

Your **innovation**  
destination



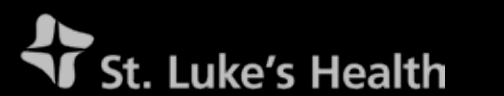




## Advancing Healthcare for 75+ Years

In the early 1940s, a group of visionary Houstonians conceived a world-class medical district: The Texas Medical Center (TMC). Today, TMC is the largest medical city in the world and home to the brightest minds in medicine.

- 50 Million SF Developed Across 1,400+ Acres
- 9,200 Total Patient Beds
- 10 Million Annual Patient Encounters
- No. 1 Cancer Hospital in the U.S.
- \$25 Billion Annual Gross Domestic Product
- 180,000 Annual Surgeries
- World's Largest Children's Hospital
- 60+ TMC Member Institutions

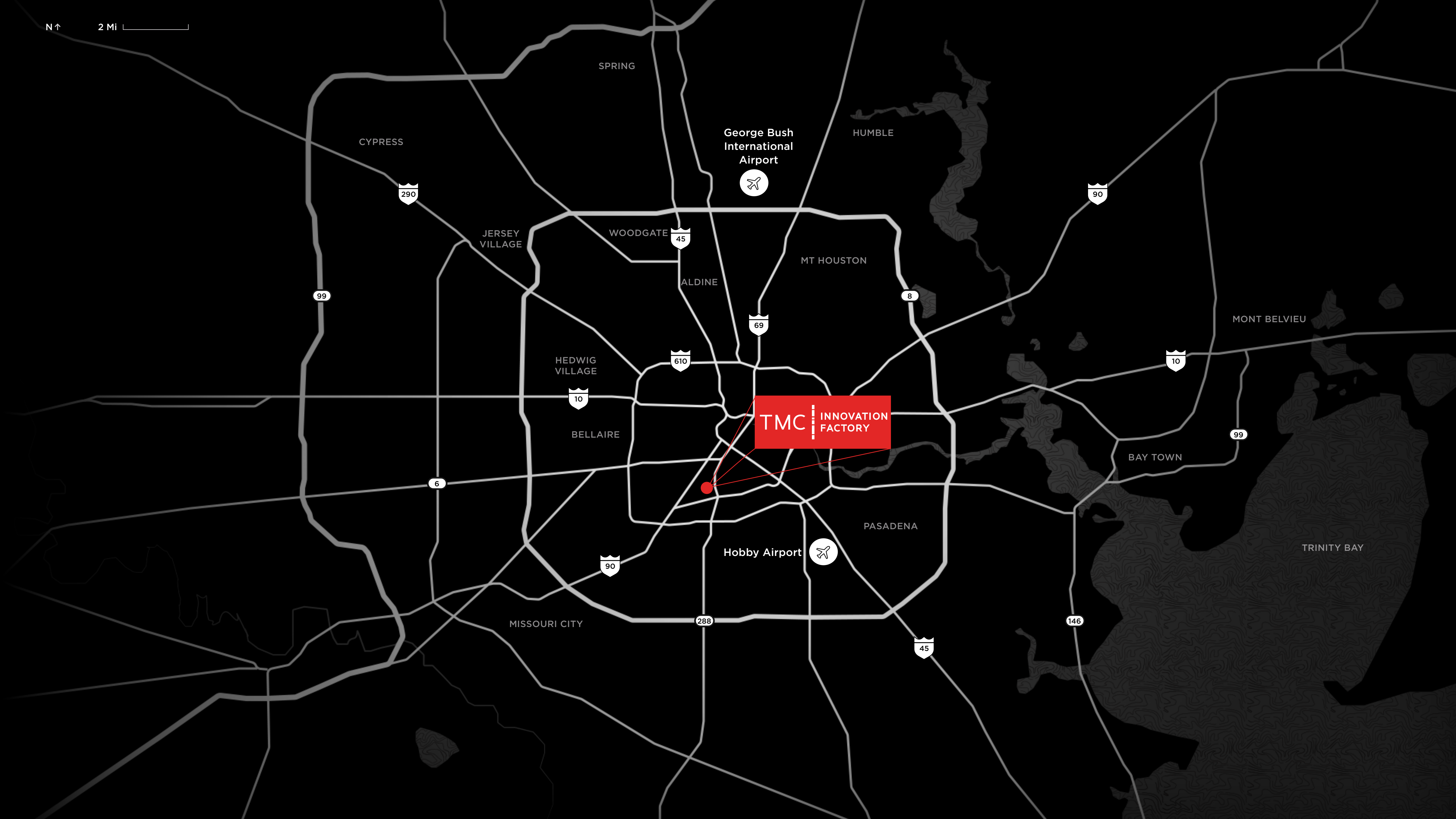






**TMC Innovation Factory** is a diverse alliance of entrepreneurs and established companies from across the world – brought together by a shared mission to shape the future of healthcare. Backed by the greater TMC ecosystem and activated by TMCi programming, the building fosters an environment of support where our innovators are encouraged to collaborate, push the limits of discovery, and, ultimately, bring their solutions to life.

