

TMC | INNOVATION FACTORY

Marketing Campaign Strategy

Email Campaign

For use in both digital and print formats. The digital versions of the fact sheet and floor plan will include an integrated button linking to the leasing website and virtual tours.

OVERVIEW

TMC INNOVATION FACTORY

Discover the
TMC Innovation Factory

LABORATIO

The TMC Innovation Factory is a dynamic hub designed to accelerate health and life science innovation. Offering a collaborative environment for startups, researchers, and industry leaders to develop transformative healthcare solutions. With state-of-the-art facilities and strategic support, it's where ideas become impactful realities.

VIEW AVAILABILITY

VIEW BROCHURE

For Leasing Information: 713.270.0457 EMAIL THE TEAM

TMC INNOVATION FACTORY

TRANSWESTERN

2450 HOLCOMBE BLVD, HOUSTON TX 77021

AVAILABILITIES

TMC INNOVATION FACTORY

Innovation Lives Here
Your Space Awaits

The TMC Innovation Factory offers a range of leasing options to suit your needs, with spaces from 3,267 to over 77,000 square feet. Whether you're a startup looking for a wet-lab spec suite or an established company in need of office space, the facility provides fully built-out and customizable environments ready for immediate or future occupancy.

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LOCATION

The TMC Innovation Factory is strategically located within the Texas Medical Center—one of the largest medical complexes in the world. This central location offers unparalleled access to leading hospitals, research institutions, and academic partners, making it an ideal setting for health and life science innovation.

UNMATCHED INSTITUTIONAL DENSITY

20%

of All US
Clinical Trials

10M

Patients Annually

60+

Institutions

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TMC INNOVATION MARKETING PLAN 2

Leasing Sign Inserts

Qty: 20
Size: 10.25” x 6.25”
Finish: Standard Cardstock
ESTIMATED TOTAL: \$15 (DOES NOT INCLUDE TAX + DELIVERY)



Leasing Materials

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2450 HOLCOMBE BLVD
HOUSTON, TX 77021

Building Information

Total NRA	77,838 RSF
Max. Contiguous	# RSF
Building Class	Class "A"
Floors	2
Year Built / Renovated	1948/2021
Rental Rate	Upon Request
Parking Rate	3.5/1,000 Ratio; Parking
T.I. Allowance	Negotiable
Building Security Hours	24/7 Monday - Sunday
Parking	Optional surface, covered or reserved Parking

Availabilities

Suite 1320	3,267 SF
Suite 1400	7,132 SF
Suite 1600	11,005 SF
Suite 1610	14,526 SF
Suite 2220	4,920 SF
Suite 2240	4,020 SF
Suite 2250	13,005 SF

Features

- Wellness and meditation rooms
- 150-seat reservable auditorium
- Landmark Café with Katz Coffee and event bar
- Conference and event rental space
- Rental storage lockers

[VIEW ONLINE LISTING](#)

[VIEW LOOK BOOK](#)

Leasing Information:

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FACT SHEET

Suite 1610

14,526 SF

TMC | INNOVATION FACTORY

2450 HOLCOMBE BLVD
HOUSTON, TX 77021

Features

- 6 Offices
- 2 Fume Hoods
- Open Work Stations (Coming Soon)
- Biosafety Cabinets: 1 deducted | 1 recirculating

[VIEW VIRTUAL TOUR](#)

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FLOORPLAN

TMC | INNOVATION FACTORY

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Suite 1610

14,526 SF

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[VIEW VIRTUAL TOUR](#)

A detailed floor plan of Suite 1610, showing a large open area with several rectangular tables and chairs, and a smaller area with a circular table and chairs. The plan includes walls, doors, and a staircase.

