



ION

POWERED BY



RICE UNIVERSITY

LEASED BY



Transwestern

ION

Houston's HQ for Innovation

THE ION AT THE ION DISTRICT

Located at 4201 Main St. in the heart of Midtown, the Ion building is the flagship development of the Ion District, Houston's innovation corridor. The Ion anchors a district-wide mission of supporting and advancing Houston's innovation ecosystem in fields such as energy, AI, venture capital, and more.





Backed by World-Class Innovation

POWERED BY RICE UNIVERSITY

Rice University's presence at the Ion District creates a direct connection to groundbreaking research, entrepreneurial talent, and one of the world's most respected innovation ecosystems.

Located in the heart of Houston, the Ion District brings together startups, corporations, investors, researchers, and students in a collaborative environment designed to accelerate new ideas, technologies, and economic growth.





Advantages at the Ion

POWERING HOUSTON'S INNOVATION ECOSYSTEM

The Rice Alliance connects entrepreneurs, investors, corporations, and researchers through year-round programming designed to accelerate innovation and company growth. As a cornerstone of the Ion District, its events create opportunities to learn, network, secure funding, and bring new ideas to market.

\$31.4B+

Capital raised by
participating companies

3,700+

Companies supported
through Rice Alliance programs

120+

Startup events, competitions,
and industry programs annually

10,000+

Entrepreneurs, investors, and
industry leaders engaged each year

Grounded by Amenities



Ion Fitness Center



MADabolic Fitness



Pickle Lab



Conference rooms



Ion Forum Stairs



Bike storage

ACCESS TO CONFERENCING ROOMS

and tailored programming every day

FULL SERVICE ION FITNESS CENTER

with access to shower stalls and lockers

MADABOLIC

fitness studio (located in Ion District Garage)

ION FORUM STAIRS

250-seat event space for panels, fireside chats and more

PICKLE LAB PICKLEBALL

connected by open-air areas

BIKE STORAGE

64 stalls and pumps

Dining For Any and Every Occasion

ON-SITE EATERIES

Second
Draught
HTX

cafe
ion

THE
LYMBAR
KITCHEN + COCKTAILS

Late
August



Cafe Ion



Second Draught



Late August



The Lymbar

LOCATION

At the City's Core

PROXIMITY

Downtown

3 miles

Texas Medical Center

3 miles

Port of Houston

12 miles

Ellington/Spaceport

18 miles

HOU Airport

10 miles

IAH Airport

23 miles

NASA

27 miles

I-69 & 288

5-minute access

I-45 & I-10

10-minute access

TRANSIT-CENTRIC

700 METRORail Red Line

at the Wheeler Stn NB Stop

450FT away

Train every 6 minutes

to 4 major league stadiums,
5 theater venues, and 54
healthcare institutions

KEY

 Business Districts

 Airports

 Federal Facilities

 Universities

 Metro Rail





ION DISTRICT

POWERED BY RICE UNIVERSITY

The Ion District, powered by Rice University, energizes Houston's potential to grow as a global innovation ecosystem. Built for connection and creativity, the Ion District brings together entrepreneurs, corporate innovators, researchers, students, and community members in a walkable neighborhood that invites exploration, collaboration, and impact.

The Ion serves as proof of concept for a District that will be home to over 1 million square feet of office, lab, and retail space, and 1,000+ units of multifamily and graduate housing.

KEY

- Phase 1 (Complete)
- Phase 2
- Phase 3
- Other Future Phases
- ION District



PLAZA OVERVIEW

BUILDING SPECS

It Starts at the Ion

2021

Re-development of a former Sears

266K SF

Office, classroom and retail space

1/2 Acre

Outdoor plaza space with shaded seating

ADDITIONAL FEATURES

- + 24/7 district-wide security
- + 50K SF of amenity space
- + 250-person Forum Stairs
- + Access to Wheeler Station HPD sub-station and Rice University PD patrol

6

Floors

86K SF

Coworking space operated by Industrious

2K SF

Fitness center

- + Ion Investor Studio
- + UV light air filtration system
- + EV charging stations
- + Exceptional WIFI connectivity
- + Daily event programming from the Rice Alliance



BUILDING SPECS

District Garage

10

Floors of garage parking

14 + EV

Charging stations

10K SF

Ground floor retail & gallery space

3.5/1K

Parking ratio



Innovation Meets Sustainability

LEED GOLD

Certified 2022

SMART, INTEGRATED BUILDING SYSTEMS

to drive operational efficiently

NAFA CLEAR AIR AWARD

Air filtration system utilizes UV sterilization & award winning Merv 13 filters

ADAPTIVE RE-USE

Boasting architectural character fro the historic Sears Department store built in 1939, as well as minimized carbon waste during construction

ON-SITE COMPOSING SERVICES

Available to all our restaurant and office tenants looking to dispose of waste sustainably

2 BEEHIVES

Located on the rooftop of the Ion, supporting the pollination of local plants throughout Midtown

