



LEVIT GREEN

UNDER
CONSTRUCTION

4 MILLION SF

Q4 2022 OCCUPANCY

9 BUILDINGS

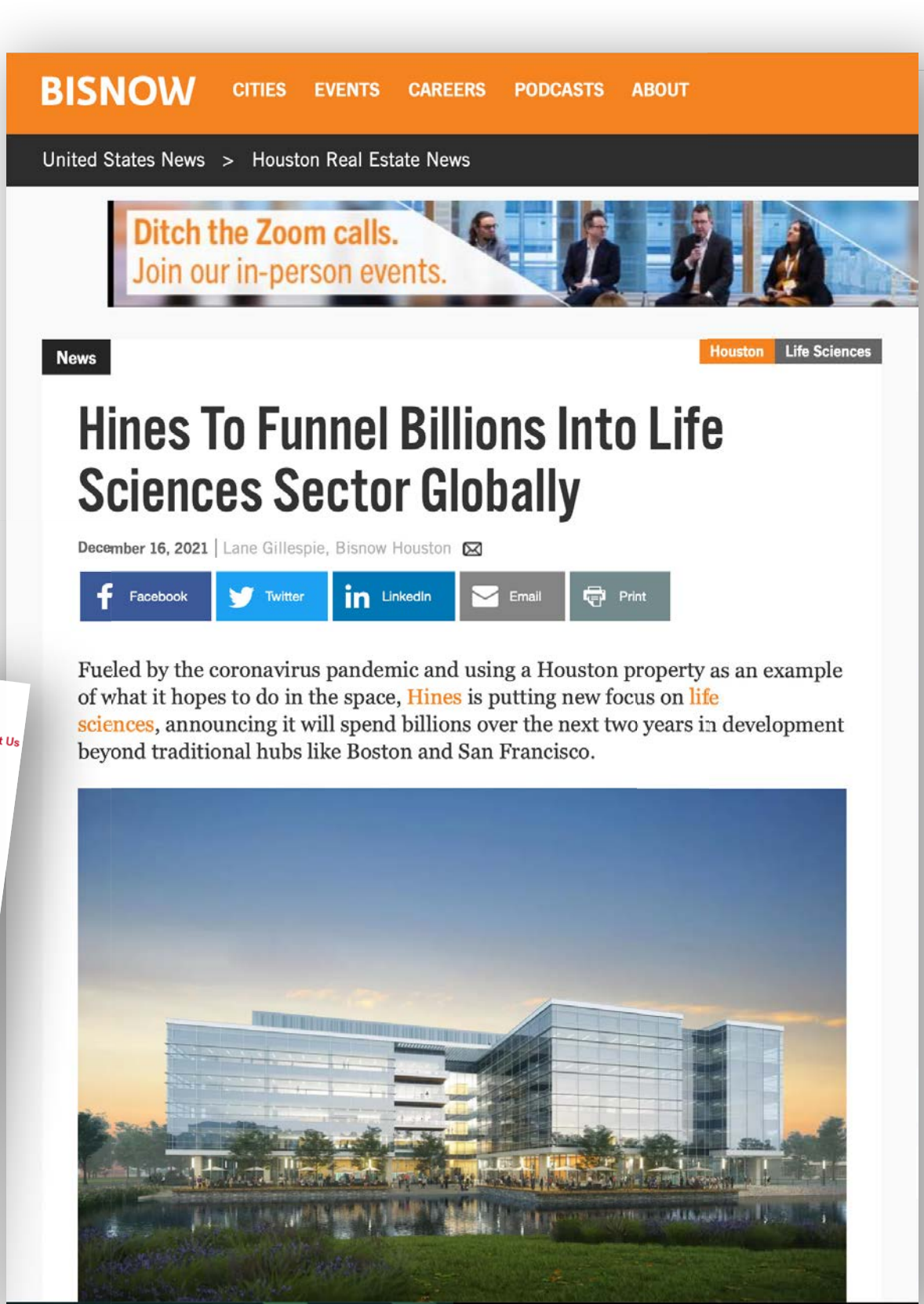
53 ACRES

MIXED-USE,
MASTER-PLANNED ECOSYSTEM

A 53-ACRE LIFE SCIENCES CENTRIC DISTRICT,
BUILT WITH **PURPOSE**, PRIMED FOR **DISCOVERY**.

