

A next generation
ecosystem of life
science research
and medicine.

BEACON
CAPITAL PARTNERS

TMC HELIX PARK | 1840 DYNAMIC WAY | HOUSTON TX 77030



Contents

Houston

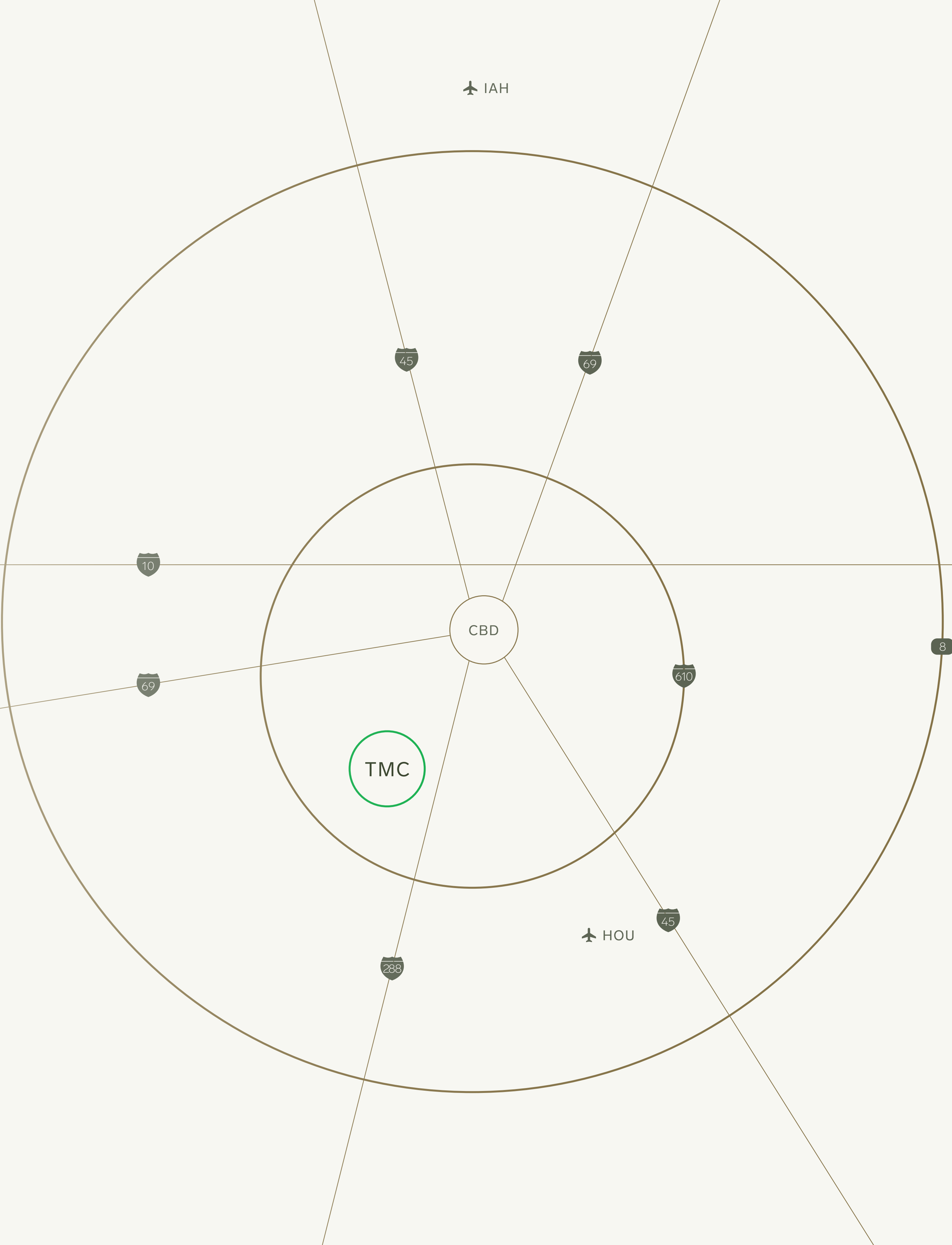
A wide-angle photograph of the interior of the Post Food Hall in downtown Houston. The space is a large, open-plan area with a high ceiling. The walls are made of light-colored, perforated metal panels. A large, curved, white, translucent structure hangs from the ceiling, creating a modern, sculptural element. The floor is polished and reflects the overhead lights. On the left, there are several tables with red chairs, where people are seated and eating. In the center, a group of people is walking through the space. On the right, there is a sign that says "Women" above a set of stairs. A sign with a fish and the word "GOLFSTRØMMEN" is visible in the background. The overall atmosphere is bright and modern.

Houston,
a melting pot
of culture with
potential for
growth like
never before.

Houston

Getting Oriented

Houston’s innovative infrastructure enables businesses to strengthen, thrive, and grow. Our central location, dual international airports, and world-leading port make traveling and doing business globally a breeze.