N ↑ 2 Mi



George Bush  
International  
Airport



TMC INNOVATION  
FACTORY

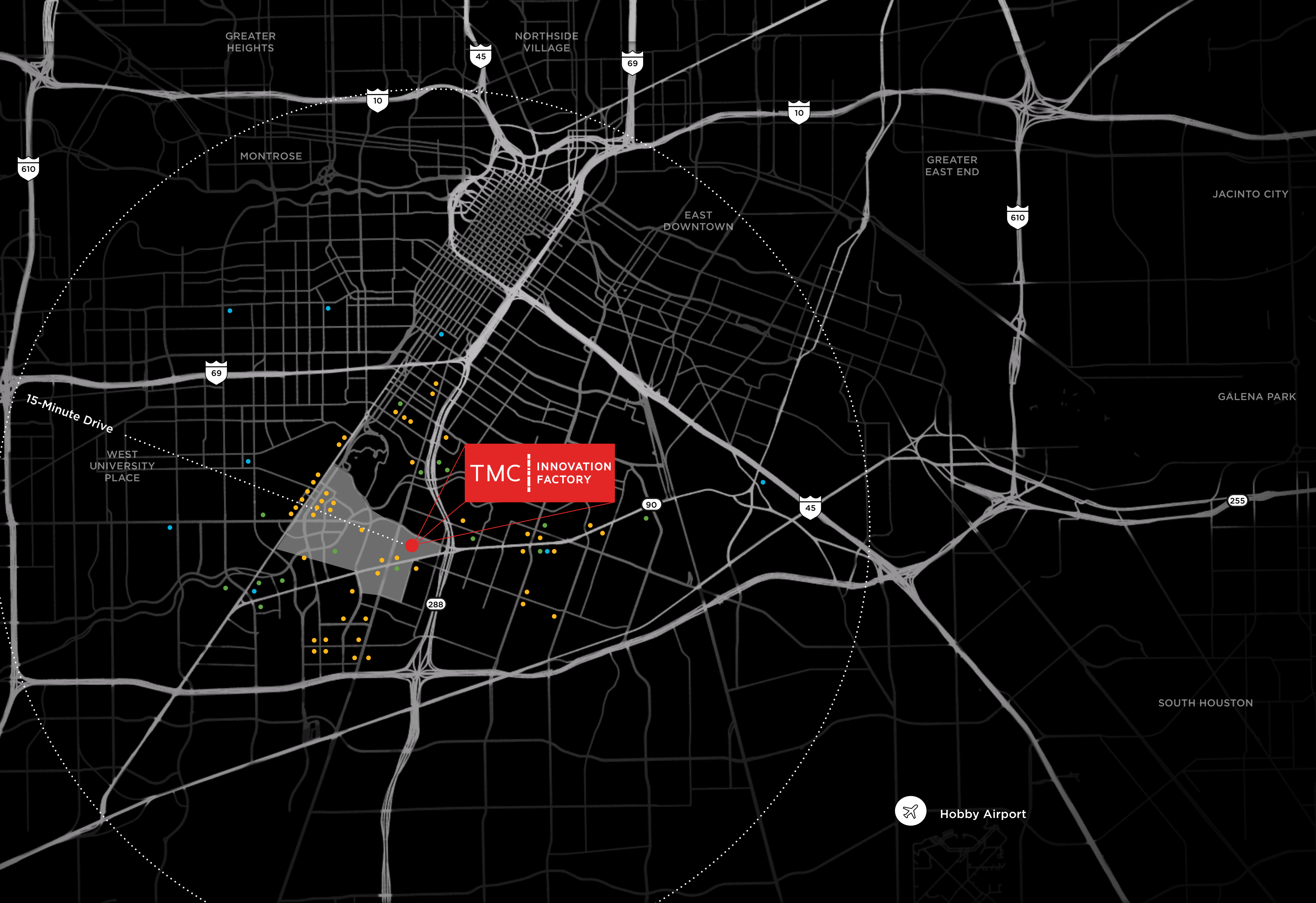
Hobby Airport





N ↑ 1 Mi

- Restaurants
- Grocery
- Shopping Centers
- Texas Medical Center



**TMC** INNOVATION FACTORY

15-Minute Drive

WEST UNIVERSITY PLACE

BELLAIRE

GREATER HEIGHTS

NORTHSIDE VILLAGE

MONTROSE

EAST DOWNTOWN

GREATER EAST END

JACINTO CITY

GALENA PARK

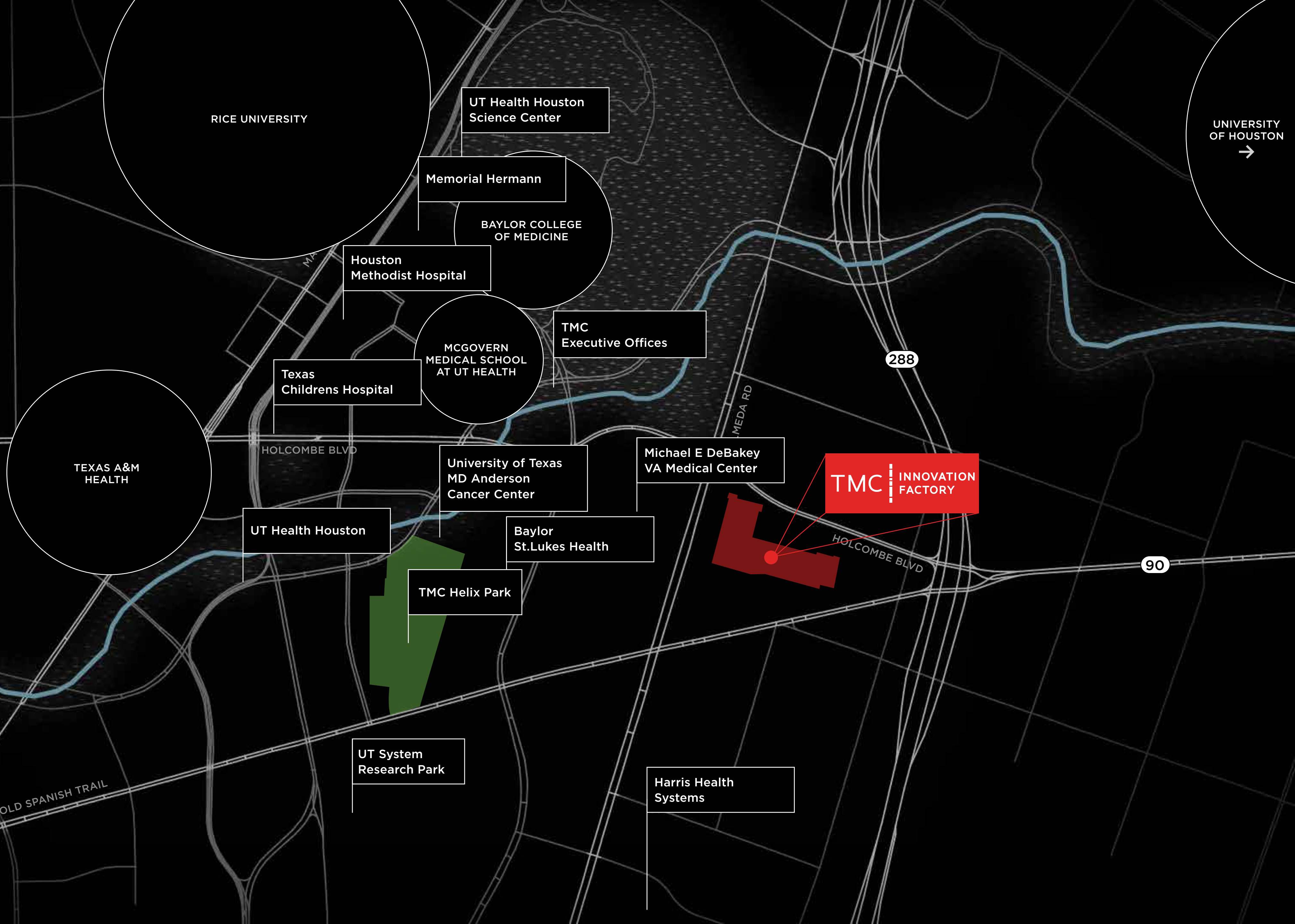
SOUTH HOUSTON

Hobby Airport



N ↑ 1000 Ft

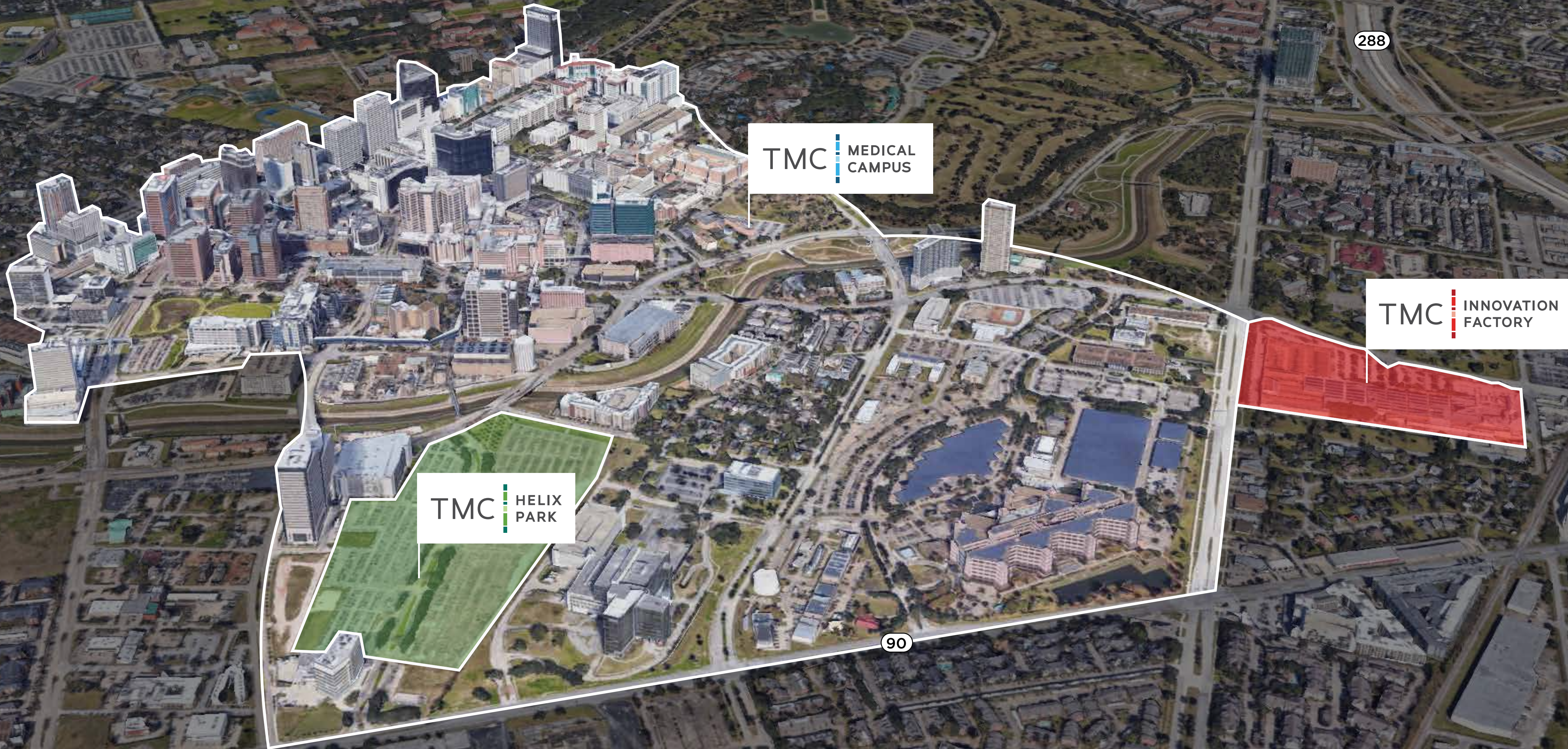
- Brays Bayou
- Green Space





N → 1000 Ft

□ Texas Medical Center Property



TMC MEDICAL CAMPUS

TMC HELIX PARK

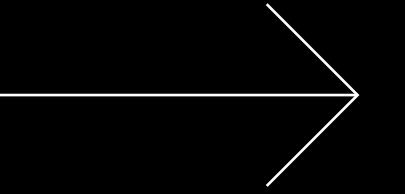
TMC INNOVATION FACTORY

288

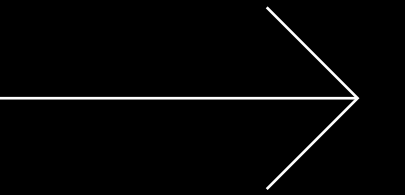
90



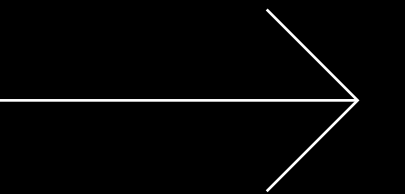
01 **People**



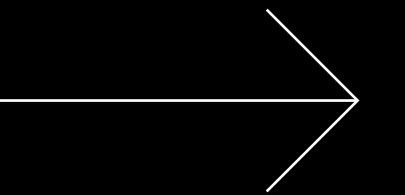
02 **Programming**



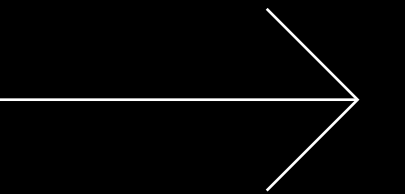
03 **Platform**



04 **Place**



05 **Partners**





# People



Companies who join the TMC ecosystem enjoy concierge access to the largest medical city in the world. This includes connection to world-class clinical and research institutions and integration into an extensive network of mentors, consultants, and industry talent.