"WE HAVE MULTIPLE OPPORTUNITIES IN THE PIPELINE IN THE LIFE SCIENCES REALM, AND WE EXPECT TO DO SEVERAL [BILLION DOLLARS] IN THIS SPACE WITHIN THE NEXT 24 MONTHS,"

Hines Global Chief Investment Officer David Steinbach told Bisnow.



THE OPPORTUNITY



LAUNCHING: LEVIT GREEN

4 MILLION
SQUARE FEET

9 BUILDINGS **53** ACRES

PHASE 1 UNDER CONSTRUCTION

290,000 SQUARE FEET **Q4 2022** OCCUPANCY

THOUGHTFULLY DESIGNED
FROM THE INSIDE OUT







LEVIT GREEN: CONNECTED

<1 MILE

FROM TEXAS
MEDICAL CENTER

EASY ACCESS TO
RICE VILLAGE
SUGARLAND
PEARLAND
RIVER OAKS
WEST UNIVERSITY
BRAESWOOD
BELLAIRE
GALLERIA

3 MILES

FROM HOUSTON'S
CENTRAL BUSINESS
DISTRICT

LOCATED AT THE
INTERSECTION OF
STATE HIGHWAY 288
AND HOLCOMBE
BOULEVARD

TRANSPORTATION

HIKE AND BIKE TRAILS
METRO RAIL
METRO BUS



NEW BUILDINGS MAKE BETTER LABS



5 STORIES

15'-4" DECK-TO-DECK CLEAR HEIGHT ON
TYPICAL FLOOR

EXPANSIVE OPEN FLOOR PLATES AVERAGING
60,000 SF

33X33' BAY SPACING TO ALLOW FOR OPTIMAL
11' LAB EFFICIENCY

ENHANCED VIBRATION ATTENUATION:
2,000 MIPS INTERIOR BAYS
4,000 MIPS EXTERIOR BAYS

125 + 25 PSF LIVE LOAD CAPACITY ON
LAB/OFFICE FLOORS

DEDICATED VIVARIUM SPACE AND ELEVATOR

2 CFM/SF PROVIDED FOR THE LAB SPACES
12 AIR CHANGES PER HOUR BASE FOR LABS

SEVEN, TRI-STACK STROBIC FANS FOR LAB
EXHAUST PROVIDING N+1 REDUNDANCY

FIVE, 625 TON CENTRIFUGUAL CHILLERS

POWER SERVICE IS 16.5W/SF
THROUGHOUT BUILDING

100% N+1 BACKUP POWER WITH 3, PARALLELED
1,750KW DIESEL GENERATORS

PHASE 1 AMENITIES

The first building at Levit Green was designed with every amenity your employees and business need to thrive.