Houston

Statistics

4th largest

city in the United States

\$490 billion

regional GDP

100,000

health care professionals
employed in Houston

59,000

engineers in Houston

1.1 million

new residents in the last
decade

350,000

educated millennials

most diverse

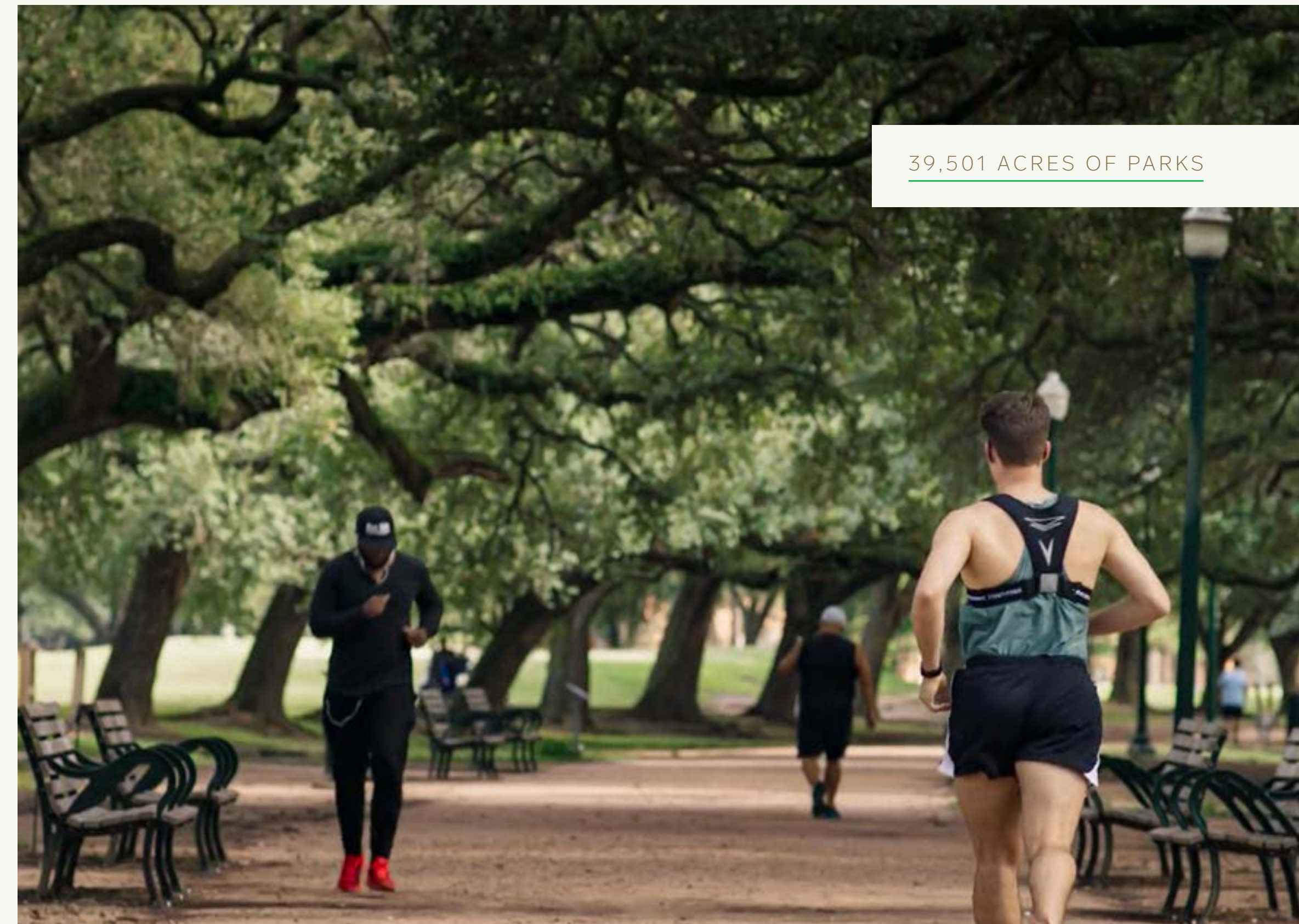
city in the country

Houston

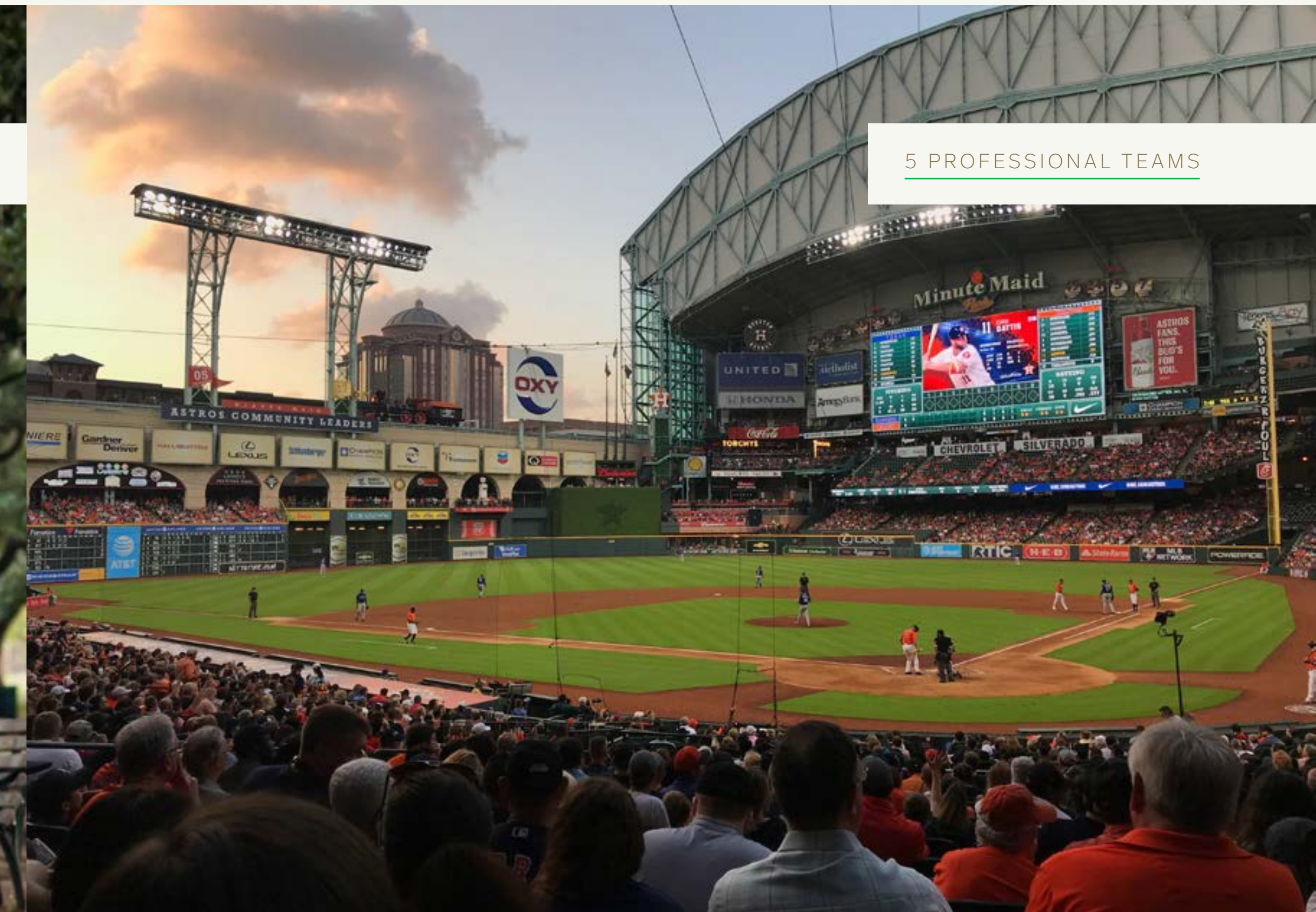
Location

Diverse and expansive, Houston can hardly be defined by a single word. But to us, Houston is fearlessly ambitious. It's a city that chooses to take humankind's boldest challenges head-on, from landing on the moon to developing the first artificial heart.