## Accelerator Cohorts

TMCi connects emerging digital health and medical startups to mentors, service providers, clinical champions, and corporate partners.

## BioBridges

**Australia | United Kingdom | Denmark | Ireland**

The BioBridge will be a marketplace for innovative life science technologies focused on digital and telehealth, medical devices, and operations. Since 2015, TMC has committed to providing customized support to startups seeking to grow in the US, and our dedicated team, programs, and venture fund provide a unique US market entry.



# Programming



## Accelerator for Cancer Therapeutics

Support for Texas-based biotech entrepreneurs and researchers contemplating translations alongside institutional technology transfer teams.

### FUNDED BY

**The Cancer Prevention  
and Research Institute of Texas  
(CPRIT)**

### LAUNCHED IN COLLABORATION WITH

**The Gulf Coast Consortia (GCC)  
The University of Texas Medical  
Branch (UTMB)**



# Programming



## Accelerator for Health Tech

Support for promising medical device and digital health companies as they prepare their products for clinical validation, funding, and deployment.

- **221 TMC Healthtech Accelerator Companies**
- **\$5.82B Raised to Date**
- **8 Successful Company Exits**
- **305 Life Science Startups in the Community**
- **\$9.2M from TMC Venture Fund Invested into TMCi Companies**



# Programming



## Biodesign

Provides founders with the fundamentals necessary to transform ideas into products and products into new startup companies through a fully-immersive clinical experience

- **2015 Program Launched**
- **11 TMCi Biodesign Companies**
- **50 Founders**
- **25 Corporate/Academic Relationships Developed**
- **\$41M+ Capital Raised**



# Programming



## Center for Device Innovation @ TMC

Dedicated medical device maker space at TMC Innovation Factory.

### CDI @ TMC AMENITIES

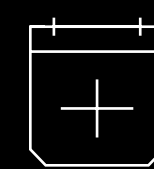
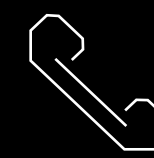
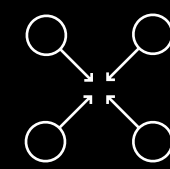
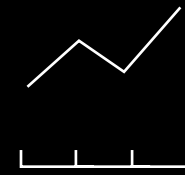
- Electronics Lab
- Closed BSL 1 Lab
- Mechanical Testing Wet Lab
- 3D Printing Lab
- Secured Certified Machine Shop
- Conference and Call Rooms
- X-Ray Machine
- Membership with Machine Shop Access

### MEMBERSHIP SPACE OPTIONS

- Bench Top Open Workspace
- Team Dry Labs, Small/Large
- Office
- Open Desk Workstation



# Platform



## TMC Venture Fund

- Investment Diligence
- Portfolio Management

## Investors

- Health Tech
- Cancer Therapeutics

## Business Intelligence

- Market Analysis
- Regulatory
- Data Security
- Clinical Studies

## Vendors & Consultants

- Legal/Contracts
- HR/Recruiting
- Finance
- Tech Platforms
- Grant Support
- Prototyping

## External Communications

- Speaking Opportunities
- Media Interviews
- Social Media Content

## Events

- Thematic Programming
- Sponsorships
- Event Venue Booking
- Showcase Event



## Place



### The Nabisco Cookie Factory

Built around 1950, the Nabisco building in Houston made history by producing Oreos, Fig Newtons, Chips Ahoy and other popular treats along one of America's earliest bakery production lines. Looking to retain the building's architectural integrity and honor its history, the Texas Medical Center (TMC) purchased and renovated the site in 2001 to create a globally recognized life science start-up hub, TMC Innovation.



## Partners

01



### ABB Robotics Lab

Collaboration with an industry leader in a novel mission to apply robotics to non-surgical medical solutions

02



### Johnson & Johnson JLABS



# Partners

01

ABB Robotics Lab



*Johnson & Johnson* INNOVATION | JLABS  
JLABS @ TMC

**Johnson & Johnson JLABS**

76 companies representing 5 countries and 7 states in a unique collaboration with global J&J experts



89,000 RSF

Total Space Available



# 1<sup>st</sup> Floor

● Suite 1320	1,600 RSF
● Suite 1500	24,879 RSF
● Suite 1600	28,070 RSF
● Suite 1610	12,612 RSF