3,500 SF
OF WATERFRONT CAFE
AND RESTAURANT SPACE

7,000 SF
CONFERENCE CENTER

**ACTIVATED
OUTDOOR**
DESTINATIONS

ADJACENT
TO TEXAS STATE
HIGHWAY 288 AND
HOLCOMBE BOULEVARD

5,800 SF
FITNESS CENTER AND
OUTDOOR GARDEN

ABUNDANT
**NATURAL
LIGHT**

THROUGHOUT THE
BUILDING

PRODUCTIVE
COLLABORATION SPACES

GENEROUS
**OUTDOOR
TERRACES**
ON EACH FLOOR

CONNECTIVITY
TO HIKE/BIKE TRAILS

TARGETING
LEED & WELL
CERTIFICATION

**AMPLE
PARKING**
PARKING RATIO
(3/1,000 RSF)

**BIKE
STORAGE**













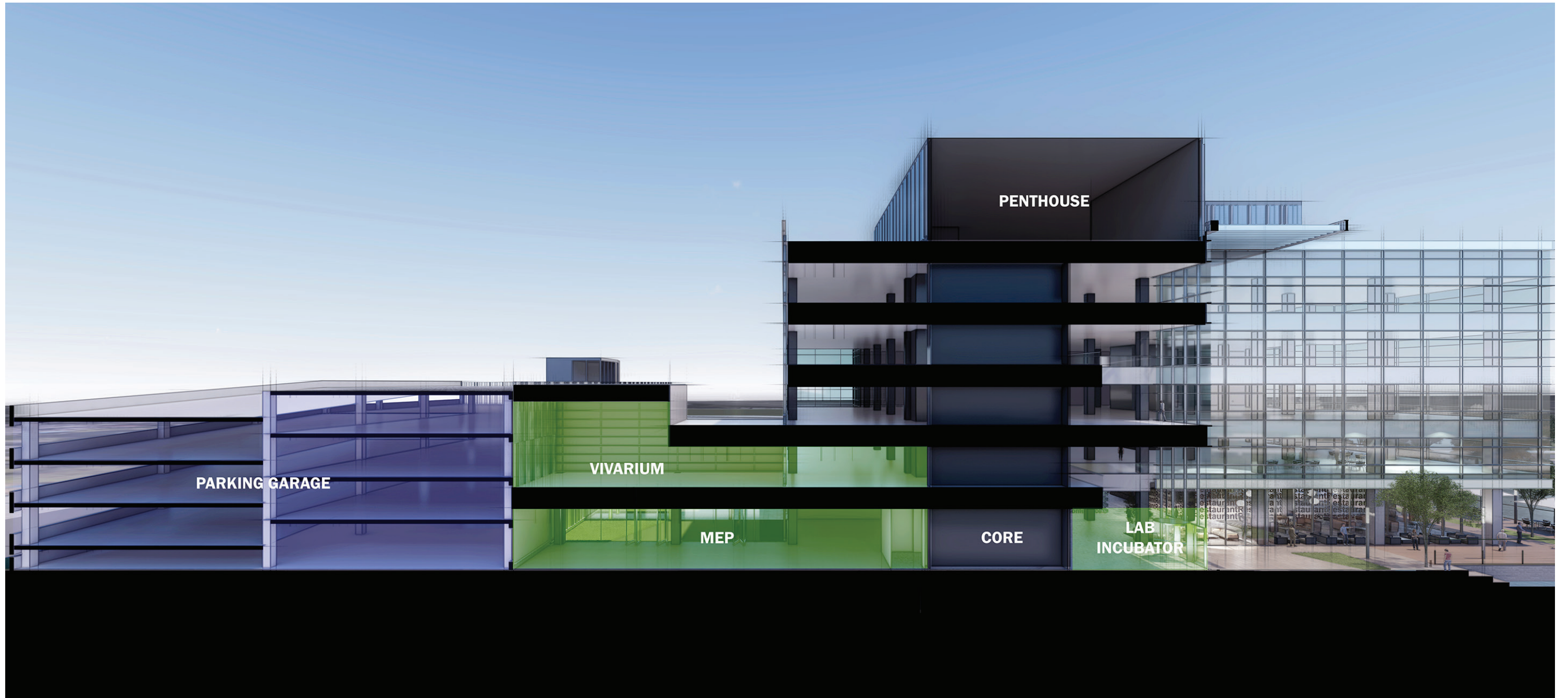




PHASE 1 AT A GLANCE

+/- 25,000 SF
OF LAB INCUBATOR SPACE

DEDICATED
**VIVARIUM
SPACE**



CONCEPT FLOOR PLAN LEVEL 1

LEVEL 1



Legend

- BUILDING - AMENITY
- BUILDING - CONFERENCE
- BUILDING - FITNESS
- BUILDING - FOOD SERVICE
- BUILDING - SUPPORT
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- LAB - FLEX
- LAB - OPEN
- LAB - SUPPORT
- OFFICE - AMENITY
- OFFICE - CLOSED
- OFFICE - MEETING
- OFFICE - OPEN
- OFFICE - SUPPORT

