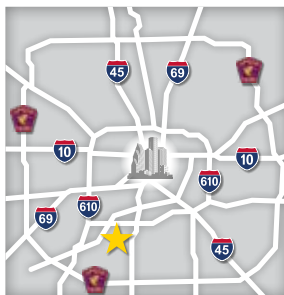




TEXAS TECHNOLOGY — PARK —

**9220-9494
KIRBY DRIVE**



Texas Technology Park is a state-of-the-art Industrial Flex, Life Science, Medical Technology and light manufacturing business park. The park contains 67 acres and was built in several phases. This property is located less than .4 miles to Loop 610 and less than 2 miles to SH 288 and the Texas Medical Center. **Great access in all directions.**

- Property Size: **759,861 Square Feet**
- Number of Buildings: 16
- Built: Majority between 2005 -2024
- Frontage on Kirby Dr., W. Bellfort Ave. and Holmes Rd.
- Clear Height: 25' in 12 buildings, 20' in two buildings, 18' in one building and 30' in one to be constructed
- Dropped Ceiling Height: 12' - 24'
- Fully fenced with controlled gate access
- Ample Parking - 4/1,000 SF for most buildings
- Dock & Grade level loading
- 100% ELO Sprinkler System
- Entirety of site outside 500 year flood plain
- Ample ground space available for tenant supplied generator backup
- Multiple fiber optic entrances & high speed connections for tenant use
- Ample site circulation & access, and ground level floor space (exterior or interior) for specialized equipment
- Build to Suit sites on 10 acres

FOR LEASING INFORMATION

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Gary Garcia | ggarcia@fullertx.com

713.850.8400 | www.fullertx.com



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W. BELLFORT AVE.



BUILD-TO-SUIT
10 ACRES

UNDER CONSTRUCTION
65,007 SF

DETENTION POND

KIRBY DR.

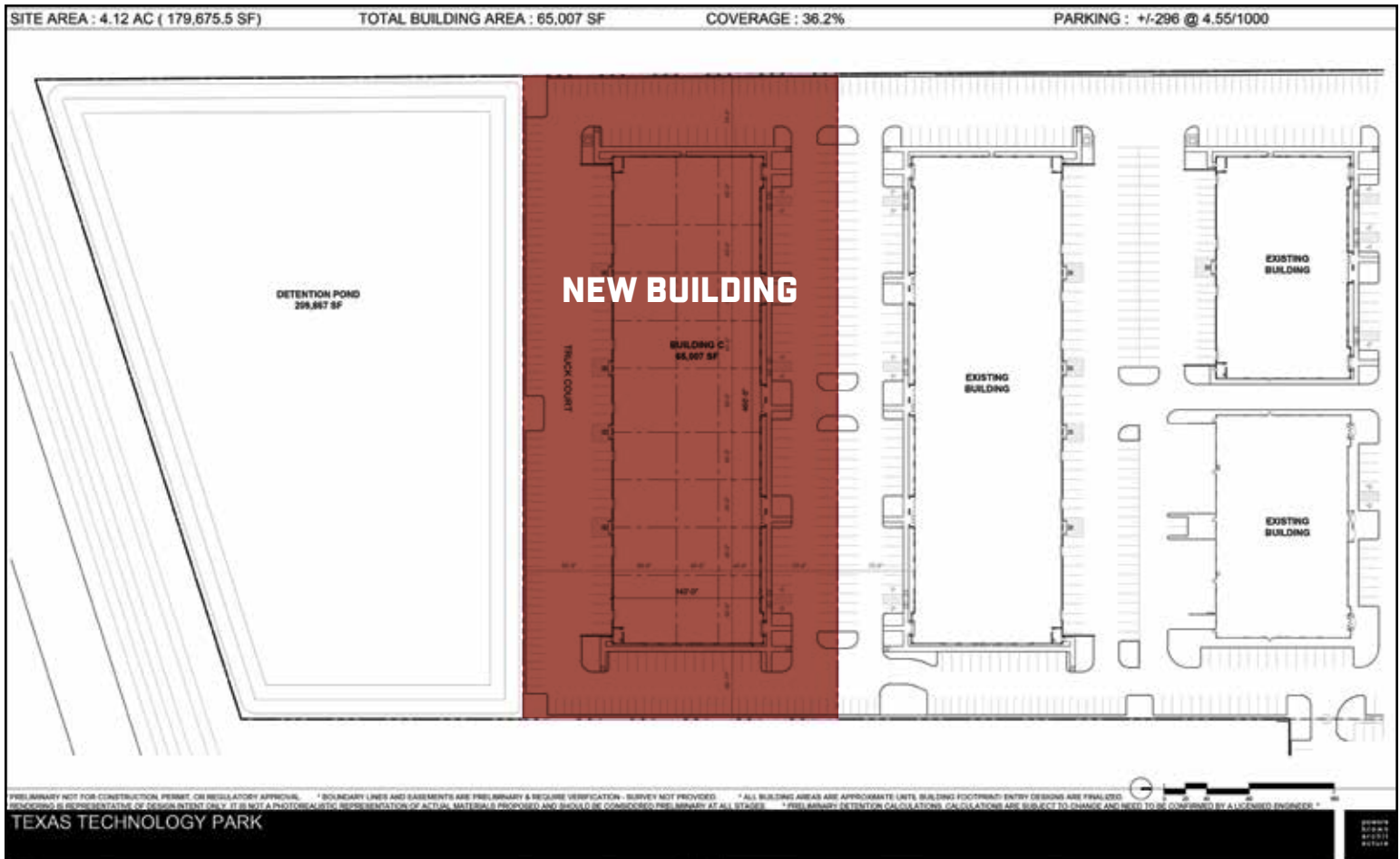
HOLMES RD.