---

Total **67,161 RSF**



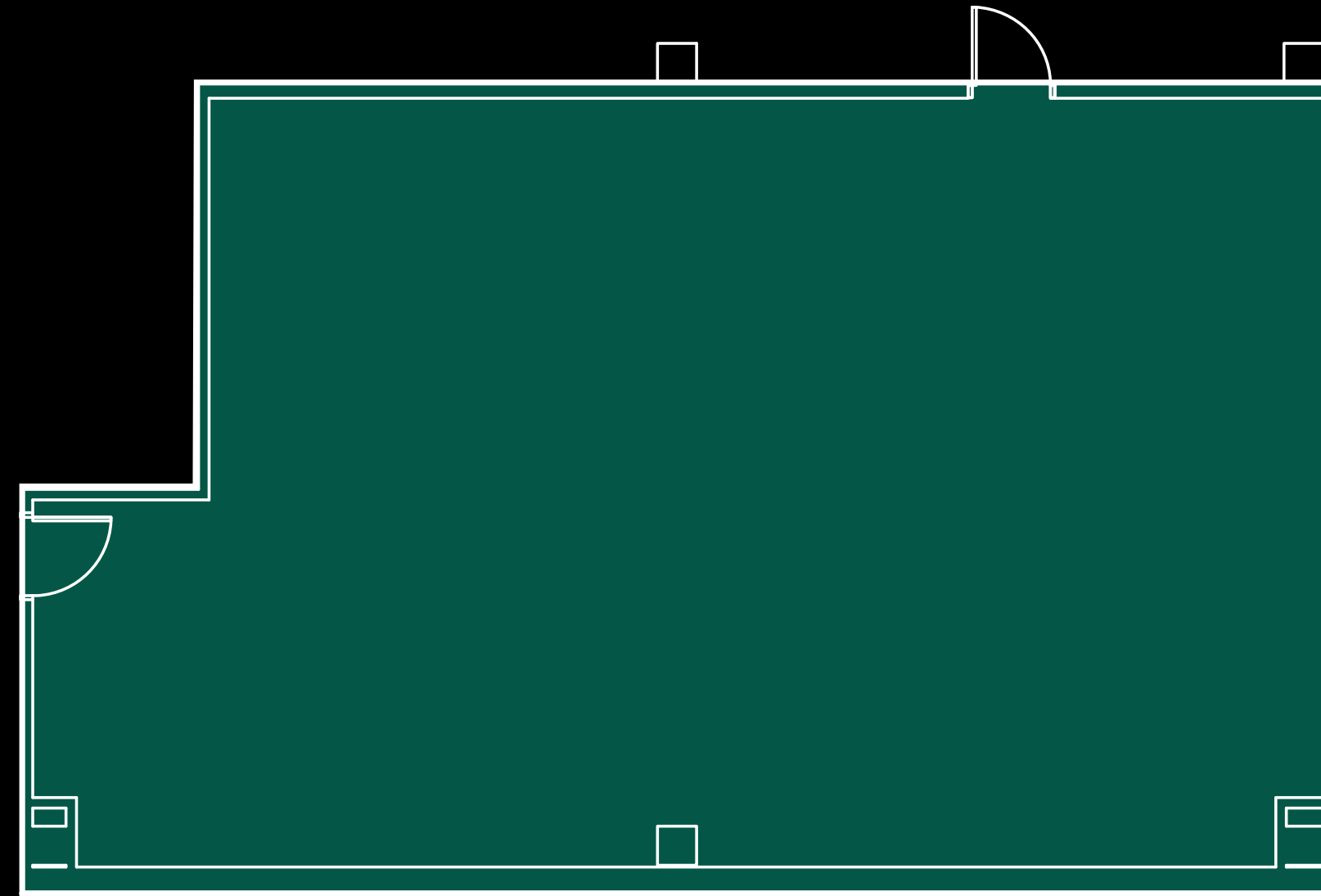


# Availability

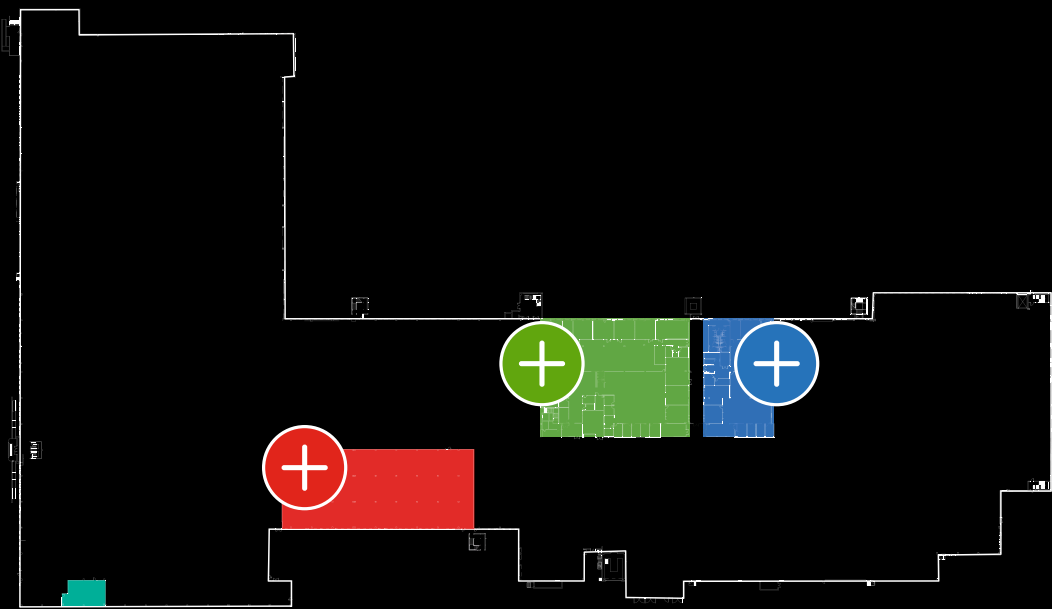
Suite 1320

# 1,600 RSF

\*FLOORPLANS NOT TO SCALE



## 1<sup>ST</sup> FLOOR



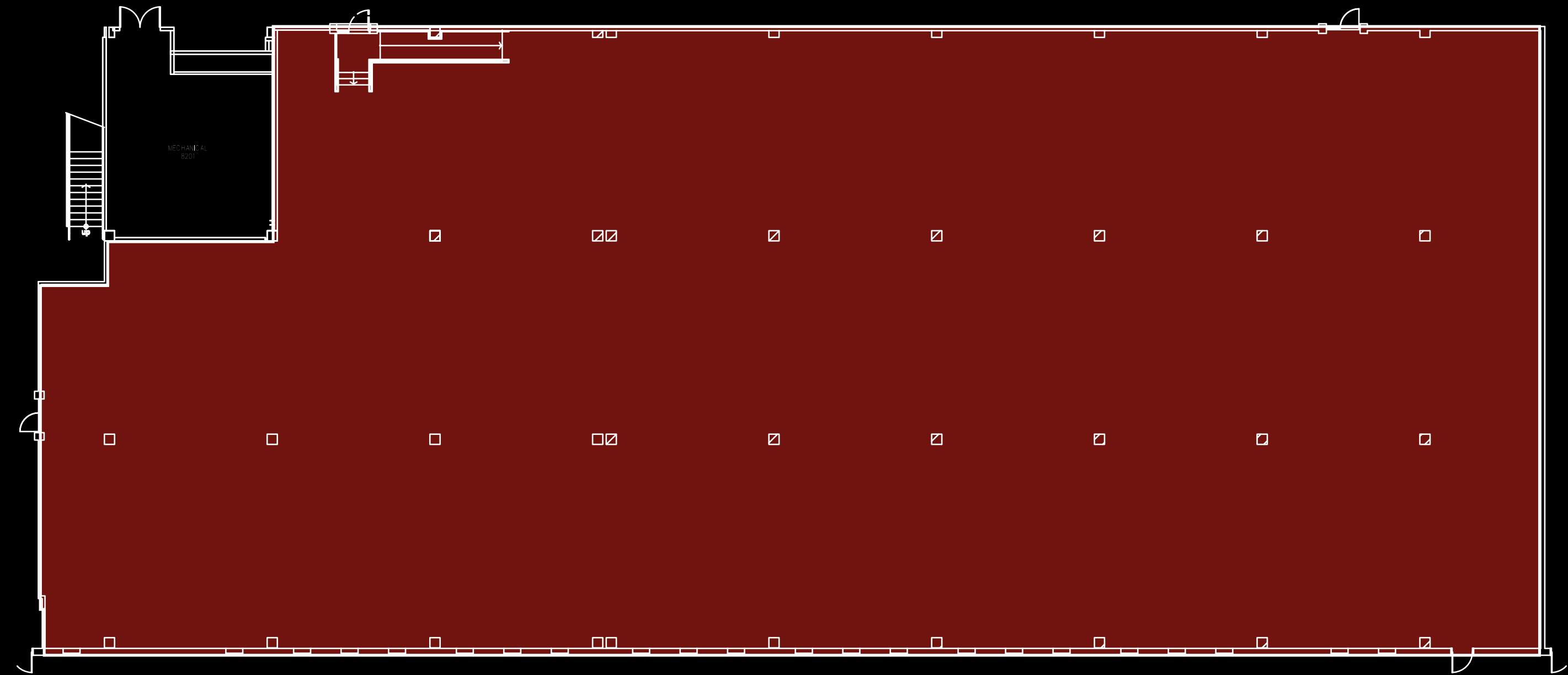


# Availability

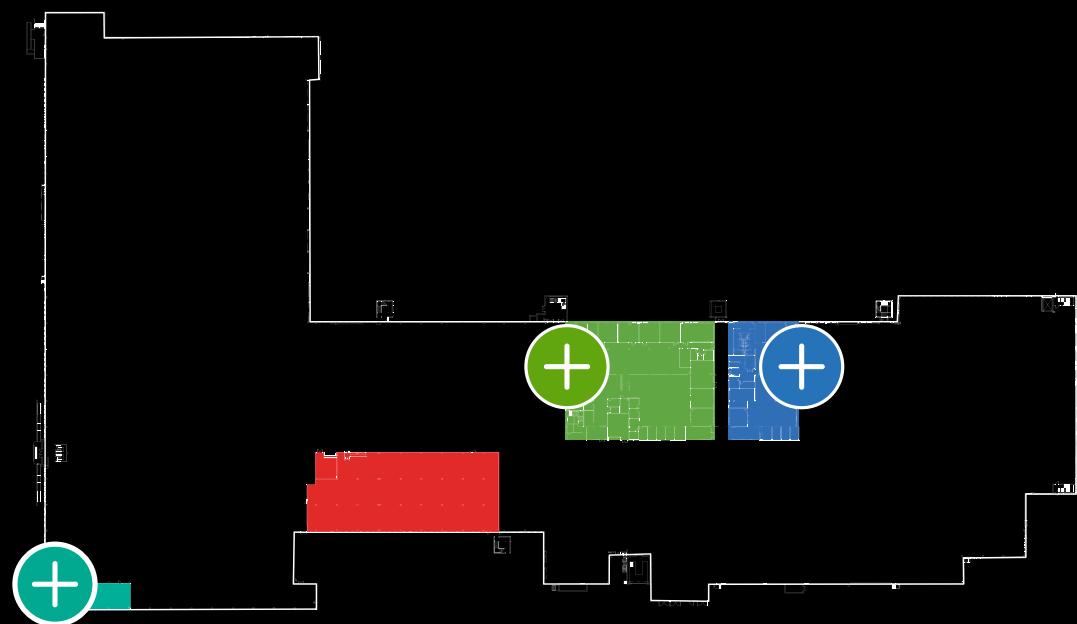
Suite 1500