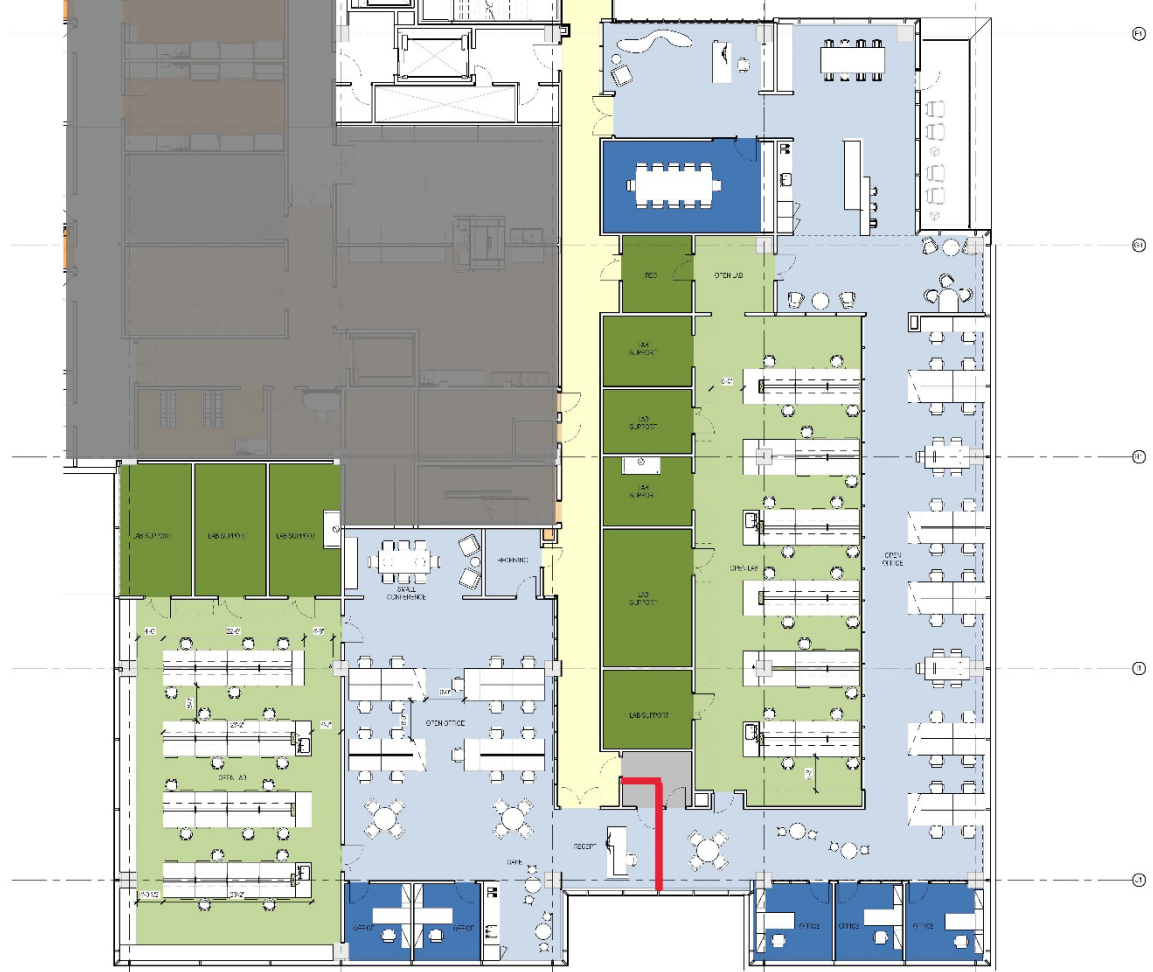
CONCEPT FLOOR PLAN LEVEL 2

LEVEL 2



Legend

- BUILDING - AMENITY
- BUILDING - SUPPORT
- BUILDING - SYSTEMS
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- LAB - FLEX
- LAB - OPEN
- LAB - SUPPORT
- OFFICE - AMENITY
- OFFICE - CLOSED
- OFFICE - COLLABORATION
- OFFICE - MEETING
- OFFICE - OPEN
- OFFICE - SUPPORT
- VIVARIUM - HOLDING
- VIVARIUM - SUPPORT
- VIVARIUM - PROCEDURE



Suite A
7,000 SF

Suite B
11,000 SF







CONCEPT FLOOR PLAN LEVEL 3

LEVEL 3 - MULTI TENANT



Legend

- BUILDING - AMENITY
- BUILDING - SUPPORT
- BUILDING - SYSTEMS
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- LAB - FLEX
- LAB - OPEN
- LAB - SUPPORT
- OFFICE - AMENITY
- OFFICE - CLOSED
- OFFICE - COLLABORATION
- OFFICE - MEETING
- OFFICE - OPEN
- OFFICE - SUPPORT

SCALE WITH LEVIT GREEN

More than 4 million square feet
available to allow your business
to grow in place.



