILDING SPECS AND CAPABILITIES

THE TAPE BUILDING
1500 Old Spanish Trail



54,000 SF



2-STORIES

Clear Height	12'-3" to the bottom of the steel truss
Floor Loads	Ground Floor 150 PSF 2nd Floor 125 PSF
HVAC specs	(4) twenty ton package units two per floor
Redundancy	Available
Elevators	One (1)
Emergency Power	Yes
Loading docks	Yes
Parking Ratio	2/1,000



RENDERING

© ELKUS MANFREDI ARCHITECTS

PRIME MEDICAL CENTER LOCATION

THE TAPE BUILDING
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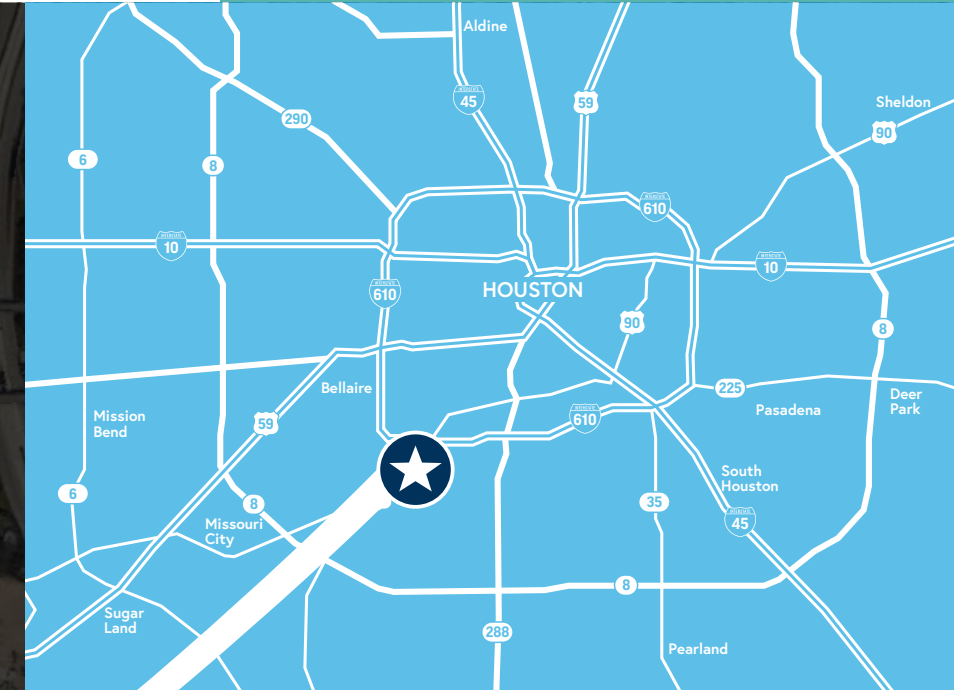
Houston has more than 1,760 life sciences and biotechnology companies, cutting-edge hospitals, health facilities and research institutions, 19,493 physicians region-wide, and some of the country's top research facilities. WalletHub named the city the most favorable in the nation for STEM workers. Approximately 394,000 employees or nearly 1 in 9 Houstonians work in healthcare. The region contains 132 hospitals and health clinics, with 8,000 patient beds and see more than 10 million patient visits annually.



CONNECTIVITY TO THE TEXAS MEDICAL CENTER

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The TMC Ecosystem consists of over 60+ leading academic, research, and health system member institutions



TMC MAIN CAMPUS

TMC HELIX PARK

Less than 1 Mile

A Couple of Blocks



THE TAPE BUILDING
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10 MILLION
Patient Encounters Per Year

180,000+
Annual Surgeries

750,000
ER Visits Per Year

9,200
Total Patient Beds

50 MILLION
Developed Square Feet

13,600+
Total Heart Surgeries

\$3 BILLION
In Construction Projects Underway

120,000+
Total Employees

BUILDING THE LIFE SCIENCE CLUSTER

CLINICAL, INNOVATION, RESEARCH & MANUFACTURING INFRASTRUCTURE

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CLINICAL AND RESEARCH

World's largest medical center encompassing more than 60 leading academic and medical institutions with more than 10 million patient encounters per year, 106,000+ employees and more than 75-year history



TMC INNOVATION FACTORY

TMC Innovation Factory hosts, forms, fosters, recruits, and funds healthcare companies from around the world within 640k SF of co-working, offices, accelerator and wet labs



TMC | HELIX PARK

World-class translational research campus on 37 acres including research centers, multi-disciplinary laboratories, a hotel and conference center, retail, and green space that broke ground in Q3 2020 and will open Q4 2023

#2

Top Emerging Life Sciences Cluster

\$812 M

NIH Funding 2022

\$5.8 B

BioBridge Funding

1,100 +

Established Life Sciences and Biotech Companies

\$1.9 B

In life sciences research annually

300+

Active start-up life science companies

15,500+

Life Sciences and Biotech Researchers

\$3.4 B+

CPRIT Funding Since 2008
(CPRIT Cancer Research Institute of Texas)

25+

Research and Innovation Centers

4,900+

Active Clinical Trials

26,000+

Employees in the Core Life Sciences Industry

#10

in top 20 U.S. Metros for Life Science Companies

Houston is a Hub for Life Sciences and Biotechnology

Houston is one of the top destinations in the world for healthcare, life sciences and translational research deriving 20% of all clinical trials in the US. Houston's Life Science market is one of the strongest ecosystems in the country noted for being the Third Coast of Life Sciences. Houston-College Station produced the second highest concentration of medical doctorates and ranked fourth in PHD's in Life Science-related degrees. Houston ranks first in the US in clinical trials.

For over 75 years, the TMC has been home to the brightest minds in medicine and life science. The TMC is a host to the leading academic institutions, top hospitals, start-ups, and industry partners collaborating within the ecosystem to advance health, education, and research. From discovery and development to manufacturing and commercialization, positioning Houston at the forefront of life science innovation.

HOUSTON OVERVIEW

IF HOUSTON WERE AN INDEPENDENT NATION, THE REGION WOULD HAVE THE 25TH LARGEST ECONOMY IN THE WORLD.

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#3 U.S. Metro for business expansion and relocation

#1 Metro Exporter in the U.S.

3.1 PERCENT expected real GDP annual growth from '15 - '40
GDP EXPECTED TO MORE THAN DOUBLE BETWEEN '15 AND '40



EMPLOYMENT

26 Fortune 500 Companies call Houston home

3.3 MILLION jobs in the Houston MSA

7.3 MILLION Residents

394,000+ Healthcare & Life Sciences Employment

HOME TO **5** Nationally ranked universities and graduate schools

#2 LOWEST COST OF LIVING in the 20 most populous U.S. Metros

HOME TO
WORLDS LARGEST CHILDREN'S HOSPITAL
Texas Children's Hospital
&
THE WORLD'S LARGEST CANCER HOSPITAL
University of Texas MD Anderson Cancer Center



THE COST OF DOING BUSINESS IN TEXAS IS SIGNIFICANTLY LOWER THAN ANY OTHER MAJOR METROPOLITAN AREA.

The State of Texas has one of the lowest tax burdens in the nation.



Source: Texas Workforce Commission

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FOR MORE INFORMATION

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