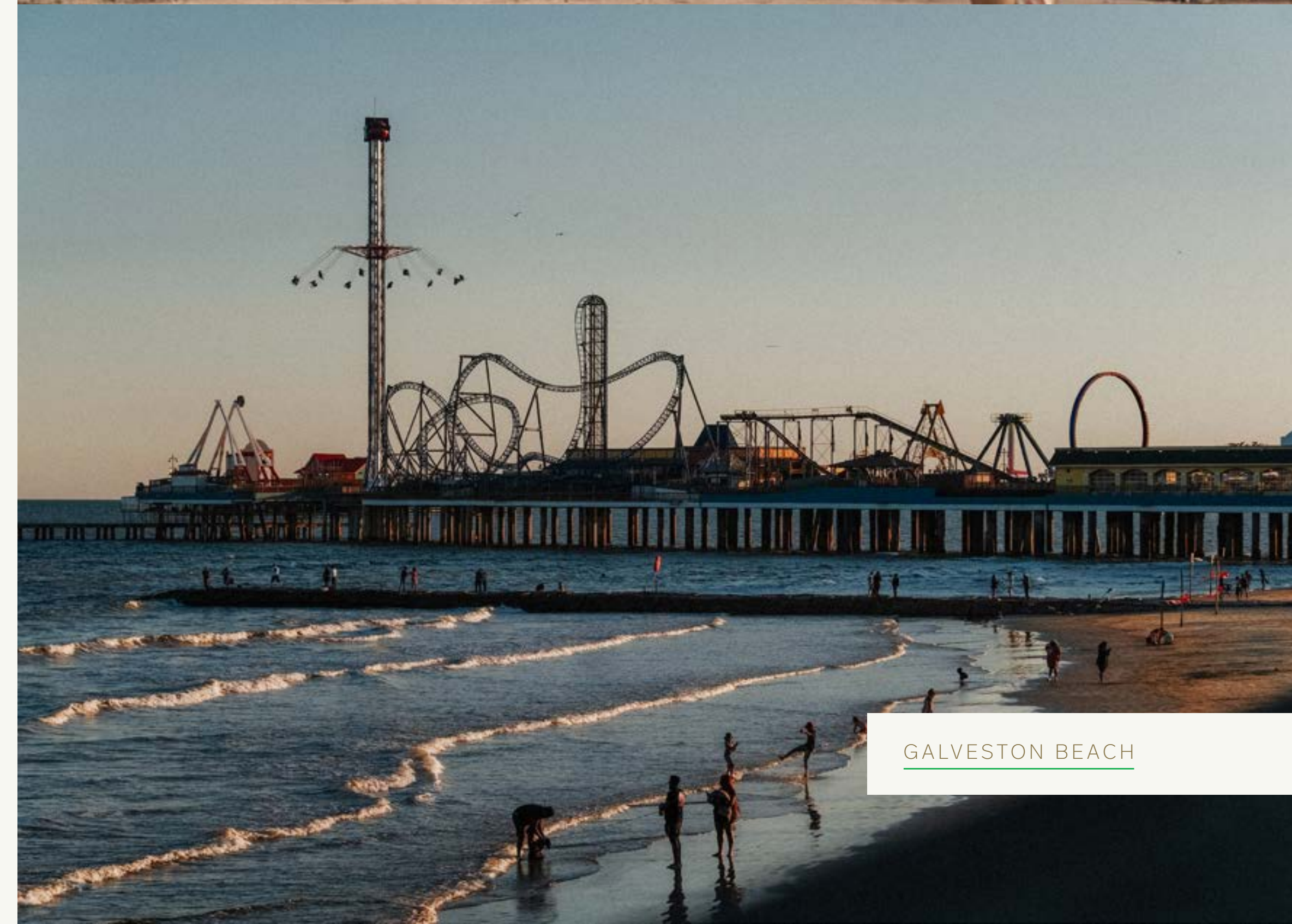
It's home one of the youngest, fastest-growing, and most diverse populations in the US; it has a thriving arts and entertainment scene, and we're ready to show you around.



39,501 ACRES OF PARKS



5 PROFESSIONAL TEAMS



GALVESTON BEACH



3RD HIGHEST CONCENTRATION
OF FORTUNE 500 HQs

Houston

Life Science Cluster

8.4M SF

Lab/Manufacturing

1.2M SF

Lab/Manufacturing space under construction

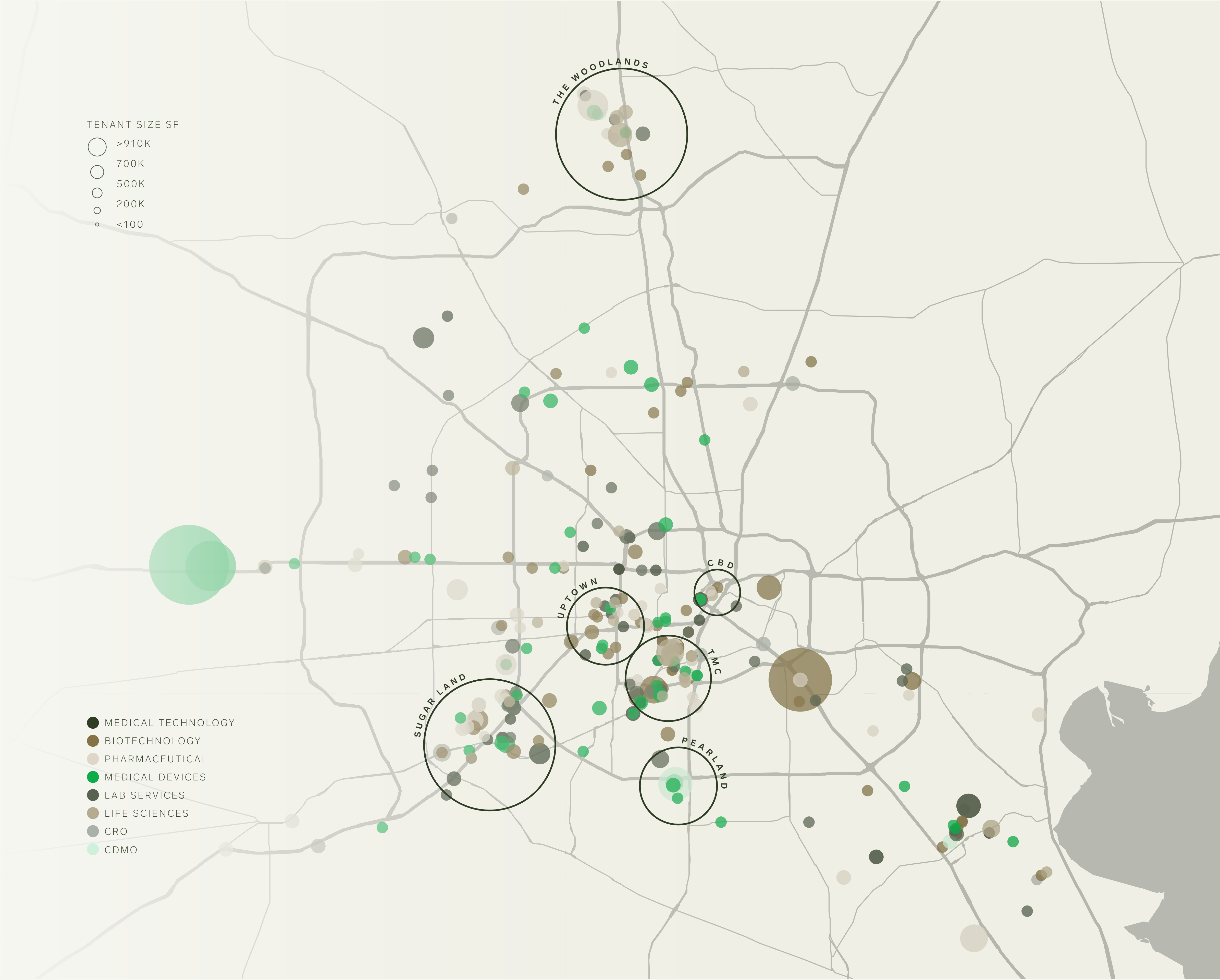
SCALE + FUNDING

700+


Life science companies

\$3.9B

In NIH funding over the past 5 years



Texas Medical Center

A photograph of a garden path. The path is made of light-colored gravel or sand and winds through a dense garden. On the left, there are several large trees with thick trunks and lush green foliage. Sunlight filters through the leaves, creating dappled shadows on the path. To the right of the path, there are various bushes and plants, including some with reddish-purple leaves. In the background, more trees and a glimpse of a green lawn are visible. The overall atmosphere is peaceful and natural.

