

HOME TO WORLD CHANGING RESEARCH 24/7

life science
plaza

**58,221 SF AVAILABLE
BUILDING ANNEX SPACE**

2130 WEST HOLCOMBE BOULEVARD • HOUSTON, TEXAS



Jones Lang LaSalle Brokerage, Inc.




Building Information

Life Science Plaza is a high profile landmark at the western entrance to the Texas Medical Center with exceptional visibility along West Holcombe Boulevard, one block from the highest trafficked intersection in the TMC.

Building Features





Life Science Plaza is a striking 345,473 rentable square foot class A, purpose-built laboratory and clinical office building. The building consists of nine stories of office space in a high visibility tower with glass curtain wall facing the main thoroughfare of West Holcombe Boulevard at the entrance to the TMC.

Featuring 15 and 16 foot floor-to-floor heights, the building accommodates above standard air handling, electrical and water and waste circulation, as well as ample mechanical space to support advanced tenant operations. Four garage entrances and four exits onto Holcombe Boulevard are enhanced by a signaled intersection for easy ingress and egress. Building amenities include 24/7 accessibility, on-site engineers and on-site dining.

The property was built to the highest physical standards to meet the structural and infrastructure needs of the most demanding research and clinical operators, making Life Science Plaza a rare offering for TMC healthcare and research institution occupiers.

AERIAL



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TMC is the largest medical complex in the world and is an internationally recognized center for cutting edge patient care and academic medical and biotechnical research. TMC boasts 49 not-for-profit medical institutions, including 21 nationally recognized hospitals with 7,000 licensed beds, eight academic and research institutions, six nursing schools, three public health organizations, three medical schools, two universities, two pharmacy schools and a dental school. TMC is visited by more than 7,000,000 patients a year or an astonishing 160,000 visitors a day. The medical complex employs 106,000 individuals, including 5,000 physicians and 5,700 researchers, and indirectly supports an additional 121,000 workers. Located just 6 1/2 miles south of downtown Houston, TMC is home to 290 buildings comprising 45,800,000 square feet on 1,345 acres, making it the eighth largest business district in the country with an annual regional economic impact estimated at \$15 billion.