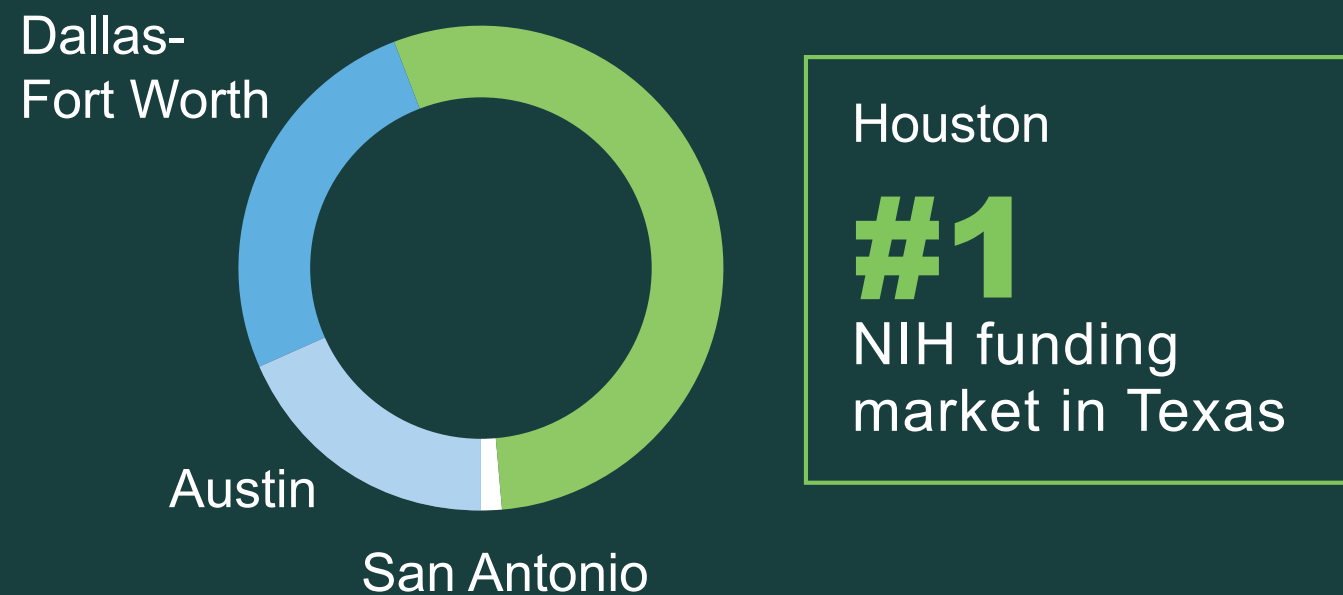
AT THE HEART OF
INNOVATION



HOUSTON RECEIVED RECORD BREAKING FUNDING IN 2021

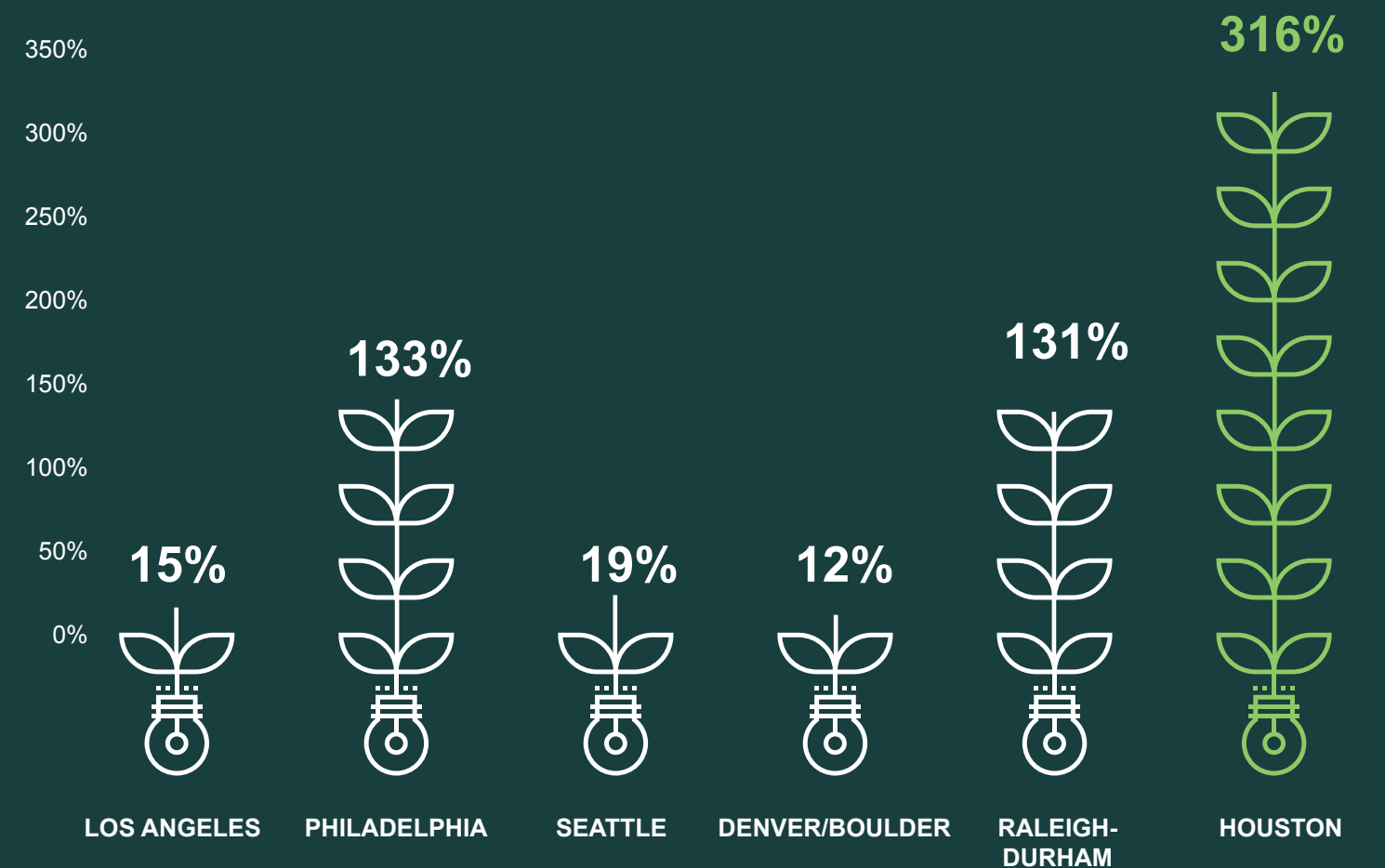
NIH and VC funding are critical streams of capital that support research to drive the life sciences industry forward – Houston leads the pack across emerging markets.