# 24,879 RSF

\*FLOORPLANS NOT TO SCALE



## 1<sup>ST</sup> FLOOR





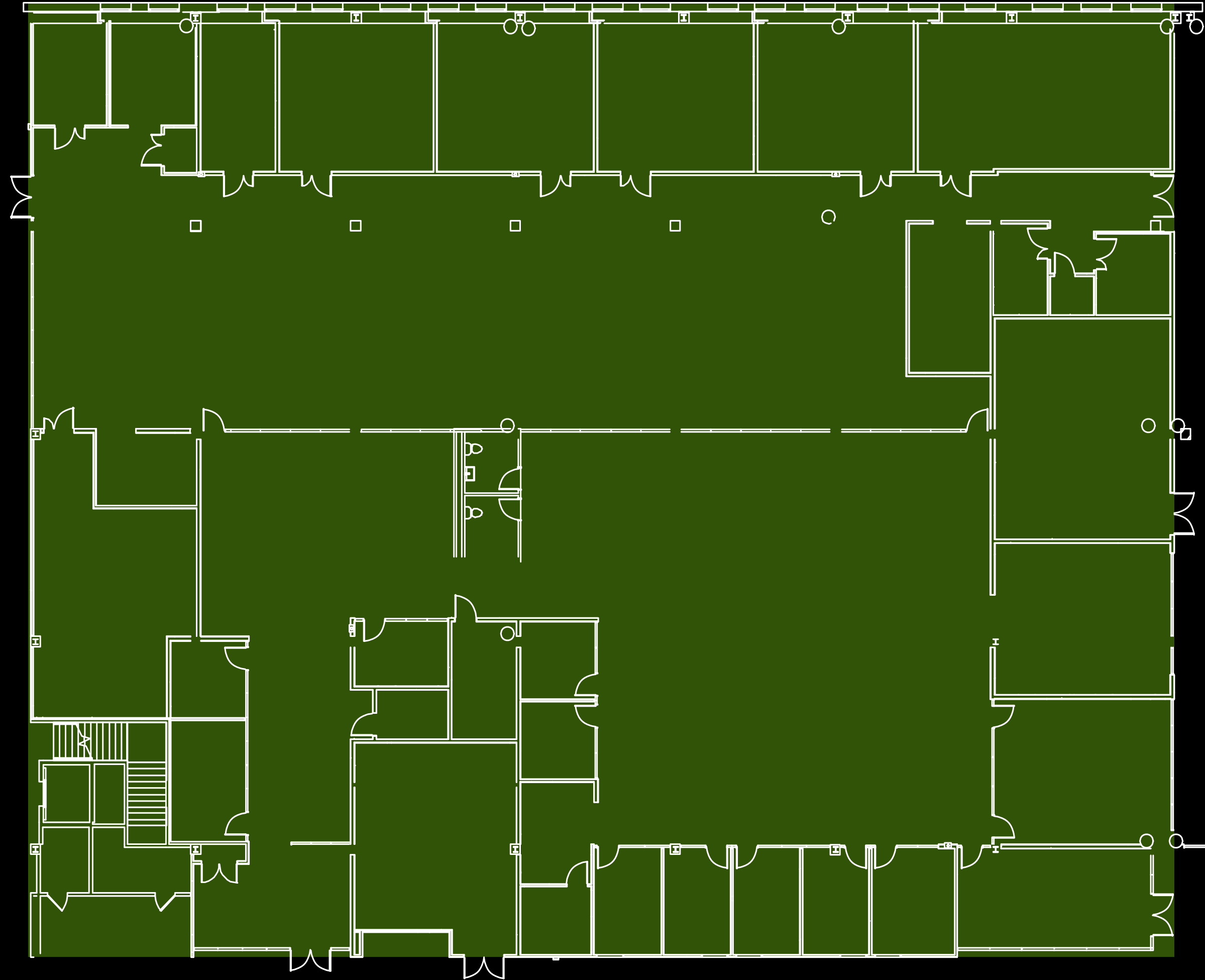
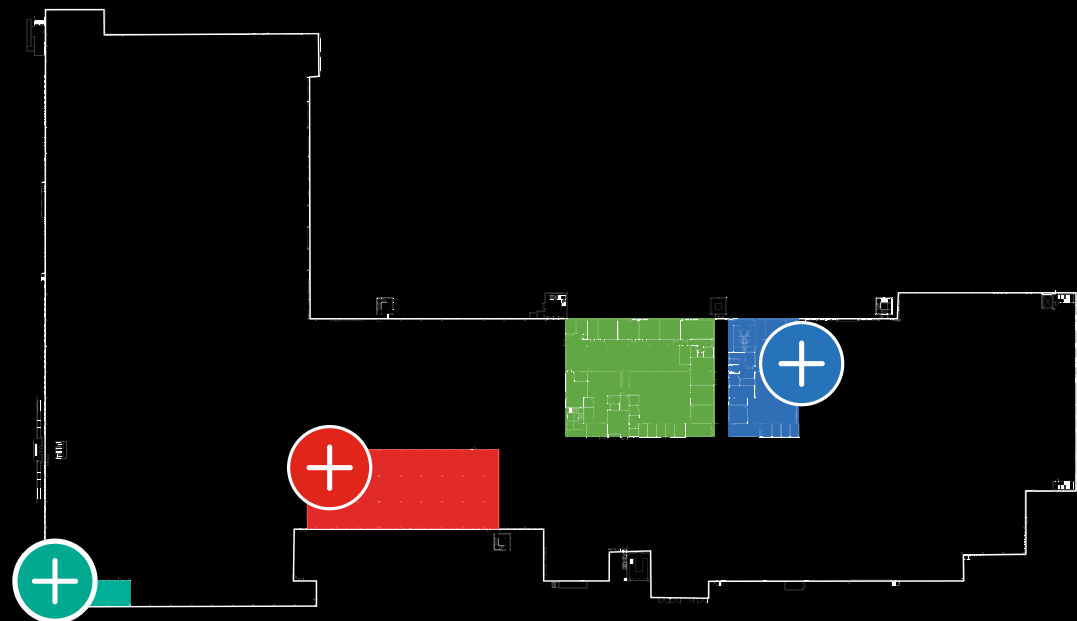
# Availability

Suite 1600

## 28,070 RSF

\*FLOORPLANS NOT TO SCALE

1<sup>ST</sup> FLOOR





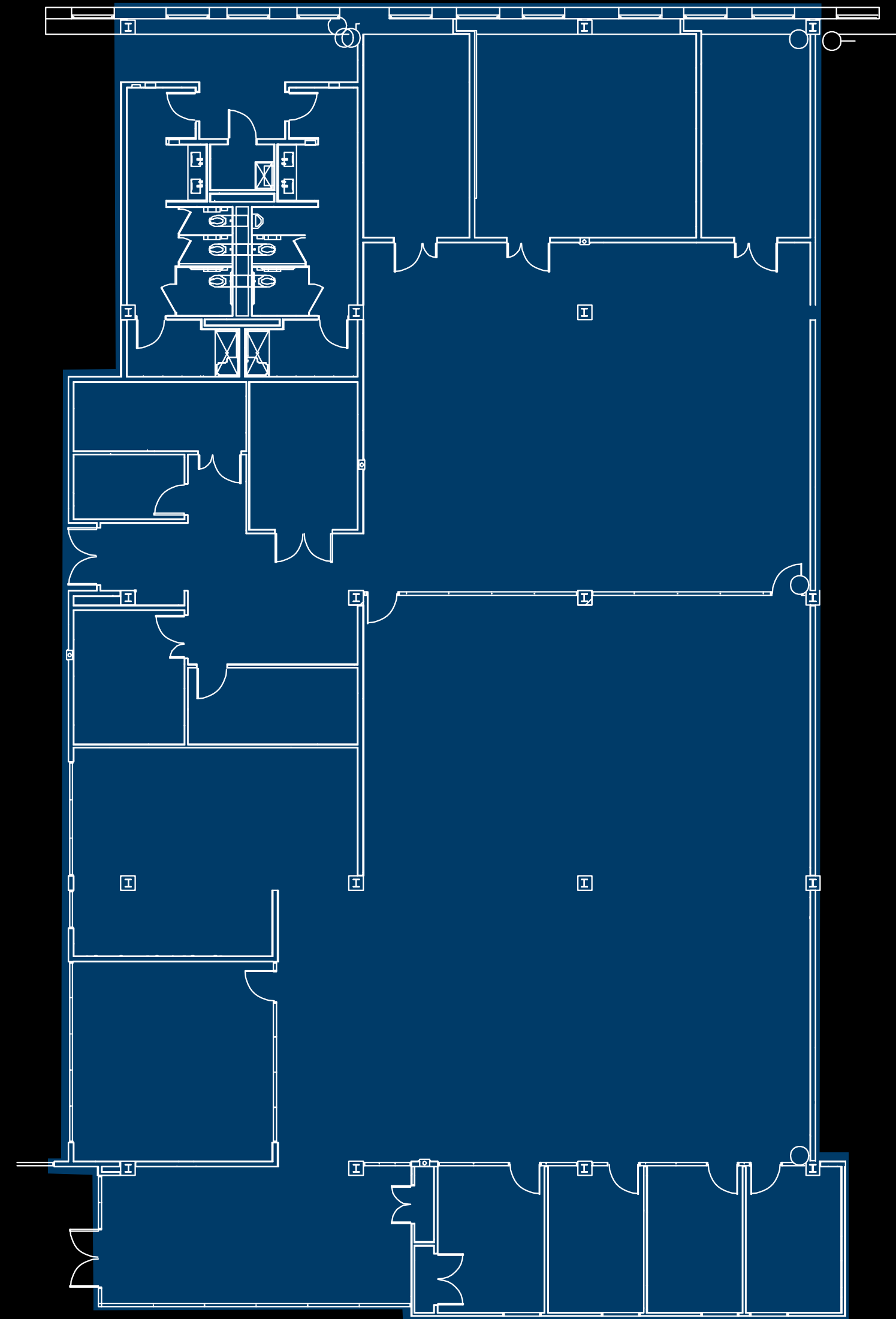
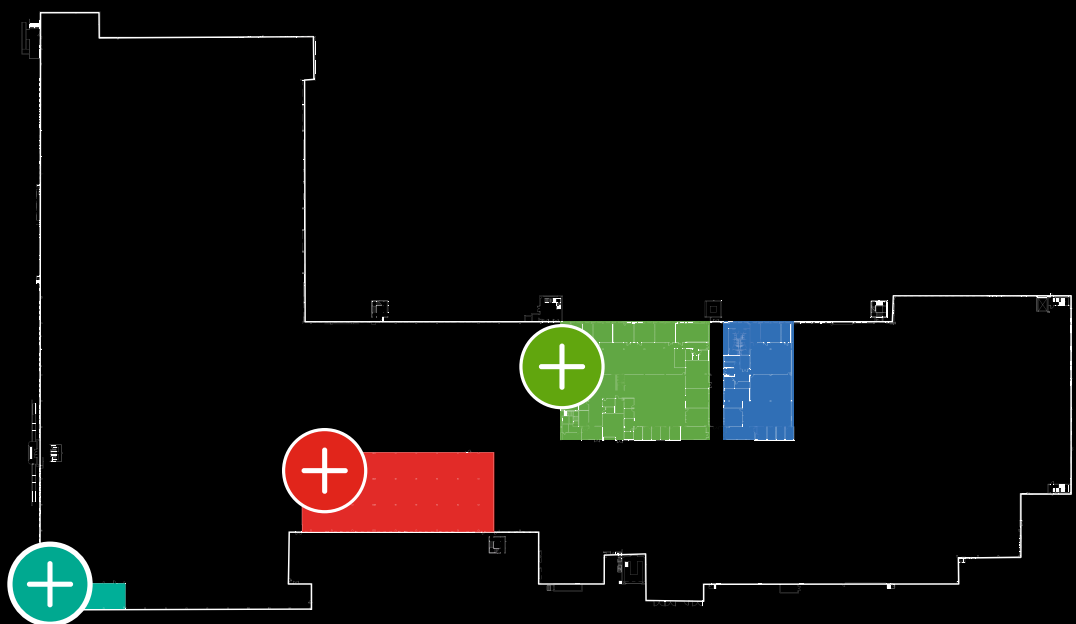
# Availability