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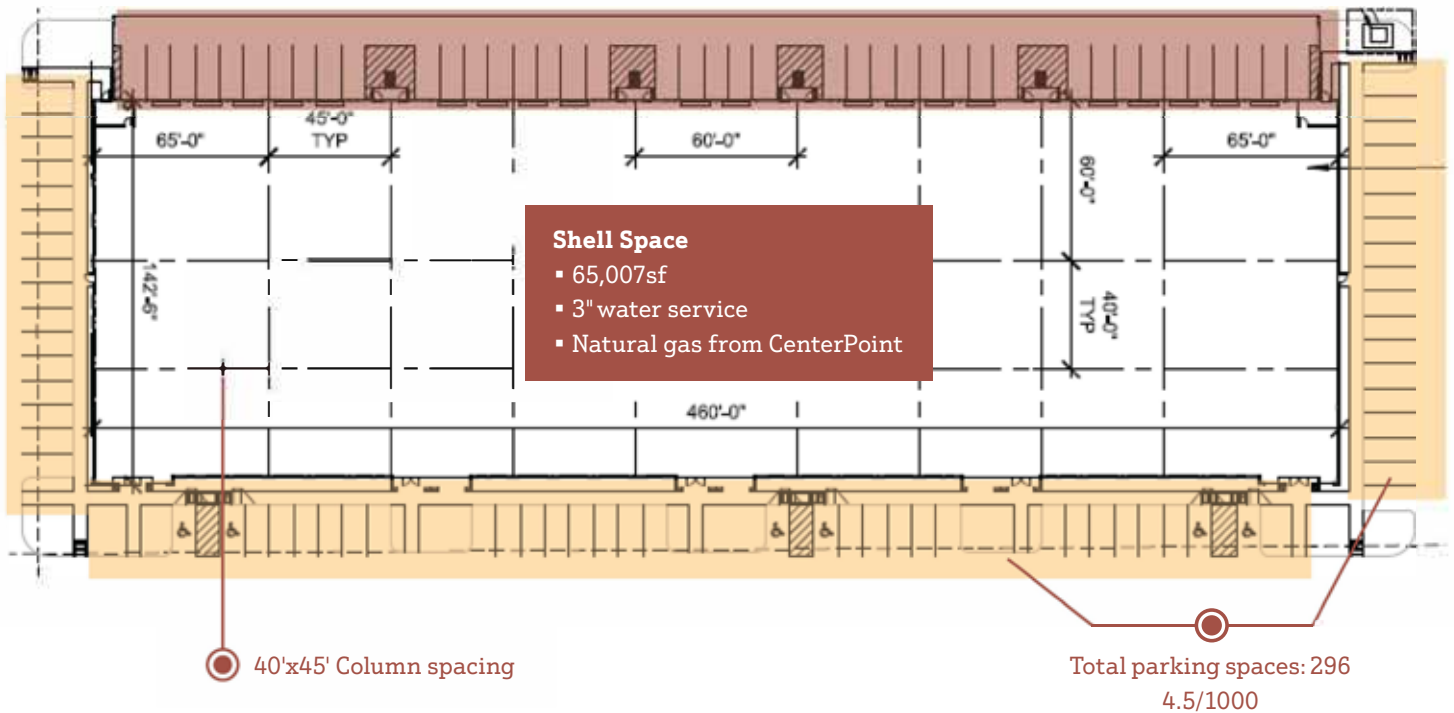
SITE PLAN - BUILDING C