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Dynamic Tour Cards

Qty: 50

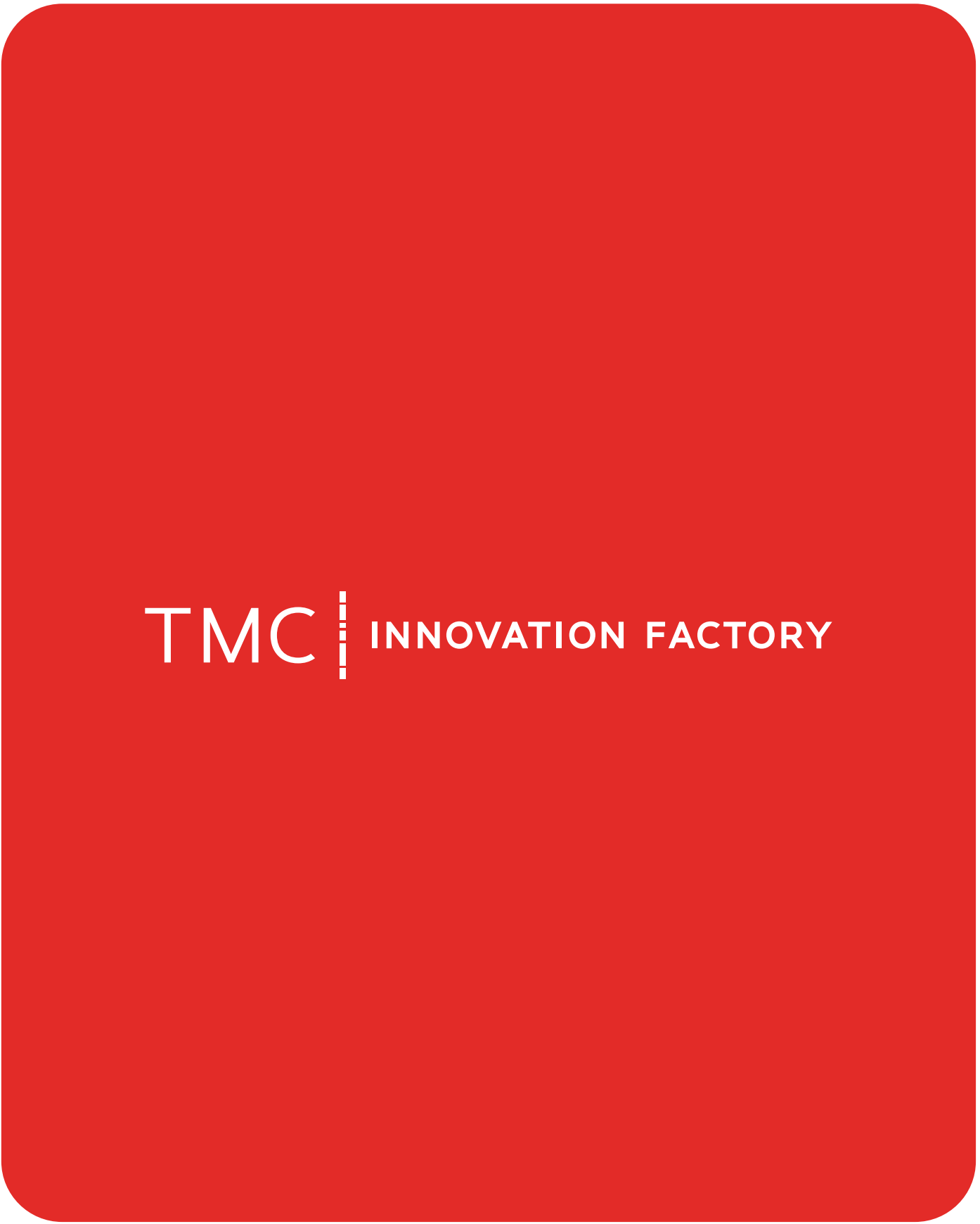
Size: 4” x 5”

Finish:

Side 1: Spot print gloss on the Innovation logo

ESTIMATED TOTAL: \$65 (DOES NOT INCLUDE TAX + DELIVERY)

SIDE 1



SIDE 2



Prepared by Transwestern Houston Marketing

