

# Alexandria Center®

FOR ADVANCED  
TECHNOLOGIES AT  
**THE WOODLANDS**

## **FLEXIBLE LABORATORY SPACE**

**8800 Tech Forest:** Greater Houston's premier Class A campus. Purpose-built for life science R&D and biomanufacturing.





# Building the Future of Life-Changing Innovation<sup>®</sup>

We believe that real estate has the power to advance science by bringing people together, helping them collaborate, and inspiring them to do their most groundbreaking work.

For over three decades, Alexandria has been building life science ecosystems in America's key innovation clusters by partnering with the world's most innovative entities.

We are a one-of-a-kind company — the pioneer of life science real estate and the only pure-play life science REIT.

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CORE CLUSTER  
MARKETS

400+

PROPERTIES

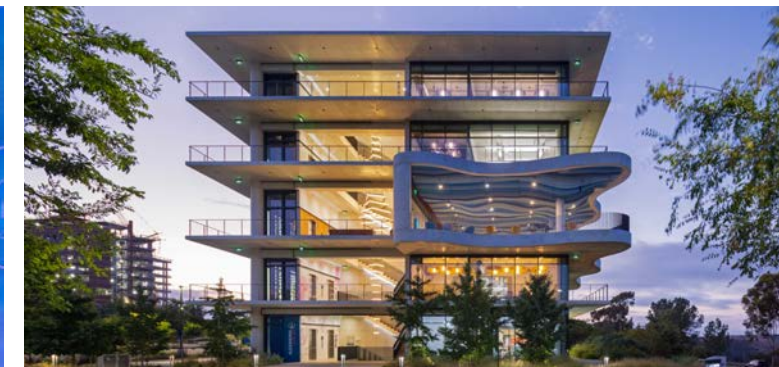
42

MILLION  
OPERATING  
RSF

As of December 31, 2023.

2 **8800 TECHNOLOGY FOREST PARK**

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ALEXANDRIA®

## OUR MISSION

To create and grow life science ecosystems and clusters that ignite and accelerate the world's leading innovators in their noble pursuit to advance human health by curing disease and improving nutrition.

# Alexandria Center<sup>®</sup>

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~322 RSF

TOTAL CAMPUS POTENTIAL

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## AT A GLANCE

# Greater Houston's Premier Purpose-Built Class A Campus for Mission-Critical Life Science R&D and Biomanufacturing

### BUILDING 100

#### 1st Floor

- 4 turnkey laboratory suites (6K-10K RSF each)
- Shared lab services
- Available now

#### 2nd Floor

- Fully leased

#### 3rd Floor

- ~43,000 RSF
- Warm shell, TI ready

### BUILDING 300

- 88,000 RSF-140,000 RSF
- Supports lab and manufacturing
- Ready to accept TI

### CREATIVE AMENITIES

- State-of-the-art conference and event space
- Dynamic courtyard and event lawn
- Pickleball/Basketball courts
- Fitness and Wellness center

### PARKING

- 2.5/1,000 SF
- 4-story garage plus surface parking

### BUILDING 100 CERTIFICATIONS



LOCAL OPPORTUNITIES

# The Houston Opportunity: An Important, Emerging Hub for Life Science Innovation and Talent

\$1+ Billion in CPRIT  
Funding (from \$6 billion  
statewide initiative)<sup>1</sup>

\$500+ Million in Venture  
Capital/Private Equity Funding  
for Health and Life Science<sup>2</sup>

26,000+ Life Science Employment<sup>3</sup>

4,900+ Active Clinical  
Trials<sup>3</sup>

20.6% of Clinical  
Trials Nationwide<sup>3</sup>

60+ Member Institutions in the TMC<sup>3</sup>

1. Source CPRIT website.

2. Source Greater Houston Partnership website.

3. Source Greater Houston Partnership, *Life Sciences Industry Brochure*, August 2023.

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## LOCAL ADVANTAGES

# The Houston Advantage

- Welcoming business climate
- Major cost-of-living advantages<sup>1</sup>
  - 131% less expensive than NYC
  - 76% less expensive than San Francisco
  - 55% less expensive than LA
  - 52% less expensive than Boston
- Business-friendly tax structure; no personal or corporate income tax
- Educated and growing STEM talent market
- Hub for major league sports and top-level entertainment

### Connecting You to Both Coasts

3- to 4-hour direct flights to most major coastal cities

**San Francisco**

**San Diego**

**Boston**

**New York**

**Seattle**

**Research Triangle**

1. Source: Council for Community and Economic Research, *Cost of Living Index*, Q1 2024.

## LOCATION & AMENITIES

# The Woodlands: A Place We're Proud to Call Home

### High Quality of Life



**#1** Best U.S. City to Buy a House<sup>1</sup>



**#2** Best U.S. City to Raise a Family<sup>1</sup>



**#3** Best U.S. City to Live<sup>1</sup>



**#6** Best U.S. Public Schools<sup>1</sup>

### Easy Access

- 28 min. from IAH
- 40 min. from downtown Houston
- 50 min. from TMC

### Abundant Recreation

- 140 parks
- 220+ hiking and biking trails
- Signature golf courses

1. Source: Niche.com, *The Woodlands Rankings*, September 2023.

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**LOCATION & AMENITIES**

# The Woodlands: The Perfect Balance for an Exceptional Lifestyle

**🍴 Restaurants**

- Avanti Italian Kitchen & Wine Bar
- CRU Food & Wine Bar
- Escalante's
- Fleming's Prime Steakhouse & Wine Bar
- Fogo de Chão Brazilian Steakhouse