Texas Medical
Center has laid
the foundation for
a healthier and more
equitable future

Texas Medical Center

Statistics

SELECT MEMBERS

- Baylor College of Medicine
- MD Anderson Cancer Center
- Rice University
- Houston Methodist
- University of Texas
- Texas Children’s Hospital
- Memorial Herman
- Texas A&M University
- CHI St. Luke’s Health
- Harris County Public Health
- University of Houston
- Harrison Health System
- Michael E. Debakey Veteran Affairs

50 million
square feet

8th largest
US business district

the largest
children’s hospital in the world



1,400 acres
and growing

10 million
annual patient visits

60+
member institutions

\$25 billion
GDP

#1
cancer hospital in the US

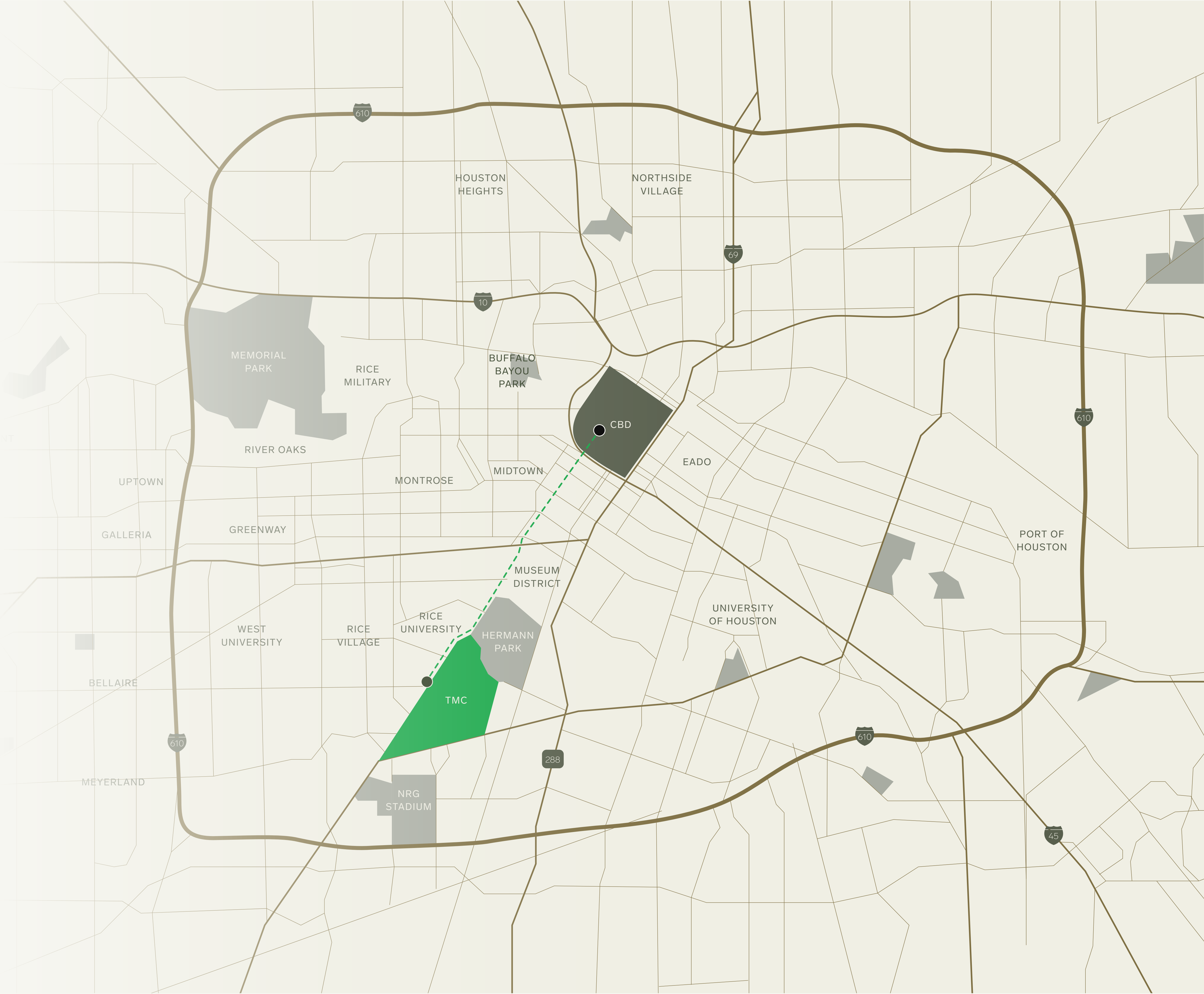


Texas Medical Center

Proximity

Dining and shopping within 5 minutes includes Sweetgreen, Mendocino Farms, Torchy’s Tacos, Allbirds, drybar, Warby Parker, and Sixty Vines.

Rice Village	5 Minutes
Museum District	5 Minutes
Montrose	10 Minutes
The Galleria	15 Minutes
River Oaks	15 Minutes
Metro Rail Ride to CBD	15 Minutes



Texas Medical Center

Location

TMC is the world's largest medical ecosystem, located in the heart of Houston.

Within minutes of the Central Business District and accessible by Metrorail, TMC is located convenient to the Museum District, Rice University, and Hermann Park.



JAMES TURRELL @ RICE UNIVERSITY



DIRECT ACCESS TO METRORAIL



RICE VILLAGE



HERMAN PARK



TMC CAMPUS

MEMORIAL HERMANN

BEN TAUB

BAYLOR COLLEGE
OF MEDICINE

TMC INNOVATION FACTORY

RICE UNIVERSITY

HOUSTON METHODIST

MD ANDERSON
CANCER CENTER

TMC

VA MEDICAL CENTER

TEXAS CHILDREN'S
HOSPITAL

MD ANDERSON
MAYS CLINIC

TEXAS A&M
SCIENCE CENTER

UTHEALTH
SCIENCE CENTER

MD ANDERSON

BAYLOR ST. LUKE'S
MEDICAL CENTER

HELIX PARK

MD ANDERSON UT HEALTH
SOUTH EXPANSION

An architectural rendering of a modern urban development. The scene features several multi-story buildings with glass and metal facades. A central courtyard is filled with greenery, including trees and grass, and is surrounded by walkways and outdoor seating areas. A curved, elevated walkway with a glass railing runs along the side of one of the buildings. The sky is blue with scattered clouds, and the overall atmosphere is bright and sunny.

TMC Helix Park,
where industry
and institution
converge.



TMC HELIX PARK CAMPUS

HOTEL AND
CONFERENCE CENTER

TMC3 RESIDENTIAL

FUTURE BEACON SITE

BAYLOR ST. LUKE'S
MEDICAL CENTER

TEXAS A&M UNIVERSITY

DYNAMIC

MD ANDERSON

FUTURE BEACON SITE

CAMPUS PARKING

HELIX GARDENS

TMC3 COLLABORATIVE
RESEARCH BUILDING

FUTURE BEACON SITE

MD ANDERSON
FUTURE EXPANSION

UTHEALTH
FUTURE EXPANSION

TMC Helix Park

Statistics

Built to foster collaboration and drive innovation. A place for the greatest minds of our generation to bring institutional and academic research together.

5.4 million

total square feet

350

residential units

521 key

4 diamond hotel

37 acres

and growing

19 acres

programmed green space

123,000SF

retail space

\$5.4 billion

economic impact

4

Beacon life science buildings

Dynamic is
creating the
spaces to
build the future.

NORTH TOWER

SOUTH TOWER



North Tower

Statistics

The labs and workspaces at Dynamic One are designed for science’s most innovative minds and companies, with the critical infrastructure you need to be productive and an environment that inspires.