Suite 1610

# 12,612 RSF

\*FLOORPLANS NOT TO SCALE

## 1<sup>ST</sup> FLOOR



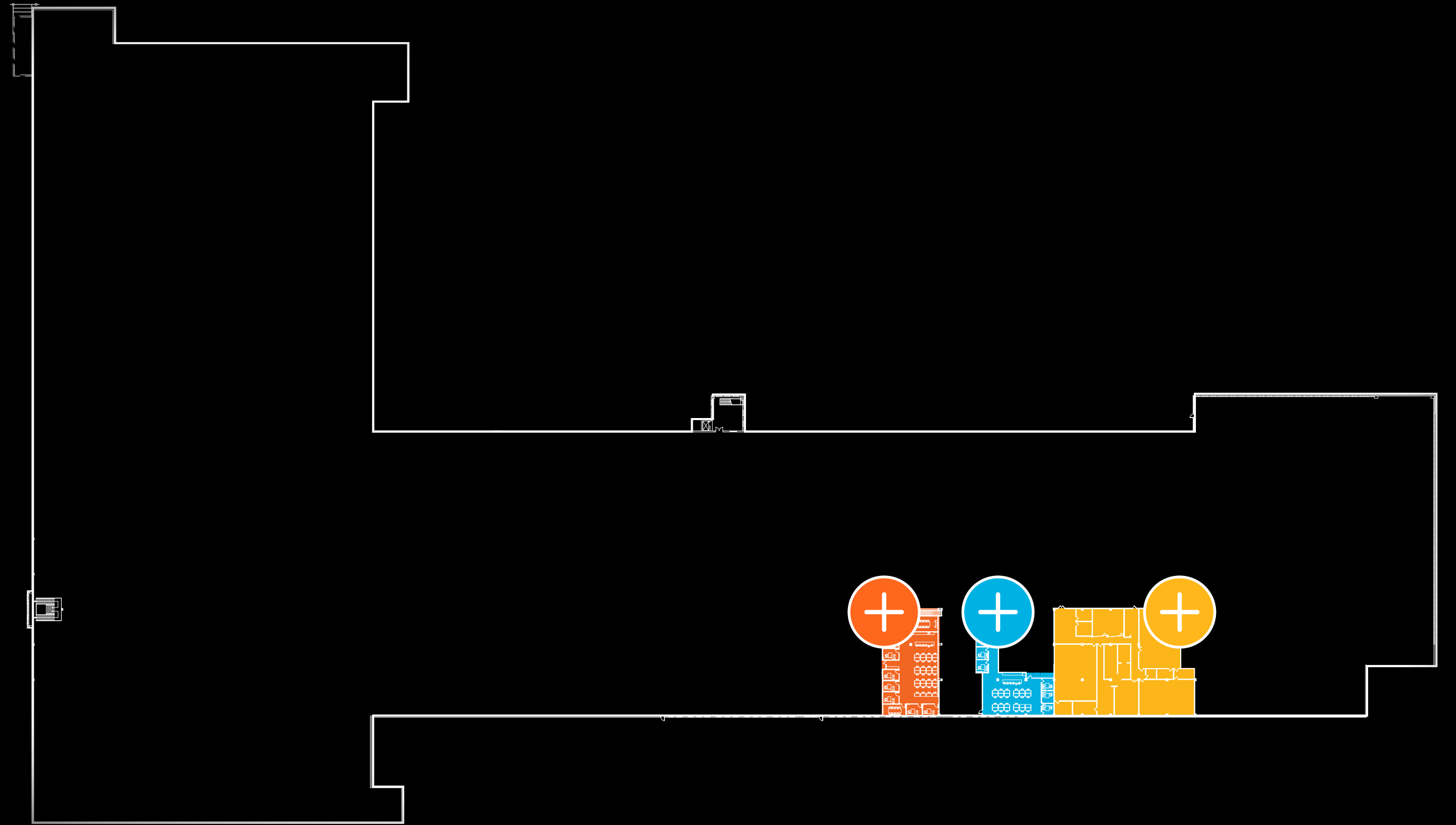


# 2<sup>nd</sup> Floor

- Suite 2220 4,920 RSF
- Suite 2240 4,020 RSF
- Suite 2250 13,005 RSF

---

Total 21,945 RSF





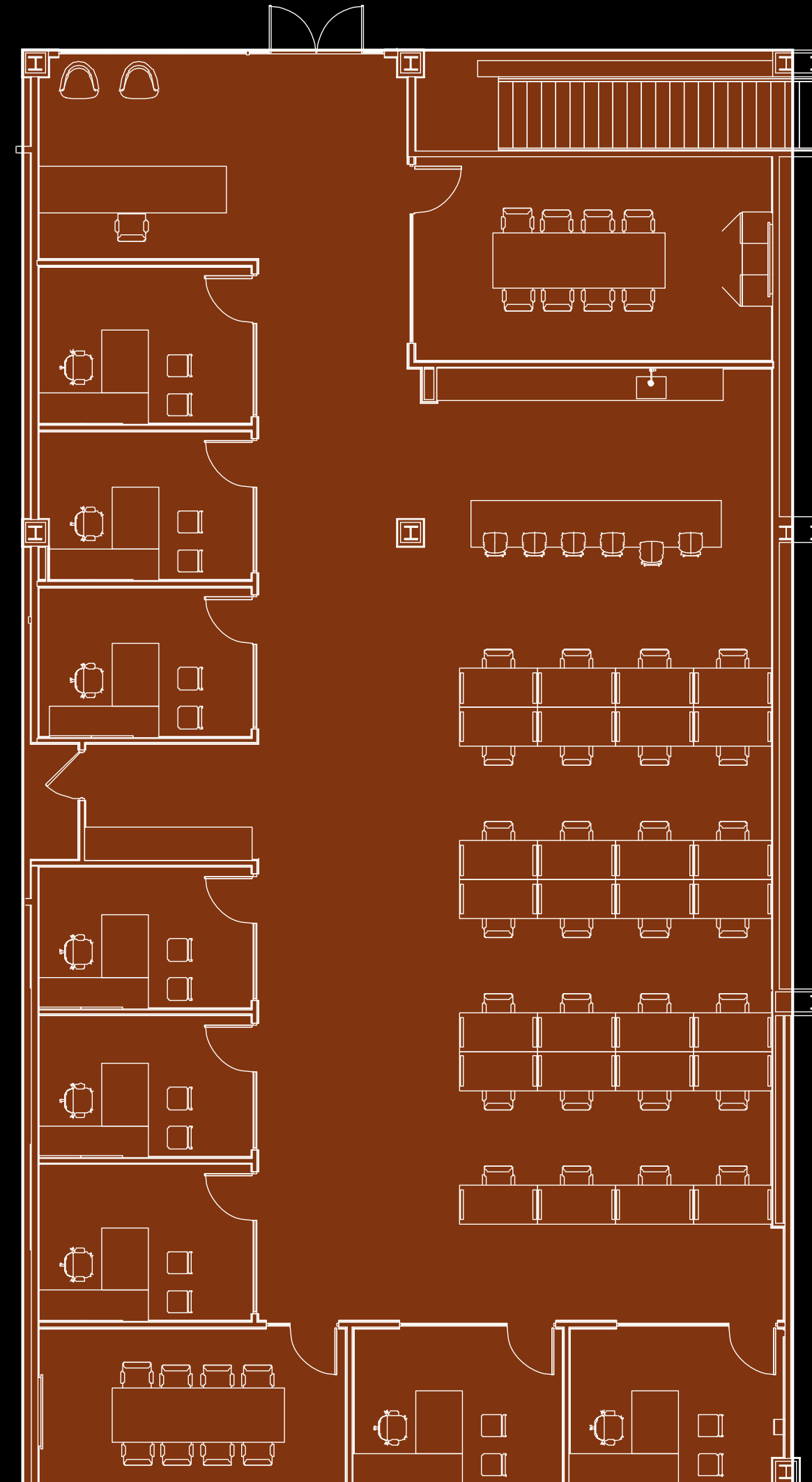
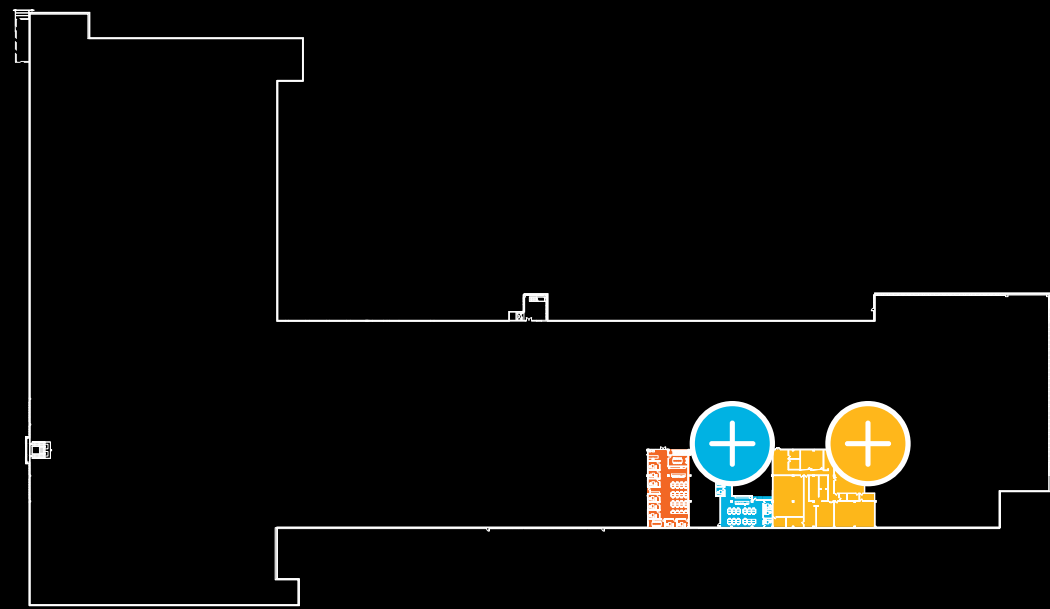
# Availability