AMENITIES



ON-SITE
DINING



GARAGE



BACKUP
GENERATOR

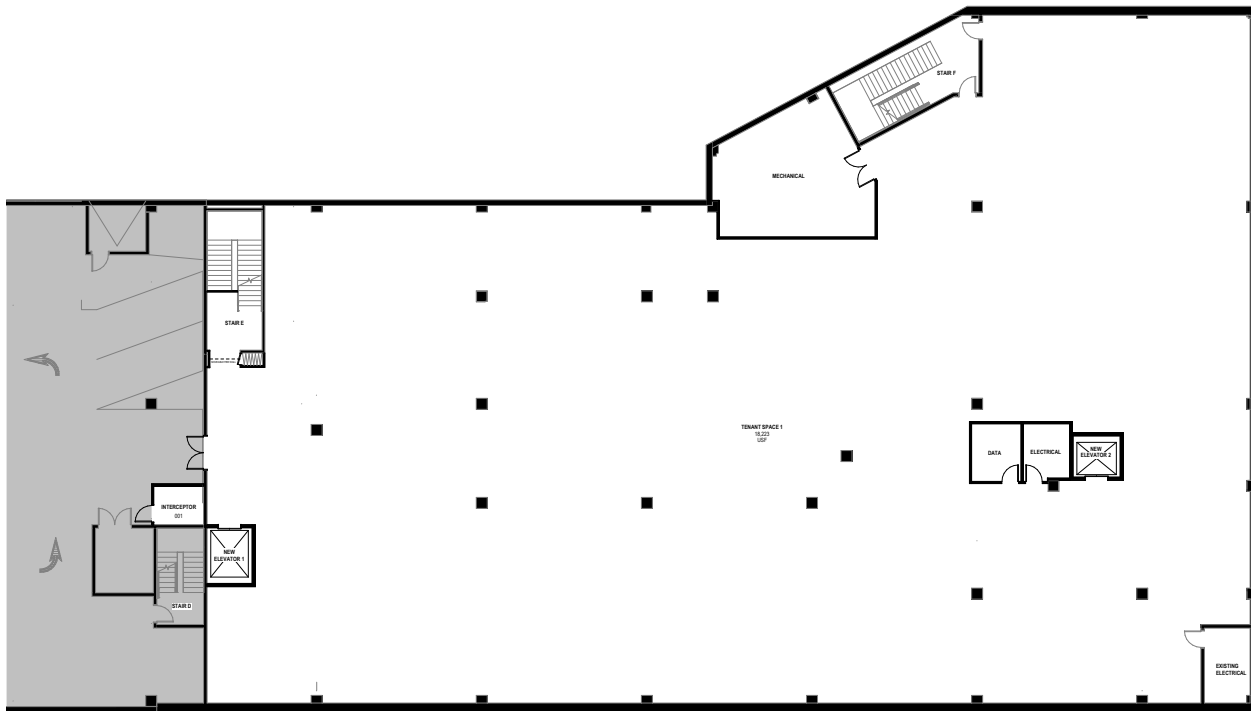


VIEWS

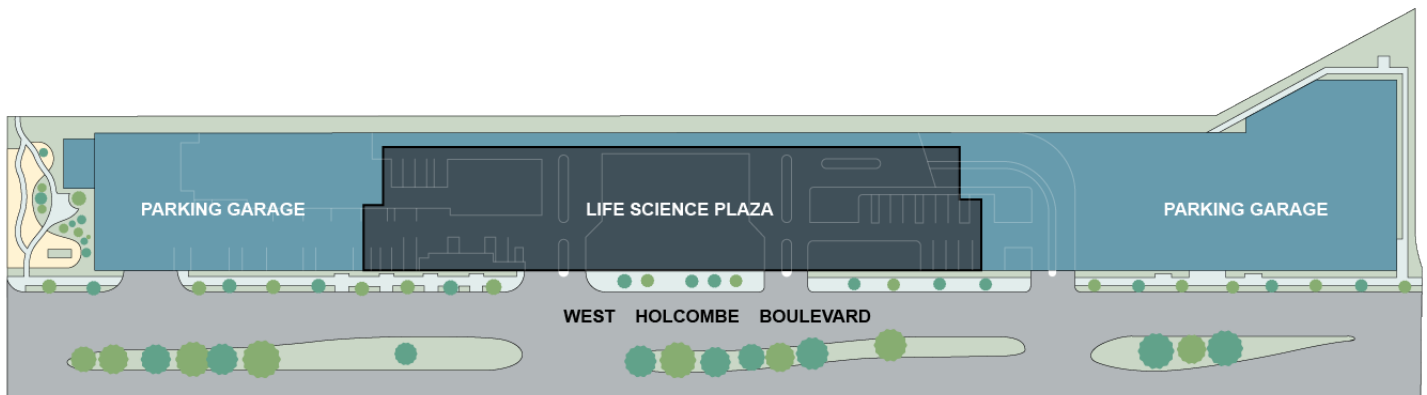


RICE UNIVERSITY
RUNNING TRAIL

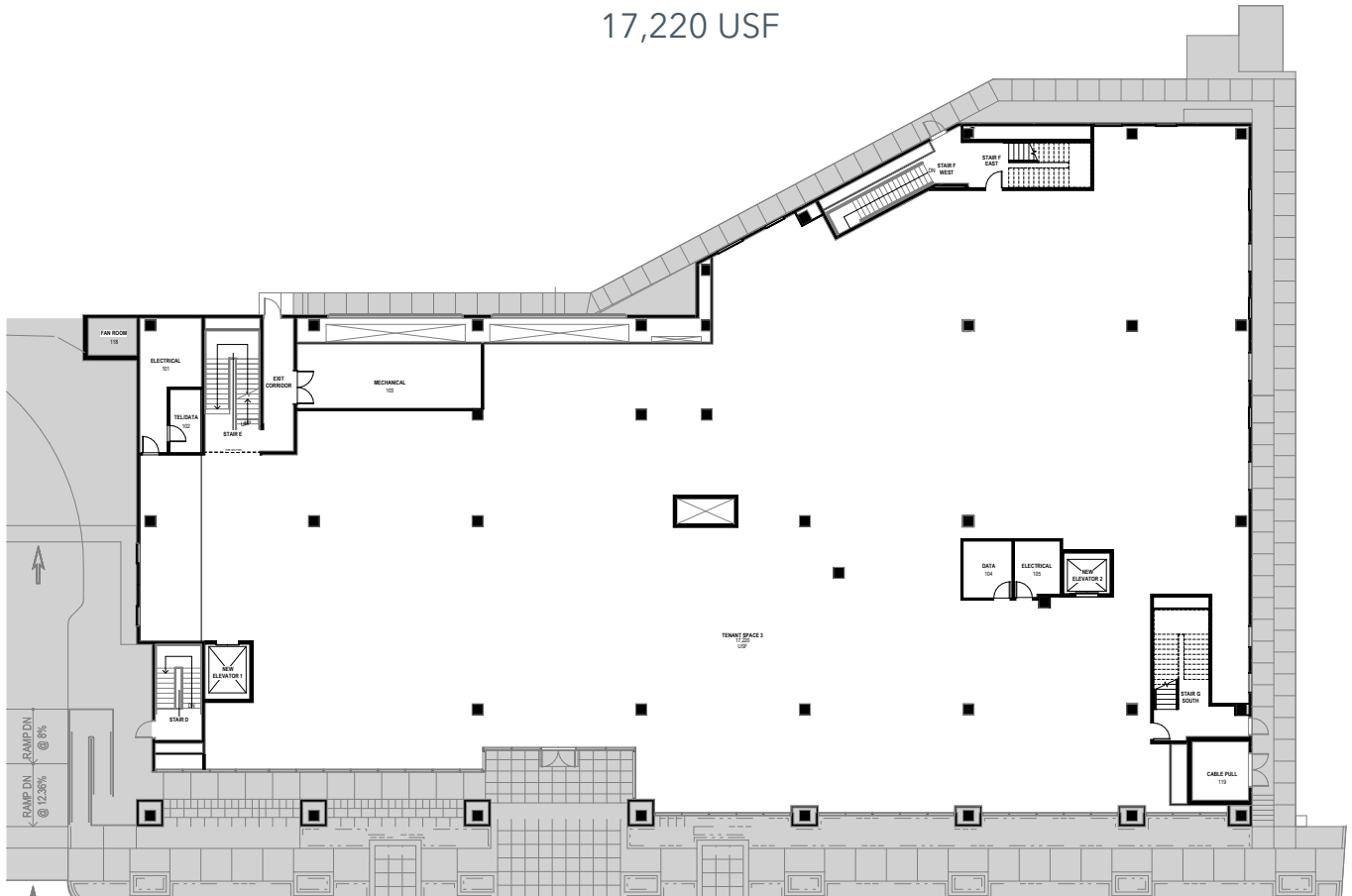