PURSUING



355,000

total building RSF

35K-43.5K SF

floor plate sizes

6,000SF

of retail and F&B

12 stories

lab/office on 2-10

60/40

lab/office ratio

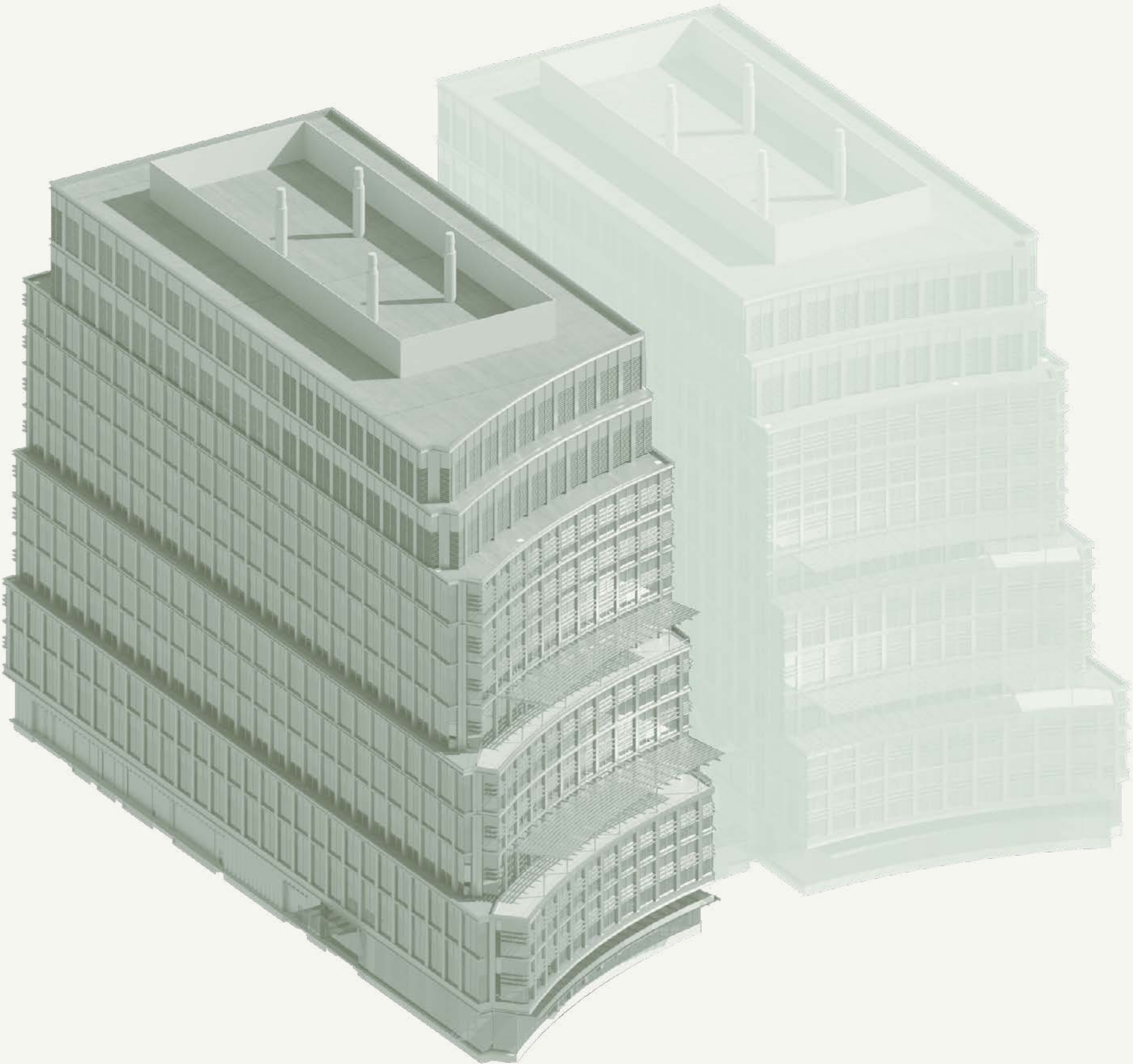
Q3 2023

delivery

North Tower

Availability

ROOF	
MECHANICAL L12	
MECHANICAL L11	
LEVEL 10	LEASED
LEVEL 9	33,944 RSF
LEVEL 8	33,944 RSF
LEVEL 7	24,796 RSF
LEVEL 6	37,903 RSF
LEVEL 5	37,897 RSF
LEVEL 4	40,043 RSF
LEVEL 3	LEASED
LEVEL 2	LEASED
LEVEL 1	



South Tower

Statistics

The labs and workspaces at Dynamic One are designed for science’s most innovative minds and companies, with the critical infrastructure you need to be productive and an environment that inspires.