Suite 2220

# 4,920 RSF

\*FLOORPLANS NOT TO SCALE

2<sup>ND</sup> FLOOR





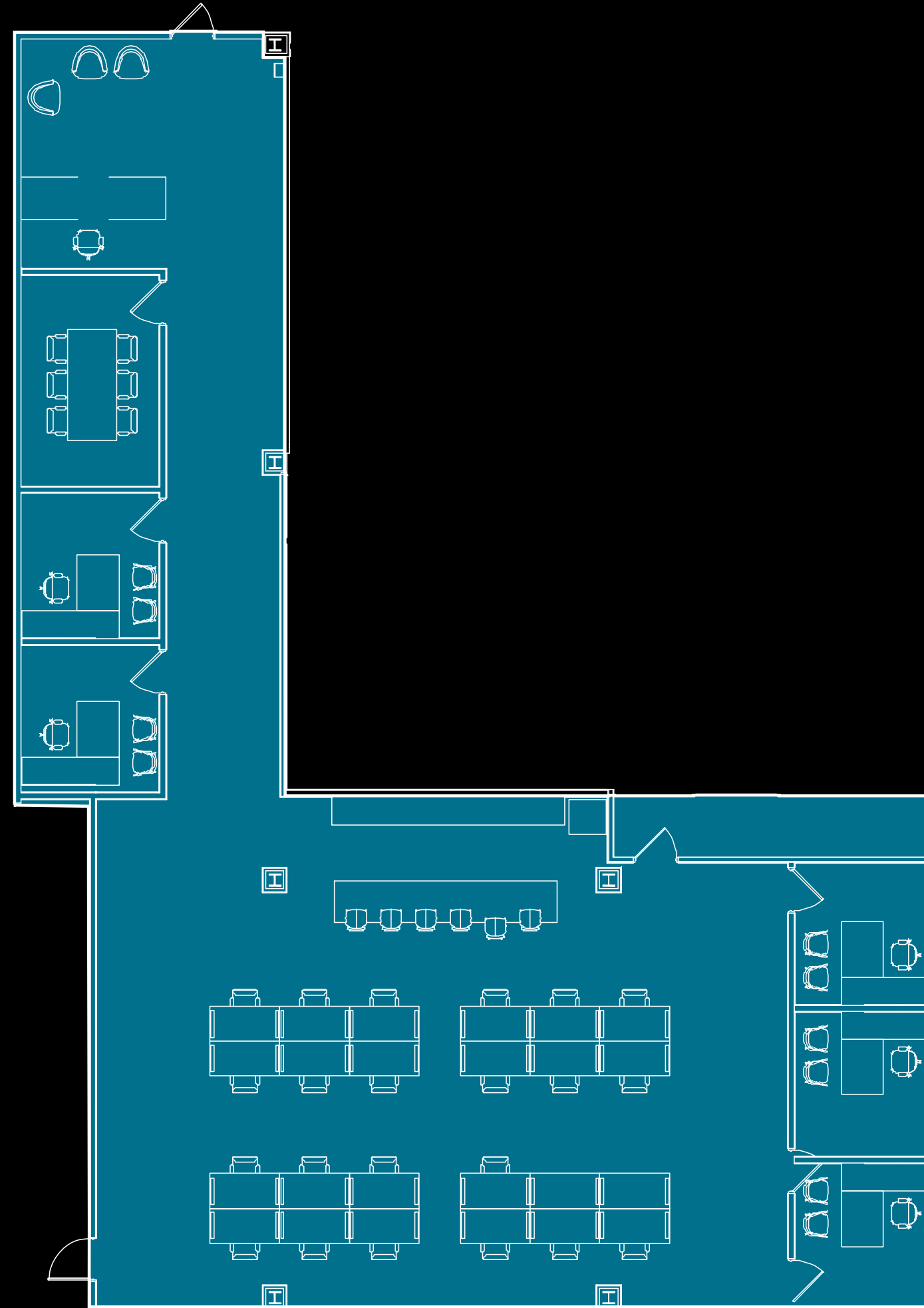
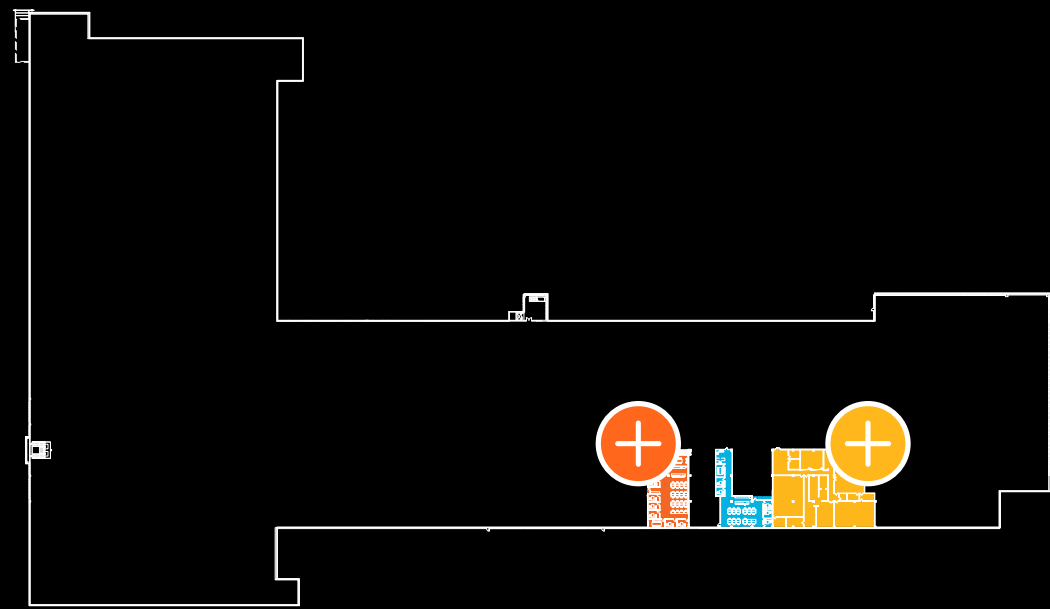
# Availability