- Goode Company Kitchen & Cantina
- In-N-Out Burger
- Killen's Steakhouse
- Mastro's Ocean Club

- North Italia
- CAVA
- Sixty Vines
- Snooze A.M. Eatery
- The Kitchen
- Torchy's Tacos
- TRIS

**🛍️ Retail**

- COACH
- J.Crew
- lululemon
- Nordstrom
- Tiffany & Co.
- Whole Foods
- Pottery Barn

**☕ Coffee**

- Blue Door Coffee Company
- Starbucks
- Black Walnut Café

**🏨 Hotel**

- Embassy Suites by Hilton
- The Woodlands
- Hyatt Place Houston
- The Westin at The Woodlands
- The Woodlands Resort
- The Woodlands Waterway
- Marriott Hotel & Convention Center

**🌳 Parks & Recreation**

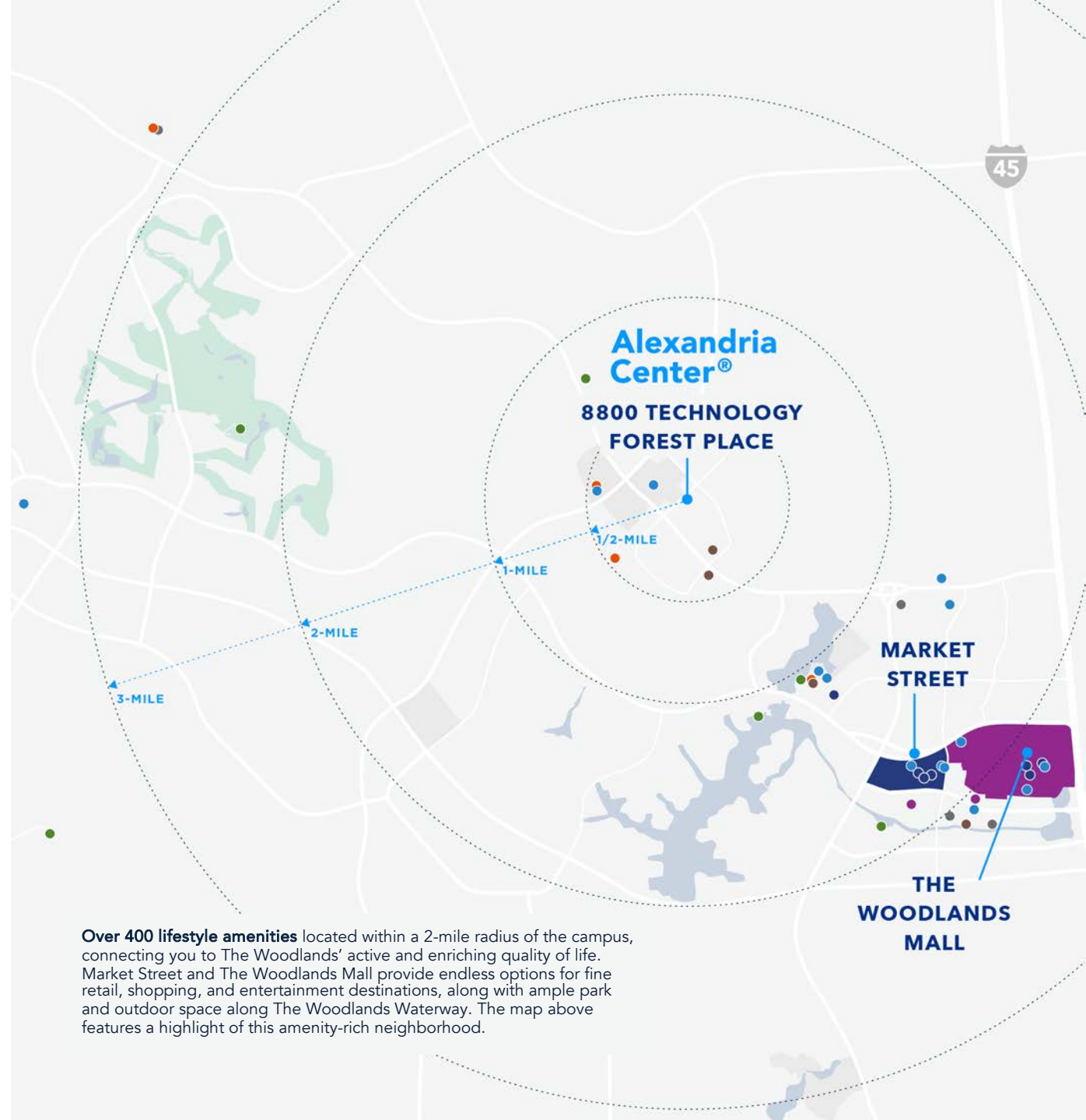
- Lakes Edge Boat House
- Northshore Park
- Riva Row Boat House
- Bear Branch Park & Sportsfields
- The Club at Carlton Woods
- The Woodlands Country Club