PURSUING



320,000

total building RSF

31K-40K SF

floor plate sizes

8,000SF

retail space available

12 stories

lab/office 2-10

60/40

lab/office ratio

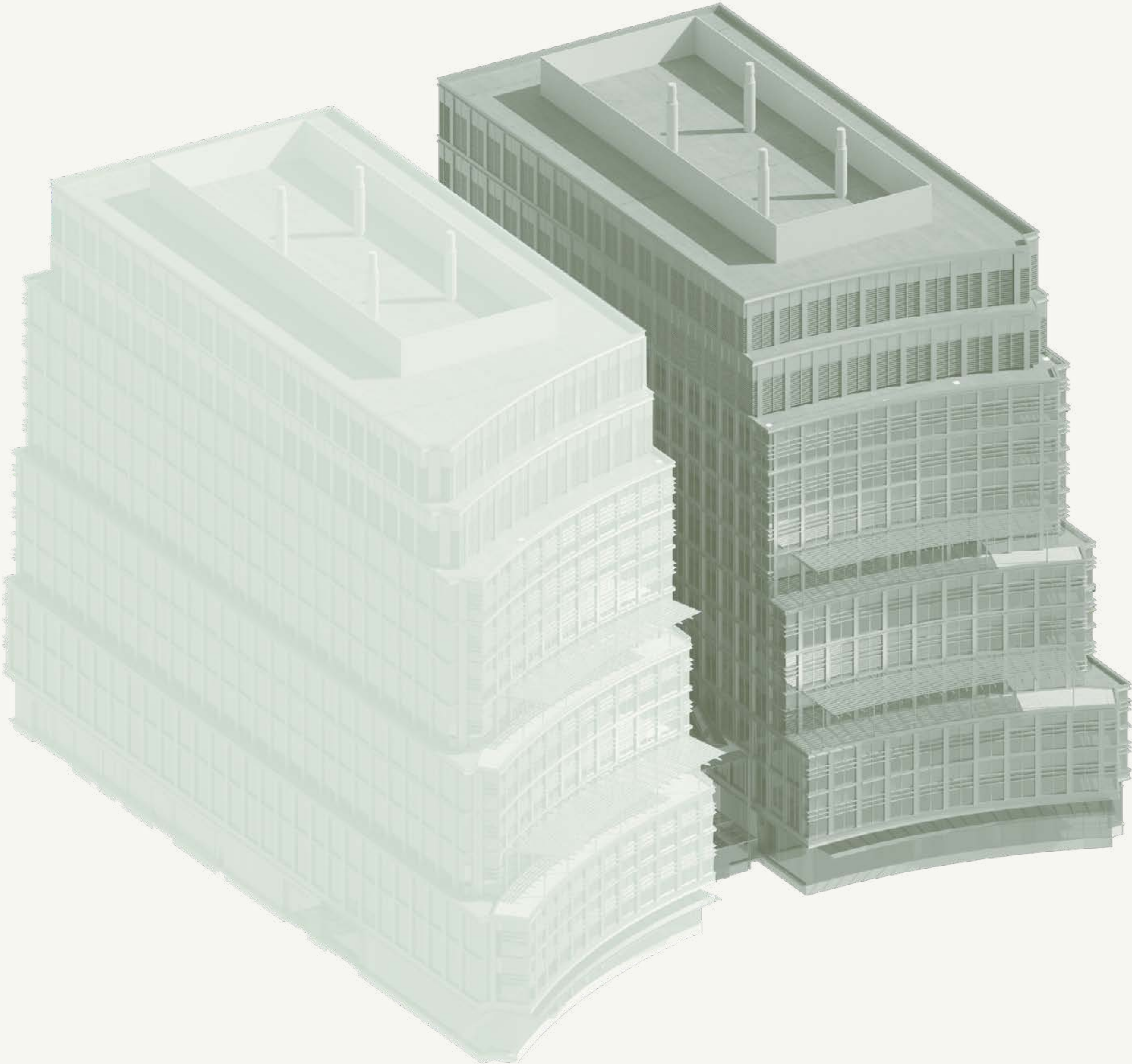
Q3 2025

delivery

South Tower

Availability

ROOF	
MECHANICAL L12	
MECHANICAL L11	
LEVEL 10	33,944
LEVEL 9	33,944
LEVEL 8	33,944
LEVEL 7	35,422
LEVEL 6	37,903
LEVEL 5	37,897
LEVEL 4	40,043
LEVEL 3	41,918
LEVEL 2	38,387
LEVEL 1	