Suite 2240

# 4,020 RSF

\*FLOORPLANS NOT TO SCALE

## 2<sup>ND</sup> FLOOR





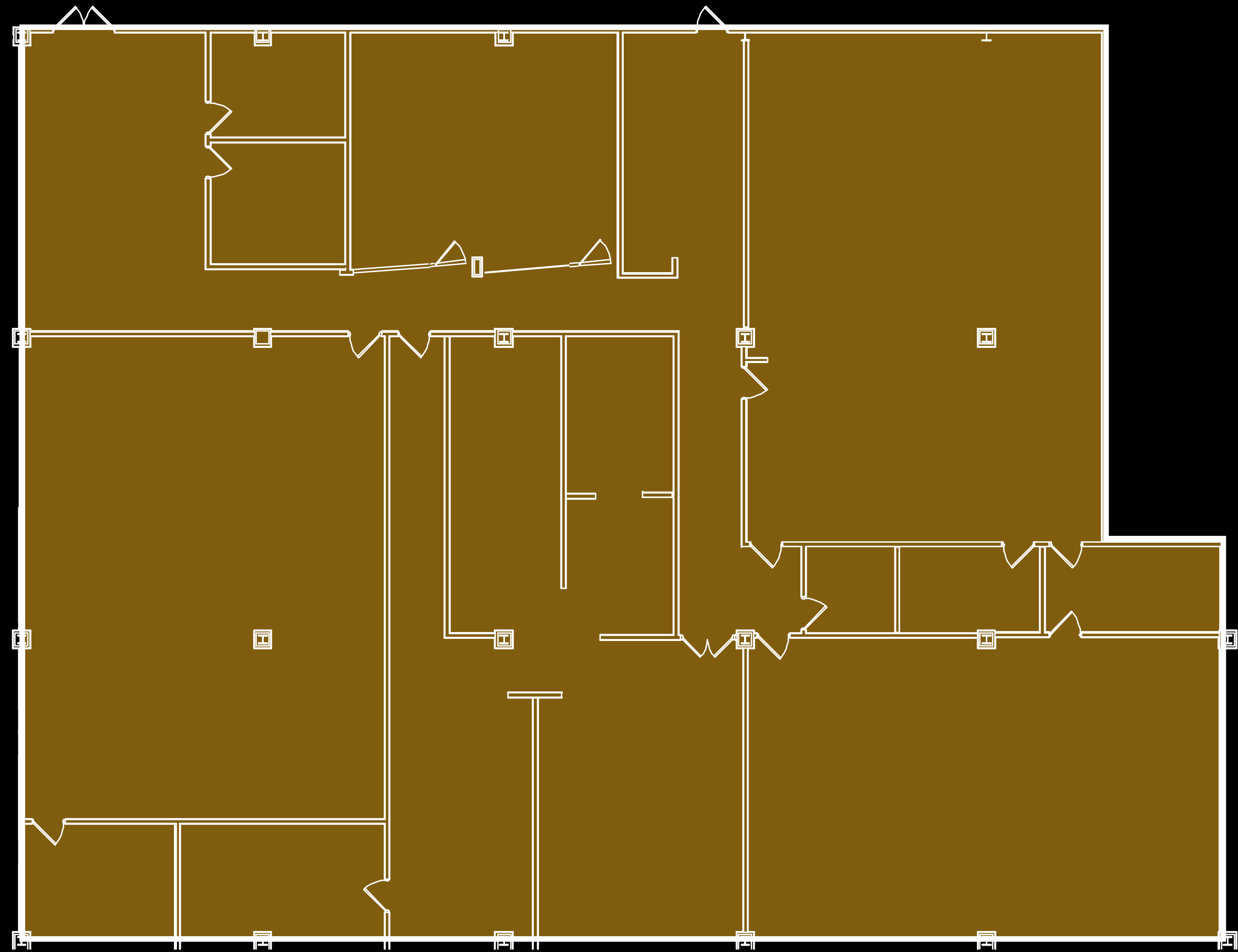
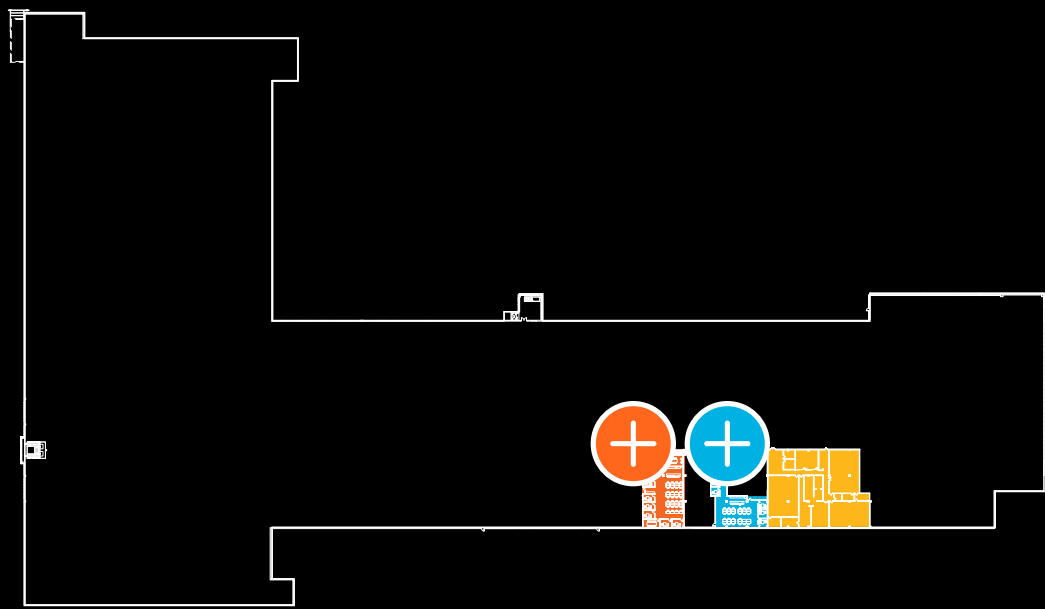
# Availability

Suite 2250

## 13,005 RSF

\*FLOORPLANS NOT TO SCALE

2<sup>ND</sup> FLOOR











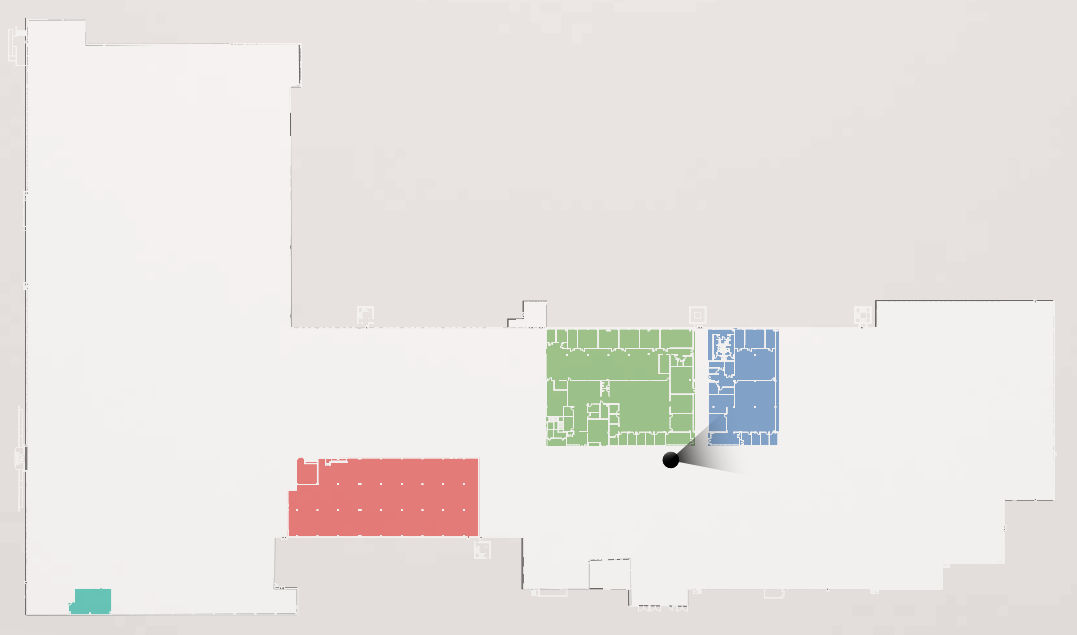






















# Building Specs

---

## Cooling System

- The building has a central condenser water-cooled chiller plant.
- The tenant suites are provided with chilled water.
- The chillers and pumps are set up in an N+1 configuration.

## Heating System

- The building is heated from low-pressure hot water boilers located in the Central Plant at the Innovation Factory.
- The boilers and pumps are set up in an N+1 configuration.

## Electrical System

- The building is equipped with utility company provided electric service.
- Two (2) utility (CenterPoint) owned 3000kVa transformers (existing) will serve all lab and office suites.
- New 1500 kw Generator

## Fire Protection

- Two (2) separate incoming services and associated backflow preventers.

## Fire Pump

- One (1) diesel driven 1,000 GPM fire pump sized to serve the building's 15 sprinkler risers.

## Sprinkler Control Valve

- Valve assemblies are installed at the existing standpipe at 15 locations around the perimeter of the building.
- Each riser has a drain installed to allow for sprinkler system drainage and testing.
- Sprinkler system is designed to comply with the latest City of Houston Building Code and all other applicable governmental codes.

## Fire Alarm

- The fire alarm system and installation comply with the latest City of Houston Building Code and all other applicable governmental codes.

## Domestic Water Service

- Two (2) incoming water services and associated backflow preventers sized to accommodate all office and labs.
- Domestic water booster pumps set up in an N+1 provided to maintain a pressure of 50 - 60 psi in each suite.

## Acid Waste Neutralization System

- Installation and sizing of an acid waste neutralization system that is sized to accommodate the demands of all lab and lab-ready floors.

## Sanitary and Storm POEs

- Connections to the municipal storm and sewer system are existing to remain.

## Storm System

- Gravity drainage system sized to serve all roof and parking lot drains.

## Hot Water

- Local electric storage type water heaters will be provided in each suite.

## Sanitary System

- Sized to accommodate all plumbing fixtures on office and labs.

## Ceiling & Column Heights

- Ceiling heights in the lab areas are 10'-0"
- Ceiling heights in the office areas are 9'-0"
- Column spacing running North to South are 24'-0"
- Column spacing running East to West are 30'-0"

## Freight Access

- Loading Dock #2 - supervised loading dock with direct access to first floor



**TMC** | INNOVATION FACTORY

**Emily Gwaltney**  
TMC Leasing Manager  
(713) 791-8821  
egwaltney@tmc.edu

**Transwestern Brokerage:**

**Eric Johnson**  
(713) 272-1217  
Eric.Johnson@transwestern.com

**Lisa Bovermann**  
(832) 443-1282  
Lisa.Bovermann@transwestern.com