2021 NIH FUNDING BY MARKET



Houston experienced the greatest **INCREASE IN VC FUNDING** from 2020-2021 across emerging markets

\$768M

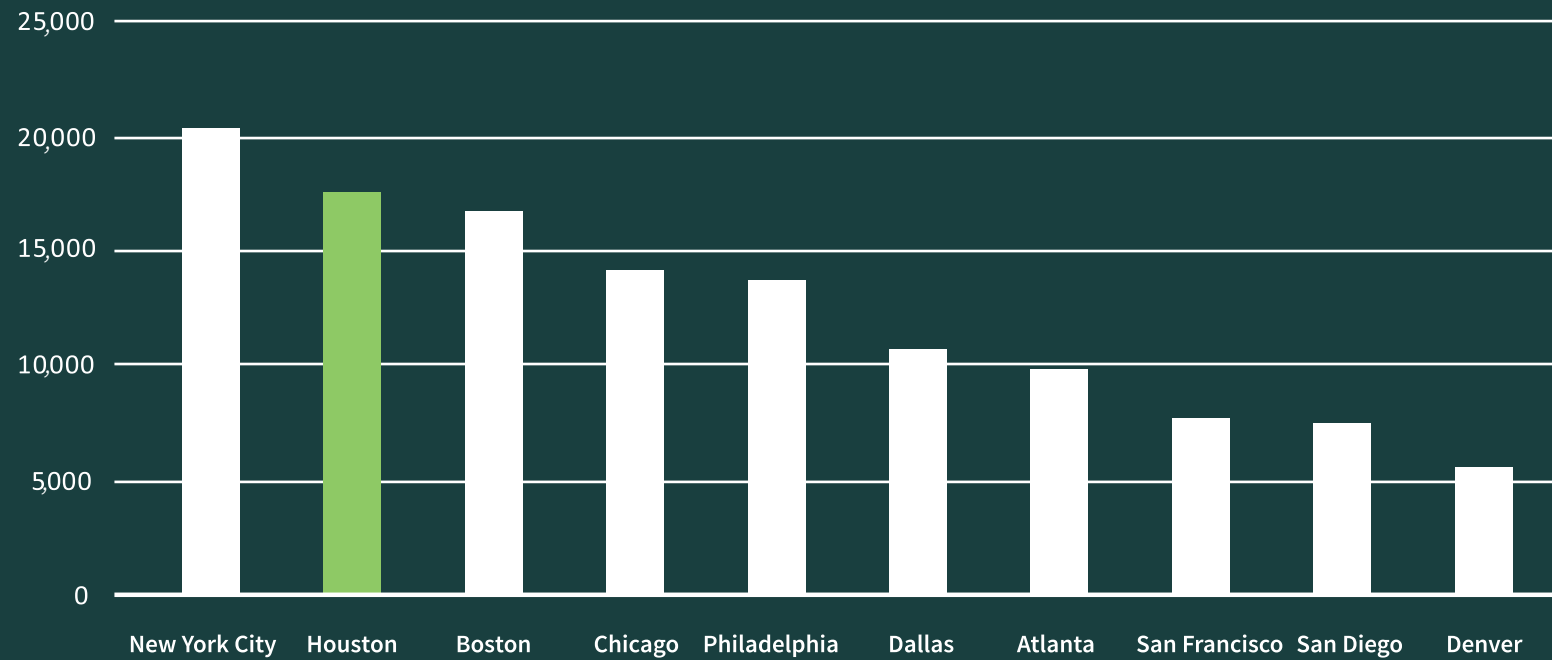


CLINICAL TRIALS ACTIVITY IS ACCELERATING IN TEXAS

LOCAL INSTITUTIONS

lead or support thousands of trial populations, driving demand for manufacturing capacity

TOP CLINICAL TRIAL LOCATIONS by city (2021)



#2
location for clinical trials

THE UNIVERSITY OF TEXAS MD ANDERSON is a leader in R&D, partnering with numerous top global pharma companies, either as a collaborator or a participant trial location.

1,643
total clinical trials at University of Texas MD Anderson

22
total clinical trials at Texas A&M

11
total clinical trials at Baylor College of Medicine

INSTITUTIONAL INVESTMENT MATTERS

UNIVERSITY OF TEXAS AND TEXAS A&M RANK #1 & #2
across leading institutions for R&D expenditure growth
 (Millions of current dollars)

Institution	2019	2020	2019-20 \$Increase	% change 2019-20
U. Texas	3,313	3,697	384	11.6
Texas A&M	1,691	1,971	281	16.6
Johns Hopkins U.	2,917	3,110	193	6.6
Georgia Institute of Tech	960	1,049	89	9.3
U. California, Los Angeles	1,306	1,393	87	6.7
U. Pennsylvania	1,506	1,579	73	4.8
U. Wisconsin-Madison	1,297	1,364	67	5.2
U. California, San Francisco	1,595	1,651	56	3.5
U. California, San Diego	1,354	1,404	50	3.7
Cornell U.	1,145	1,190	45	3.9
Pennsylvania State U.	950	992	42	4.4
Ohio State U	929	968	39	4.2
U. California, Berkeley	803	840	37	4.6
Washington U., Saint Louis	887	920	33	3.7
U. Southern California	910	941	31	3.4

\$384M

R&D expenditures
increase at University
of Texas 2019-2020

\$281M

R&D expenditures
increase at Texas
A&M 2019-2020

WHY HERE?