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FLOOR PLAN AND ELEVATION

9390 KIRBY - UNDER CONSTRUCTION - DELIVERY 2nd QTR 2025



Rooftop fortified to support RTUs across the length of the building

Building Electrical

- 2,500 amps
- 2000kva
- 12.47kv
- 480y / 277v
- 3 phase
- 4 wire pad mounted transformer



Specialized exhaust and single pass systems available if required

BSL 1/BSL 2 capable



30' Clear ceiling height

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Dock and grade-level loading

EXISTING CAMPUS

- Property Size: 759,861 sf
- Fully fenced with controlled access
- Ample campus parking - 4/1000 sf
- Entirety of site outside 500 year flood plain
- Ample ground space available for tenant supplied generator backup
- Multiple fiber optic entrances and high speed connections for tenant use



Ample ground space available for tenant-supplied generator backup



Accommodates tenant-specific specialized equipment



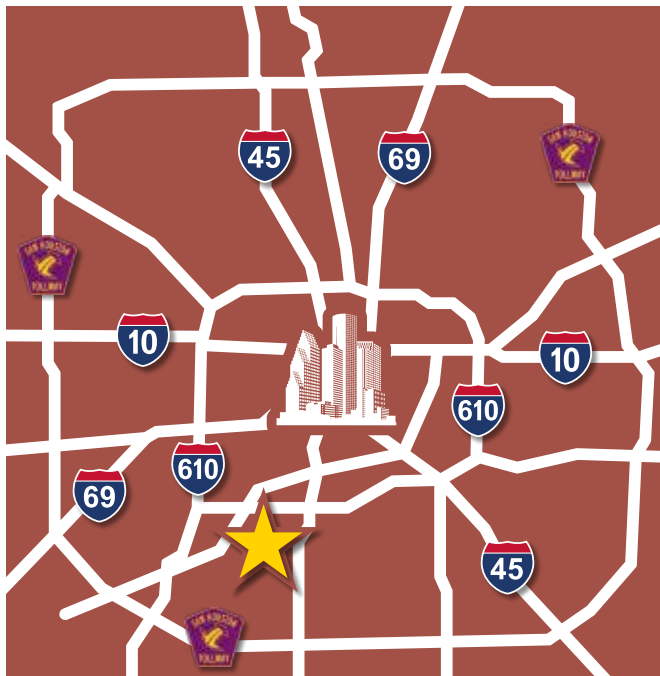
Exquisitely designed tropical landscaping throughout property



Prime monument and building signage



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VARIETY OF LOCAL AMENITIES

PERFECTLY LOCATED NEAR NUMEROUS AMENITIES



Hospitals & Clinics

The Texas Medical Center – the world's largest medical center



Restaurants

Pappadeaux, Papisitos, Dish Society, First Watch, The Toasted Yolk, Luby's, Prima Pasta Italian Restaurant, Gyro King, 7Spice Cajun Food, Sarpino's Pizzeria, Fadi's Mediterranean



Hotels

Holiday Inn, Houston Marriott, Hilton, Wyndham Houston, Double Tree, The Westin, Blossom Hotel Houston



Banking

Amegy Bank, Chase Bank, Truist, Bank of America, Wells Fargo



Parks, Shops & Cafes

Randalls, Kroger, Target, Starbucks, Donut Shops, Helen's Park, Karl Young Park w/ athletic area green space & trails, Schweppe Park with a playground



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