Amenities

terraces overlooking
Helix Park



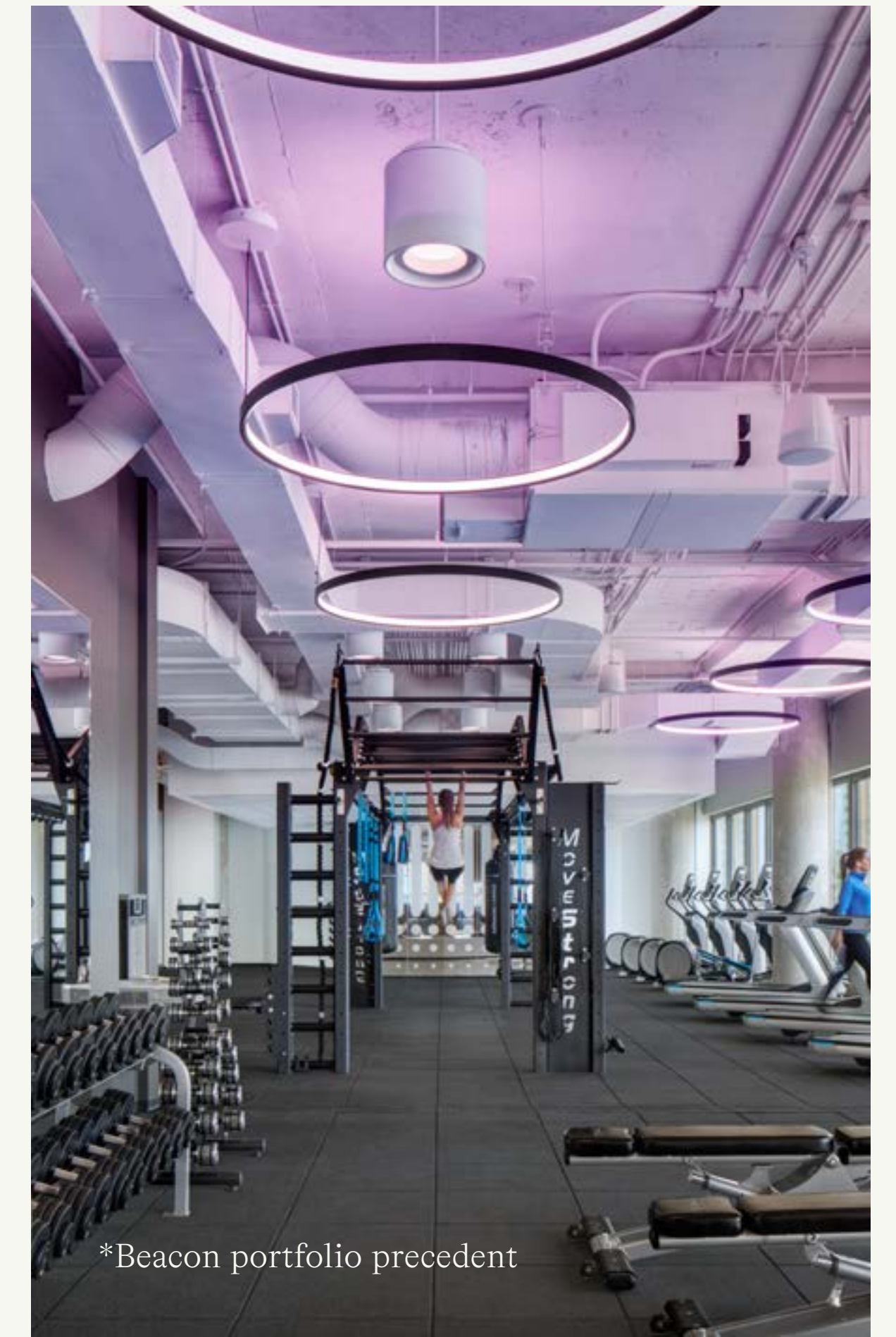
multi-purpose lounge
and assembly space



restaurant and patio space
lining Helix Park



boutique fitness

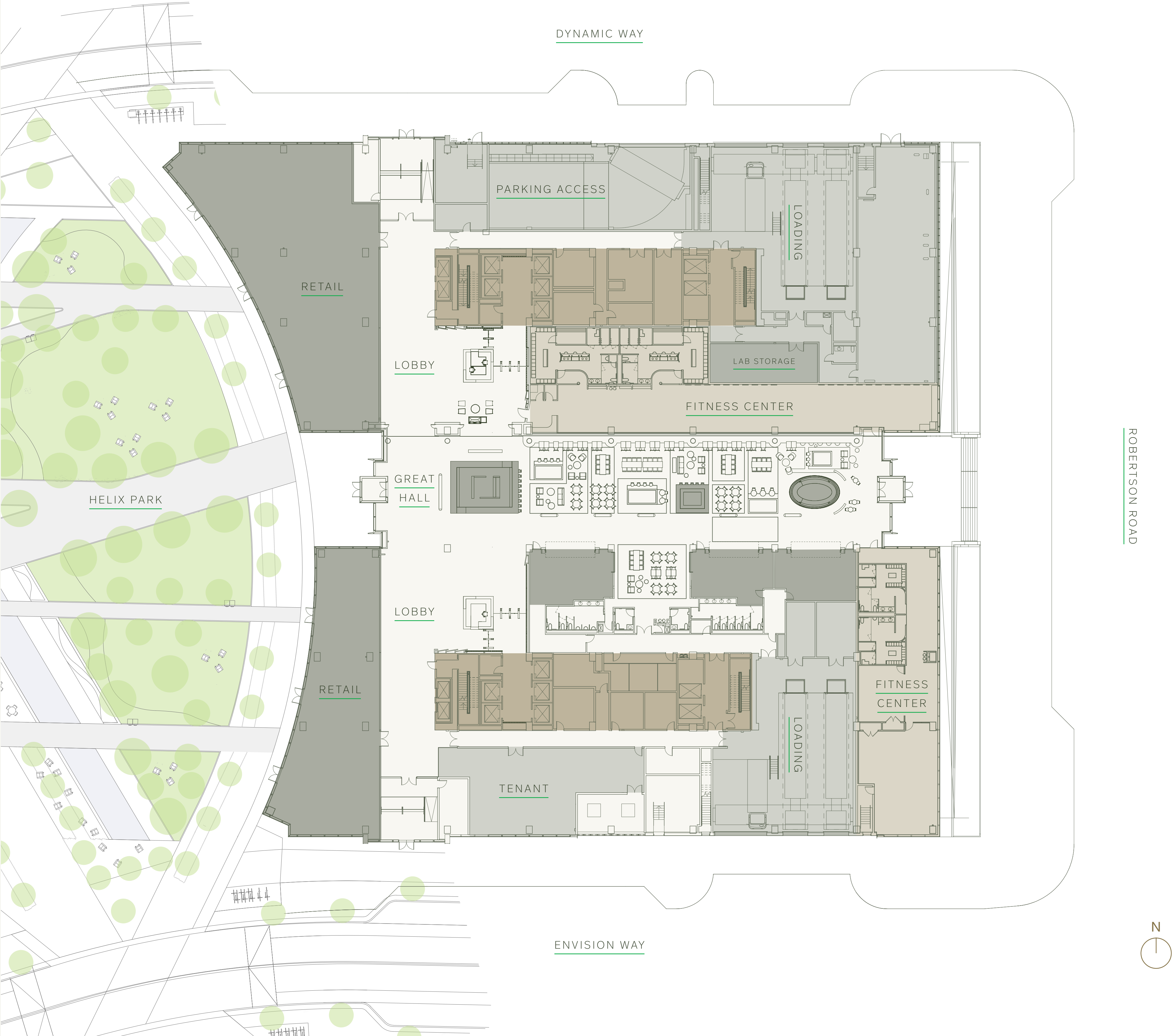


*Beacon portfolio precedent

Ground Floor

Overview

- Direct access to Helix Park
- 24/7 security
- Boutique fitness
- Restaurant and patio space lining Helix Park
- Additional lab storage
- Oversized loading docks





[CLICK HERE TO VIEW IN VR](#)

[LOBBY](#)



[CLICK HERE TO VIEW IN VR](#)

[GREAT HALL](#)



[CLICK HERE TO VIEW IN VR](#)

[GREAT HALL](#)

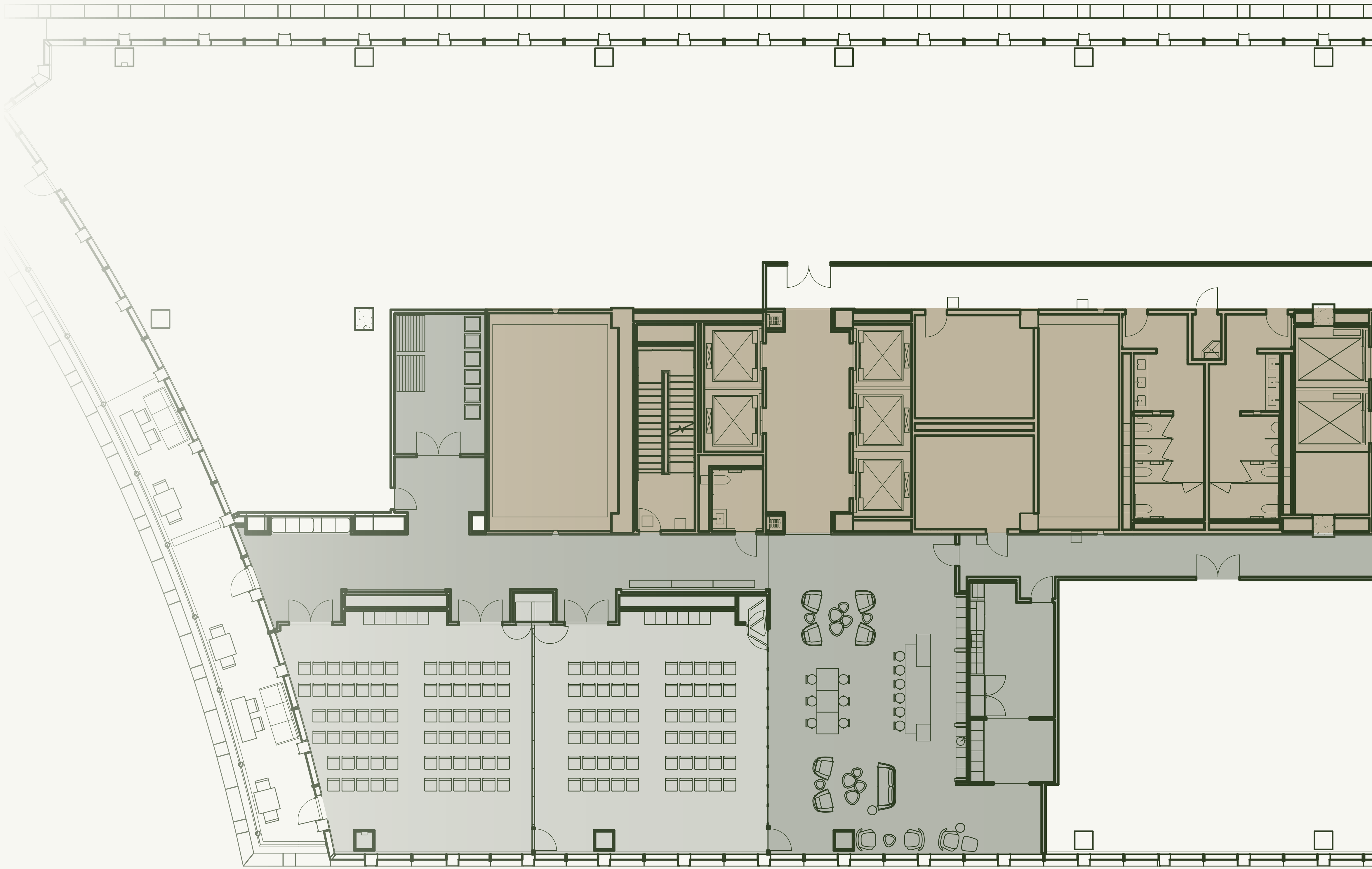
Lounge and assembly space

7th Floor - North Tower

Lounge & Prefunction Area
with catering room

Adjacent Terrace
overlooking Helix Park

Lecture Seating
with capacity for 200 people





[CLICK HERE TO VIEW IN VR](#)

[ASSEMBLY](#)



[CLICK HERE TO VIEW IN VR](#)

[TERRACE](#)

Work and Lab Space





[CLICK HERE TO VIEW IN VR](#)

[WORKSPACE](#)

