

MERCHANTS LAB BUILDING

1305 E Houston St, San Antonio, TX

**Lab Space Available - 8,042 SF
1,300 SF of Office Space w/
Ability to Expand**

A first class clinical-scale BSL-2 biologics manufacturing facility within the innovation campus district in the east CBD node of downtown San Antonio.

Leasing Contact:

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Building Facts

AVAILABILITY

8,042 SF

YEAR BUILT/RENOVATED

1942/2023

AMENITIES

BSL-2 Turnkey Lab with Microbial Upstream & Downstream setup

In-place Furniture, Fixtures, & Equipment

Dedicated Generac Generator and Eaton UPS System in place.

Additional BSL-2 shared and private laboratories available on the master campus.

Additional Class A move-in office space available on the master campus.

Incubator/Co-working space available on the master campus.

Within a 0.5 mile radius:

21 hotels

2 banks

28 retail establishments

22 restaurants





Perfectly Placed

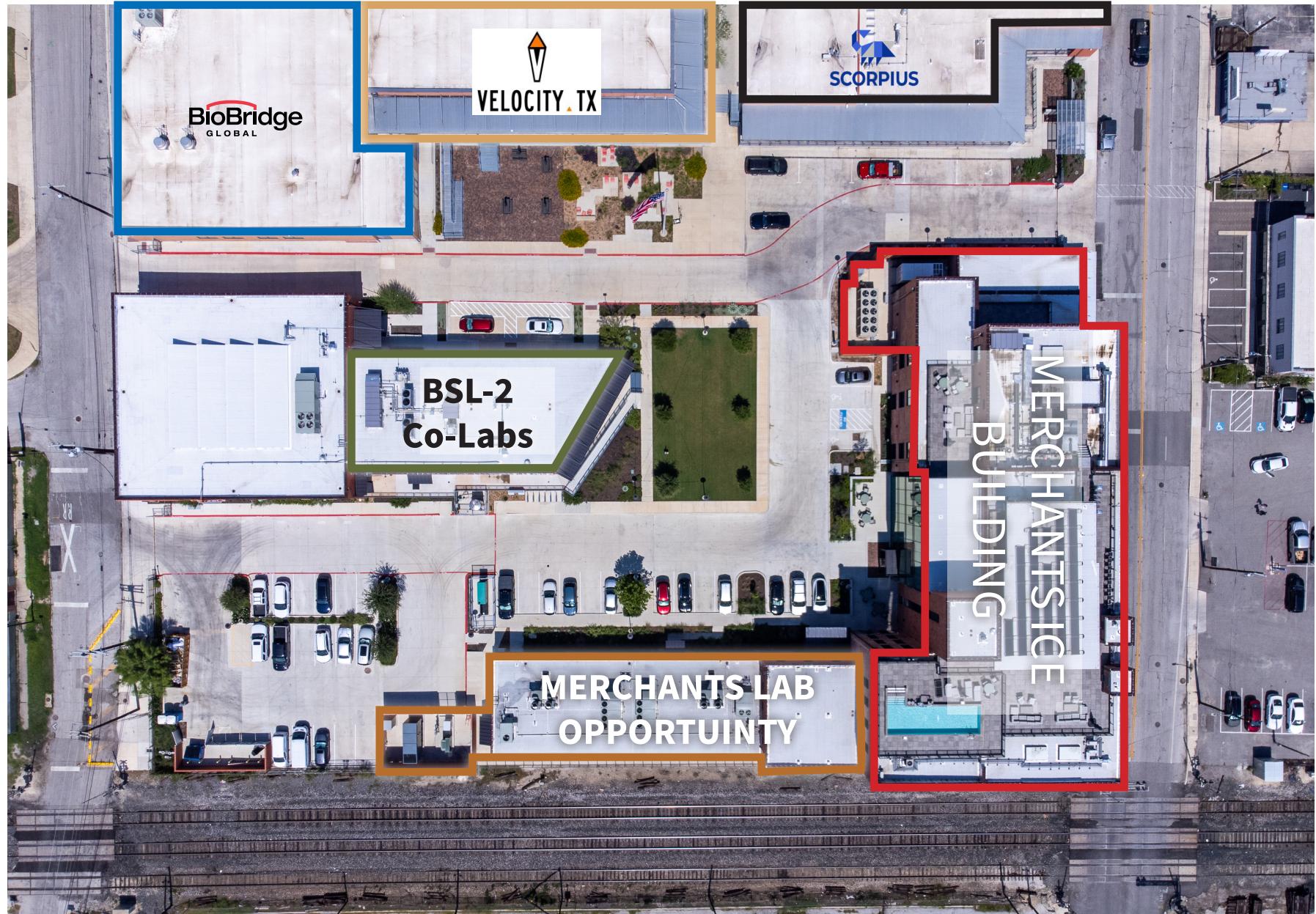
A first class clinical-scale BSL-2 biologics manufacturing facility within the innovation campus district in the east CBD node of downtown San Antonio.