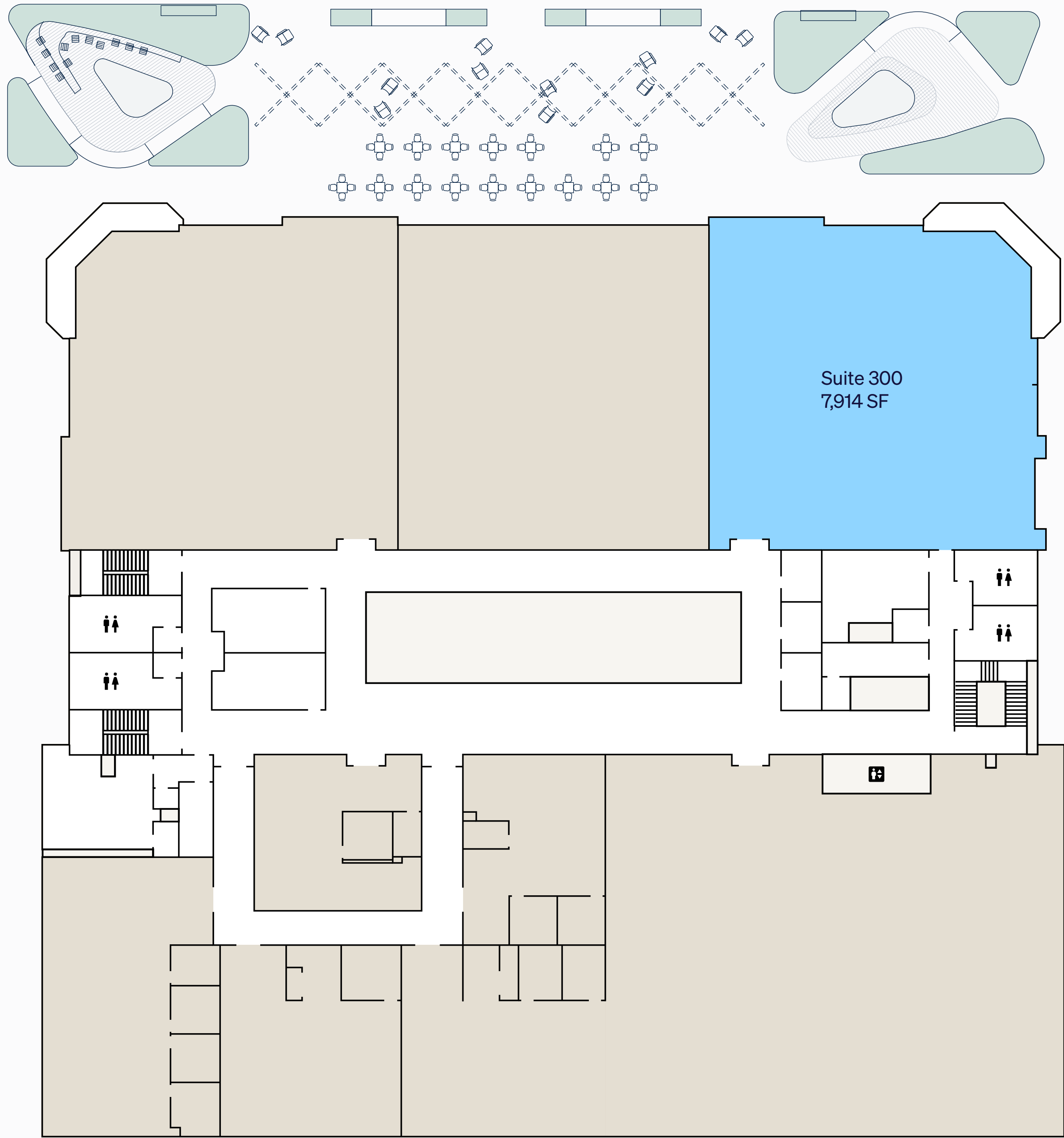


SITE MAP

3rd
Level

KEY

- Available
- Leased



MAIN ST

FANNIN ST

SUITE 300

7,914 SF



ARC

Coming Soon

The Arc is a conduit of collaboration, featuring seven floors of future-fit lab, office, and more in one irreplaceable destination. Whether you are pursuing the next big idea in energy, AI, computational engineering, or data science, the Arc is prepared to meet your purpose.

THE ARC



Designed to Fuel Ambitious Endeavors

AMENITIES

-  **Amenity Lounge**
-  **Conference/Meeting Space**
-  **Full-Service Gym**
-  **Outdoor Plaza**
with shaded seating, charging stations, and event capabilities
-  **Bike Room**
with lockable stalls and pumps
-  **Meeting Terrace**



MEETING TERRACE



ADDITIONAL ON-SITE RETAIL & DINING



ARC MAIN ENTRANCE



PLAZA ENCLAVES

EVERY BETTER WAY NEEDS A PLACE TO BEGIN

FOR OFFICE LEASING INFORMATION

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