LEVEL 0 - TENANT SPACE 1 18,223 USF



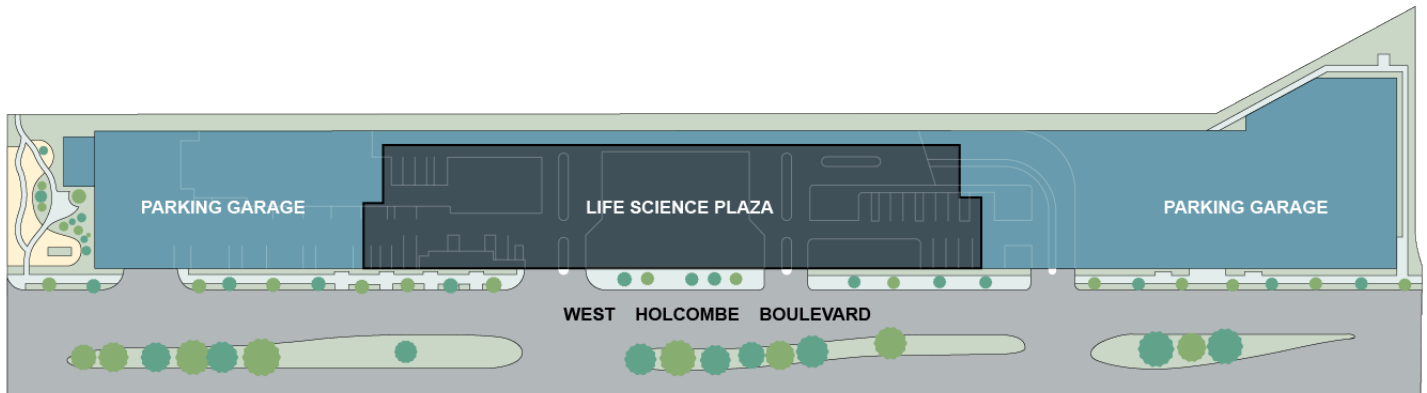
Site Plan



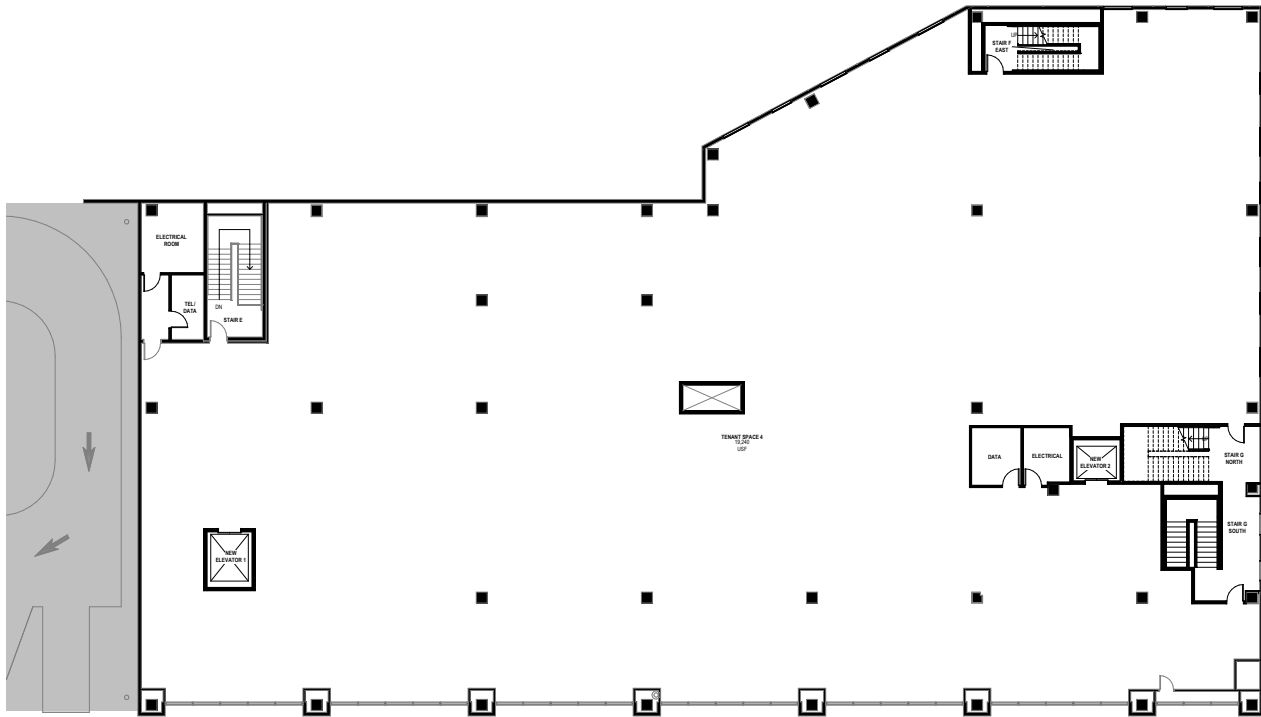
LEVEL 1 - TENANT SPACE 3 17,220 USF