Once the largest cold storage facility in the state, the Merchants Ice redevelopment has been transformed into a thriving hub for groundbreaking research and

development.

Today, it houses some of the country's most innovative companies, helping to drive economic and community growth while positioning San Antonio as a global leader in bioscience and military medical research.

Master Campus Site Plan



Equipment



The lab space at 1305 E. Houston includes specialized equipment, categorized as follows:



Mixing, Stirring, & Temperature Control



Bioprocessing Equipment



Measurement & Testing Instruments



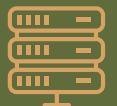
Cold Storage



Pumps & Fluid Handling



Lab & Safety Equipment



Eaton UPS System



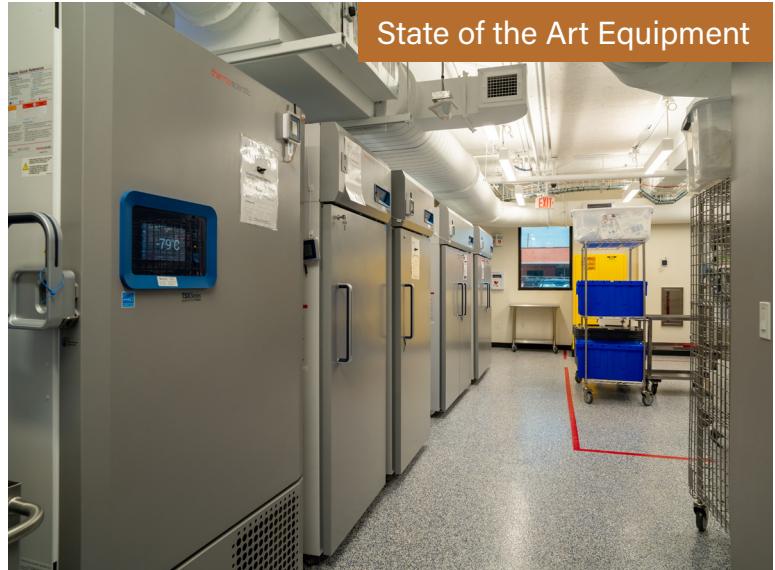
Generac Generator

Photos

Private Offices and Staging Area



State of the Art Equipment



Generac Generator

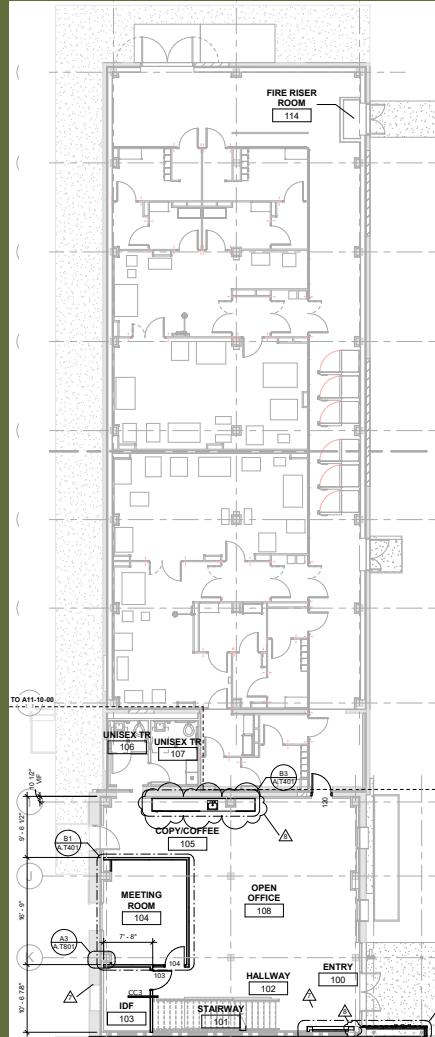


Microbial Upstream and Downstream BSL-2 lab rooms with secured access



Floorplan

Office



Lab Space



Matterport Link





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