Houston's STEM economy is ALREADY BOOMING*

STEM COMPANIES
MOVE FOR PLACES
WITH **PRE-EXISTING**
TALENT POOLS

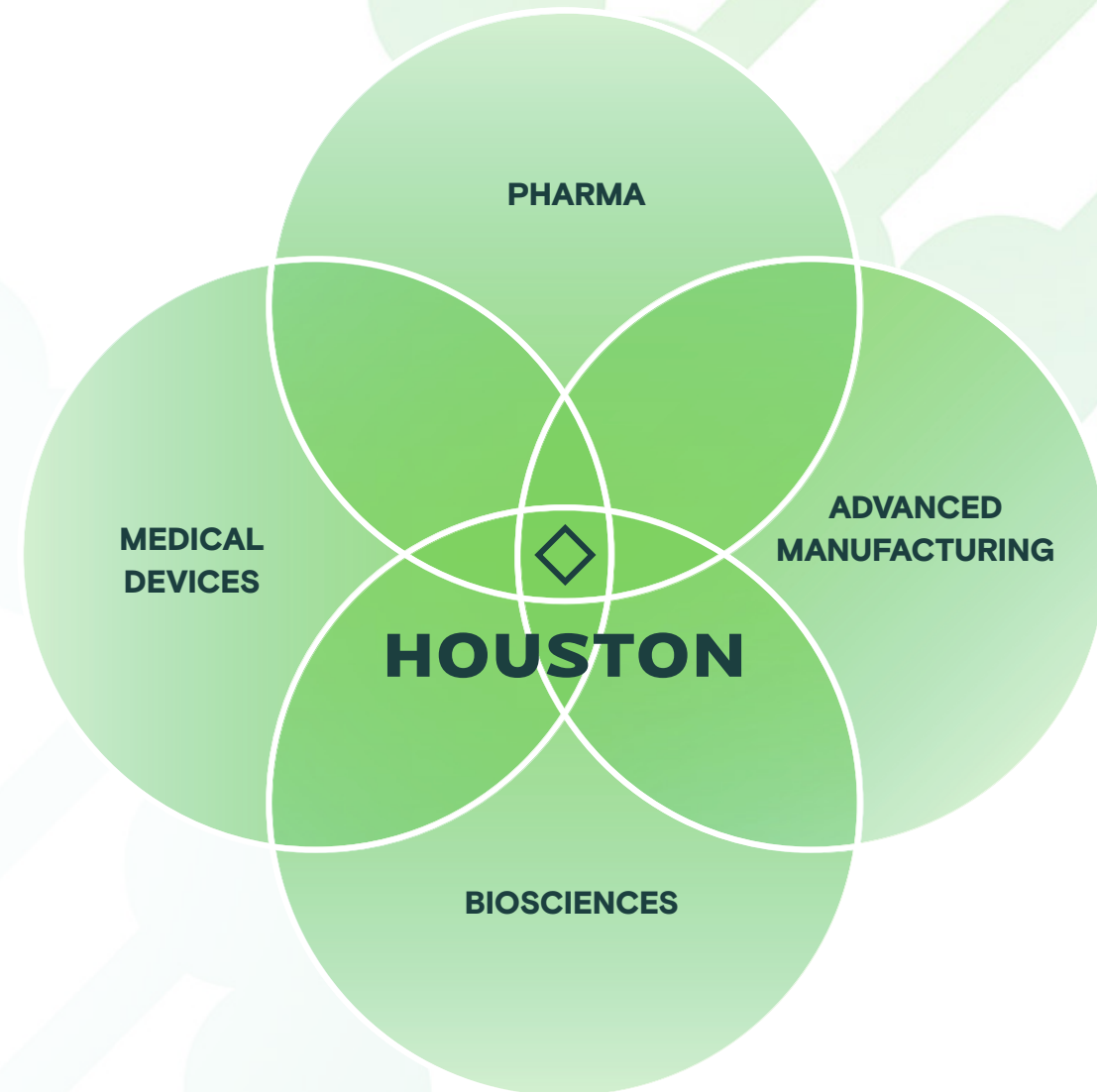
**CBRE Research, Q3 2020 has Houston as #2 in U.S Top 10 Emerging Life Science Clusters*

-Note: Ranked by size and growth of life sciences employment, concentration of R&D life sciences employment, amount and growth of life sciences venture capital funding and NIH funding

Houston ranked #20 in 2021 STEM Job Growth Index, an annual ranking produced by RCLCO Real Estate Consulting in partnership with CapRidge Partners [Link](#)

A 2021 report from WalletHub found Houston provides the highest annual median wage for STEM workers after adjusting for cost of living, with the median wage at \$95,187 [Link](#)

A RICH MIX OF COMMERCIAL R&D



SPONSORED BY

HINES

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 219 cities in 23 countries. Hines has approximately \$124.3 billion of assets under management, including \$63.8 billion for which Hines provides fiduciary investment management services, and \$60.5 billion for which Hines provides third-party property-level services. The firm has 148 developments currently underway around the globe.

With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world.

2ML REAL ESTATE INTERESTS, INC.

2ML Real Estate is a full service real estate company with over 65 years of experience that owns, manages, leases and develops shopping centers and small warehouses.

Overall, 2ML Real Estate has a portfolio of over 5,200,000 square feet comprised of warehouses, shopping centers, free-standing supermarkets, and office buildings.

2ML Real Estate also leases over 350,000 square feet of free-standing supermarket locations with subleases in place for each property.

HARRISON STREET

Harrison Street is one of the leading investment management firms exclusively focused on alternative real assets. Since inception in 2005, the firm has created a series of differentiated investment solutions focused on demographic-driven, needs-based assets. The firm has invested across senior housing, student housing, healthcare delivery, life sciences and storage real estate as well as social and utility infrastructure.



LEVIT GREEN

LEVITGREEN.COM



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