**🎬 Entertainment**

- The Cynthia Woods Mitchell Pavilion
- Cinemark Theaters

**🧘 Health & Wellness**

- Orangetheory Fitness
- VillaSport Athletic Club & Spa
- Pure Barre
- Ride Indoor Cycling



Over 400 lifestyle amenities located within a 2-mile radius of the campus, connecting you to The Woodlands' active and enriching quality of life. Market Street and The Woodlands Mall provide endless options for fine retail, shopping, and entertainment destinations, along with ample park and outdoor space along The Woodlands Waterway. The map above features a highlight of this amenity-rich neighborhood.

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## World-Class Facilities to Advance Life Science Discovery

This first-of-its-kind, Class A multi-tenant campus in Greater Houston provides turnkey, move-in-ready laboratory and office space. Alexandria is excited to offer vital laboratory support services, as well as unmatched creative amenities on site to drive innovation and collaboration.

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BUILDING 300

BUILDING 100

BUILDING 200  
*Future Phase*

GARAGE

Conceptual Rendering

8800 TECHNOLOGY FOREST PARK 10

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“Every detail of an Alexandria campus is designed to foster collaboration, create community, and drive innovation through our exceptional design, best-in-class amenities, and unrivaled operational excellence.”

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JOEL S. MARCUS  
EXECUTIVE CHAIRMAN & FOUNDER

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# Inspiring Spaces That Attract and Retain Talent

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Daily opportunities for wellness, collaboration, and creativity abound in the atrium café, conference center, boardroom, fitness club, park-like open spaces, and pickleball courts.

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# Building 100

Campus anchor with an active first floor of turnkey lab spaces, move-in-ready office suites, conference and multipurpose function rooms, and fitness facilities.



# Pre-Built Suites



Dedicated Entry



Laboratory



Kitchenette



Open Office

# Building 300

Shell space available with existing building infrastructure, including interstitial mechanical mezzanines designed to support wet lab and biomanufacturing.



Conceptual Rendering

8800 TECHNOLOGY FOREST PARK 15

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## Building the Future of Life-Changing Innovation<sup>®</sup>

Alexandria is the leader in creating vibrant ecosystems and collaborative campuses where the world's brightest minds are making real progress toward curing disease, improving nutrition, and transforming the way we live.

Located in best-in-class innovation clusters immediately adjacent to the world's top academic institutions, our campuses offer proximity to the scientific and managerial talent and strategic investment capital that innovative companies need to thrive.

Our highly dynamic campuses and healthy workplaces enhance our tenants' ability to successfully recruit and retain world-class talent, promote health and wellness, and inspire productivity, efficiency, creativity, and success.

**30+**  
Years

**73.5 Million SF**  
Asset Base in N. America

**\$33.1 Billion**  
Market Cap

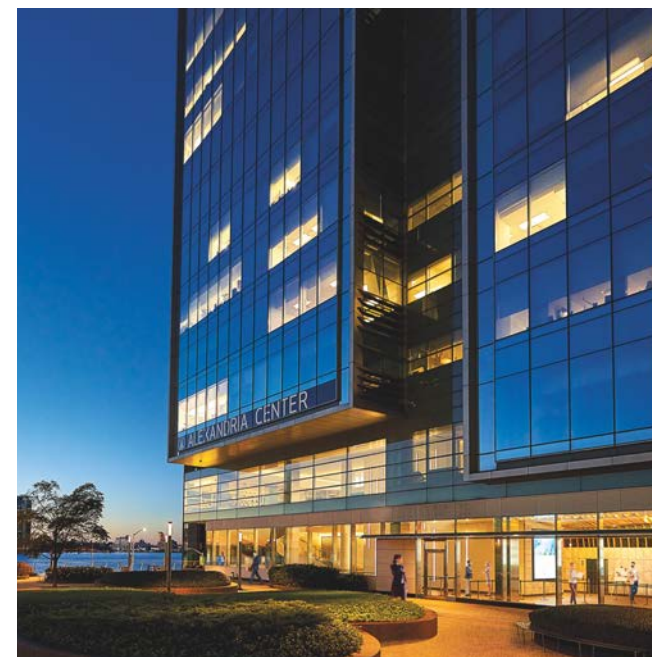
**We are proud to partner with the world's most innovative entities:**



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## LEASING INFORMATION

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