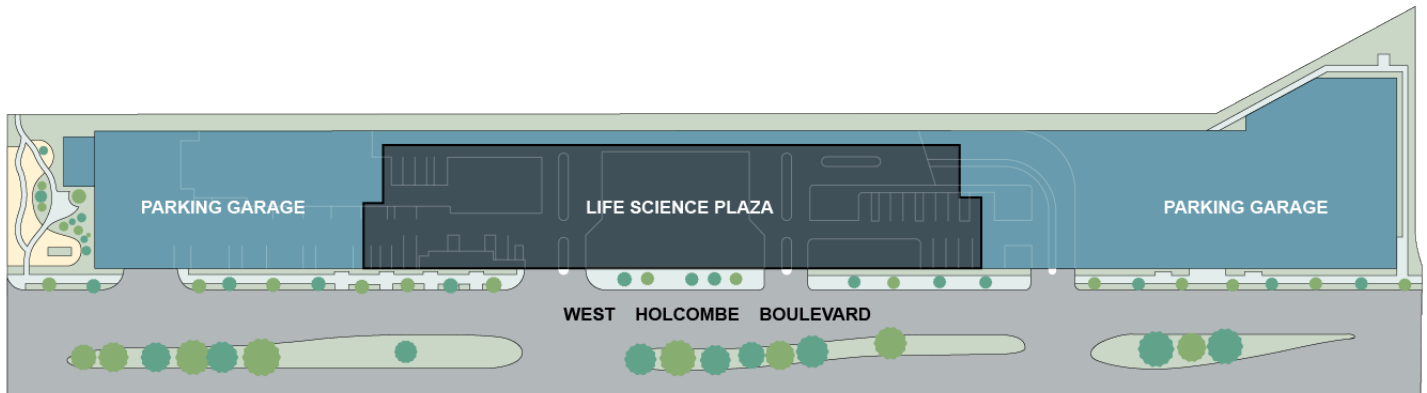
Site Plan



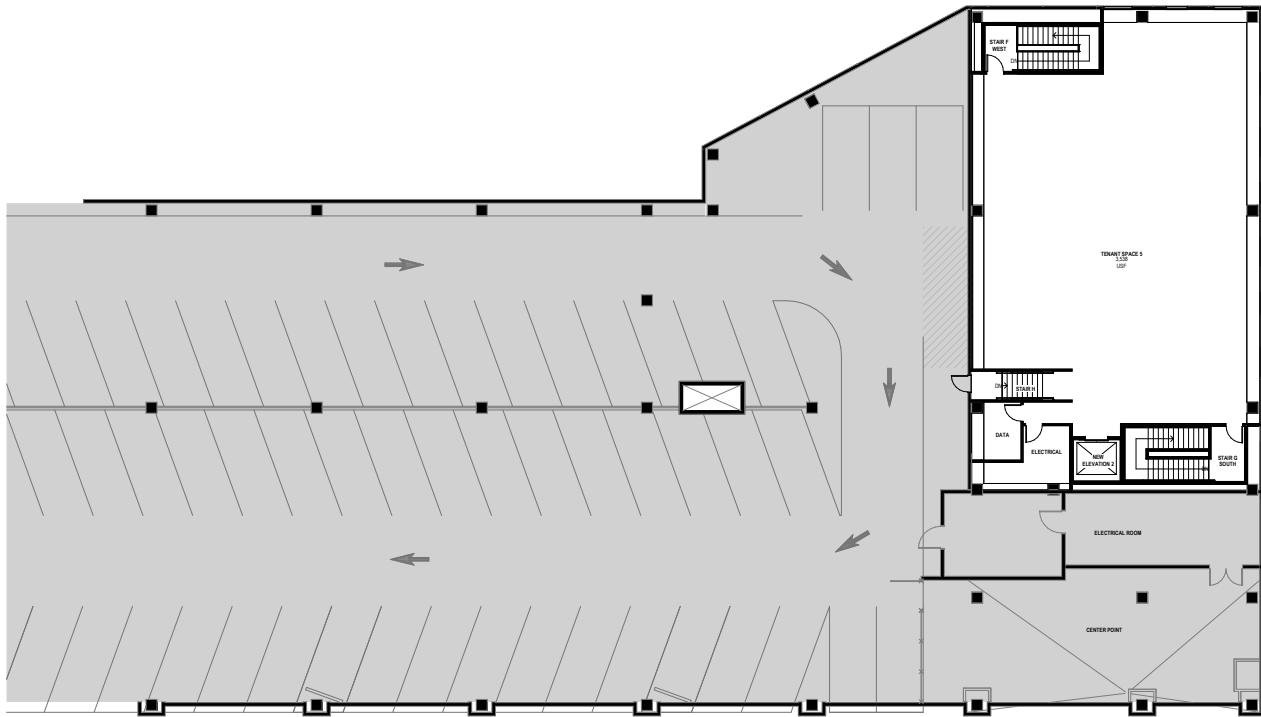
LEVEL 2 - TENANT SPACE 4 19,240 USF



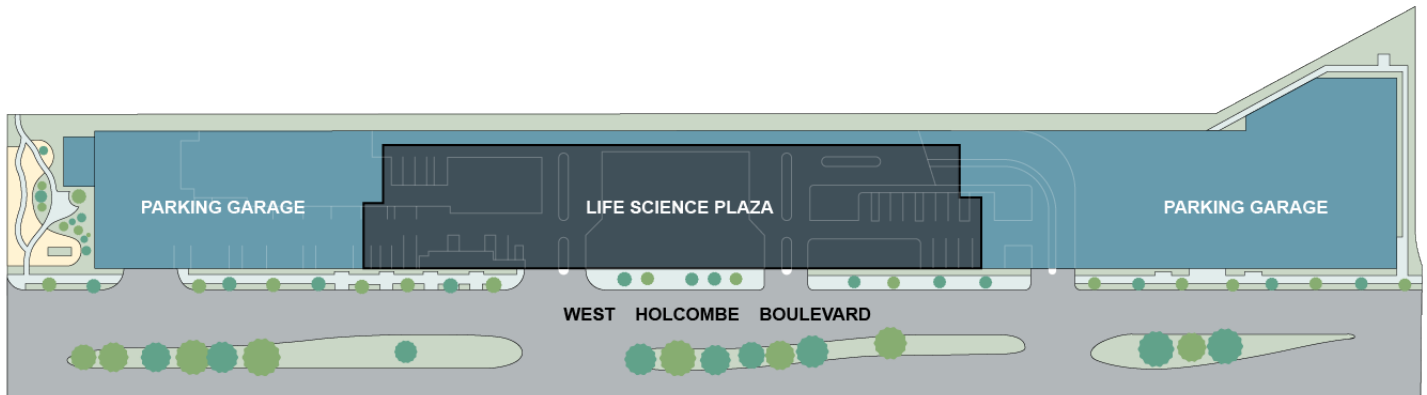
Site Plan



LEVEL 3.5 – TENANT SPACE 5 3,538 USF



Site Plan



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BUILDING ANNEX
SPACE

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CLASS A HEALTHCARE / LABORATORY BUILDING

2130 WEST HOLCOMBE BOULEVARD
HOUSTON, TEXAS

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IMMUNO ONCOLOGY RESEARCH



FITNESS



PHARMACEUTICALS



CANCER TREATMENT

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