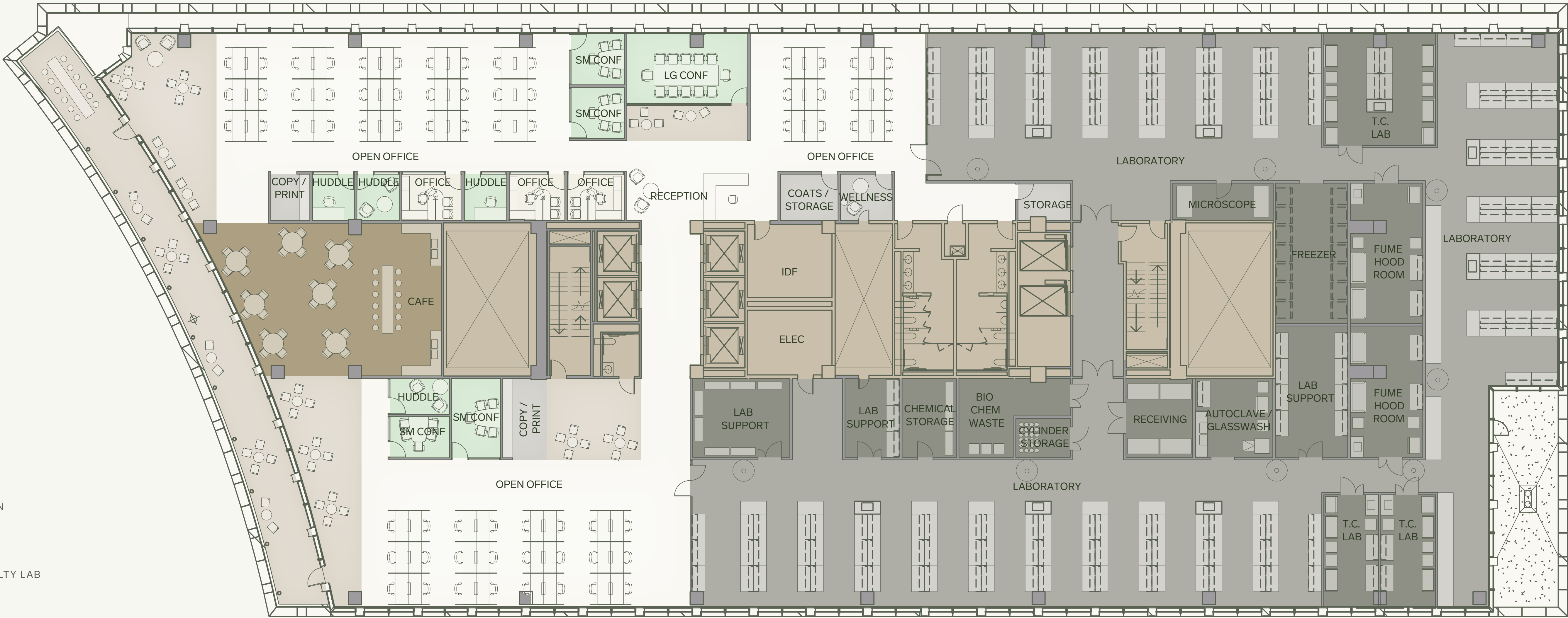
Test Fits

Single Tenant



LEGEND

- OFFICE
- OPEN PLAN
- OPEN COLLABORATION
- CONFERENCE ROOM
- LAB/OFFICE SUPPORT
- OPEN LAB
- LAB SUPPORT/SPECIALTY LAB
- BREAK AREA
- BASE BUILDING



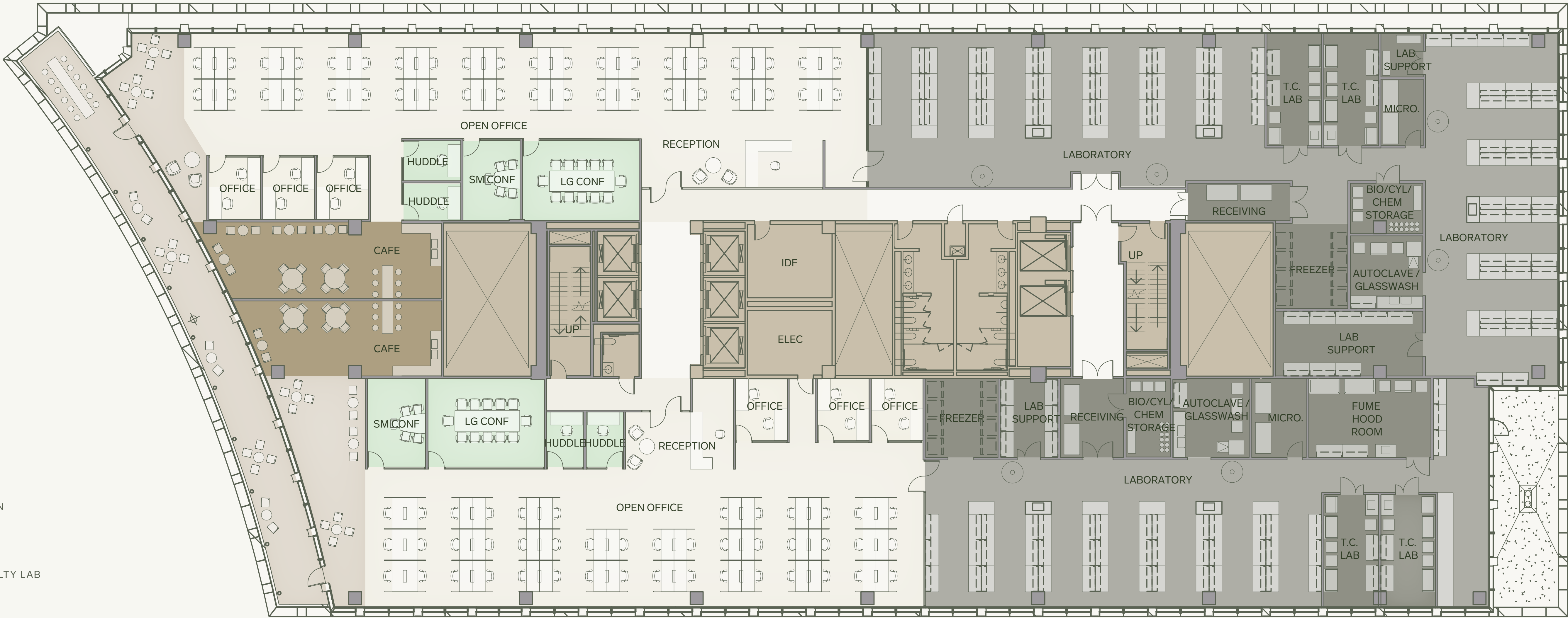
Test Fits

Two Tenant



LEGEND

- OFFICE
- OPEN PLAN
- OPEN COLLABORATION
- CONFERENCE ROOM
- LAB/OFFICE SUPPORT
- OPEN LAB
- LAB SUPPORT/SPECIALTY LAB
- BREAK AREA
- BASE BUILDING



Test Fits

Single Tenant

Office	
Open Office Workstation	66
Office	3
Huddle	4
Small Conference	4
Large Conference	1
Café	1
Wellness	1
Copy/Print	2
Storage	2
Reception	1

Open Lab	
Lab Bench (5 ft)	157
Lab Sink	7
Lab Support	
Small Tissue Culture	2
Large Tissue Culture	1
Fume Hood	2
Lab Support	3
Freezer	1
Autoclave/Glasswash	1
Microscope	1
Biochemical Waste	1
Cylinder Storage	1
Chemical Storage	1
Receiving	1

Two Tenant

Office	
Open Office Workstation	40
Office	3
Huddle	2
Small Conference	1
Large Conference	1
Café	1
Reception	1
Open Lab	
Lab Bench (5 ft)	86
Lab Sink	3
Lab Support	
Small Tissue Culture	2
Lab Support	2
Freezer	1
Autoclave/Glasswash	1
Microscope	1
Bio/Cylinder/Chemical Storage	1
Receiving	1

NORTH TENANT

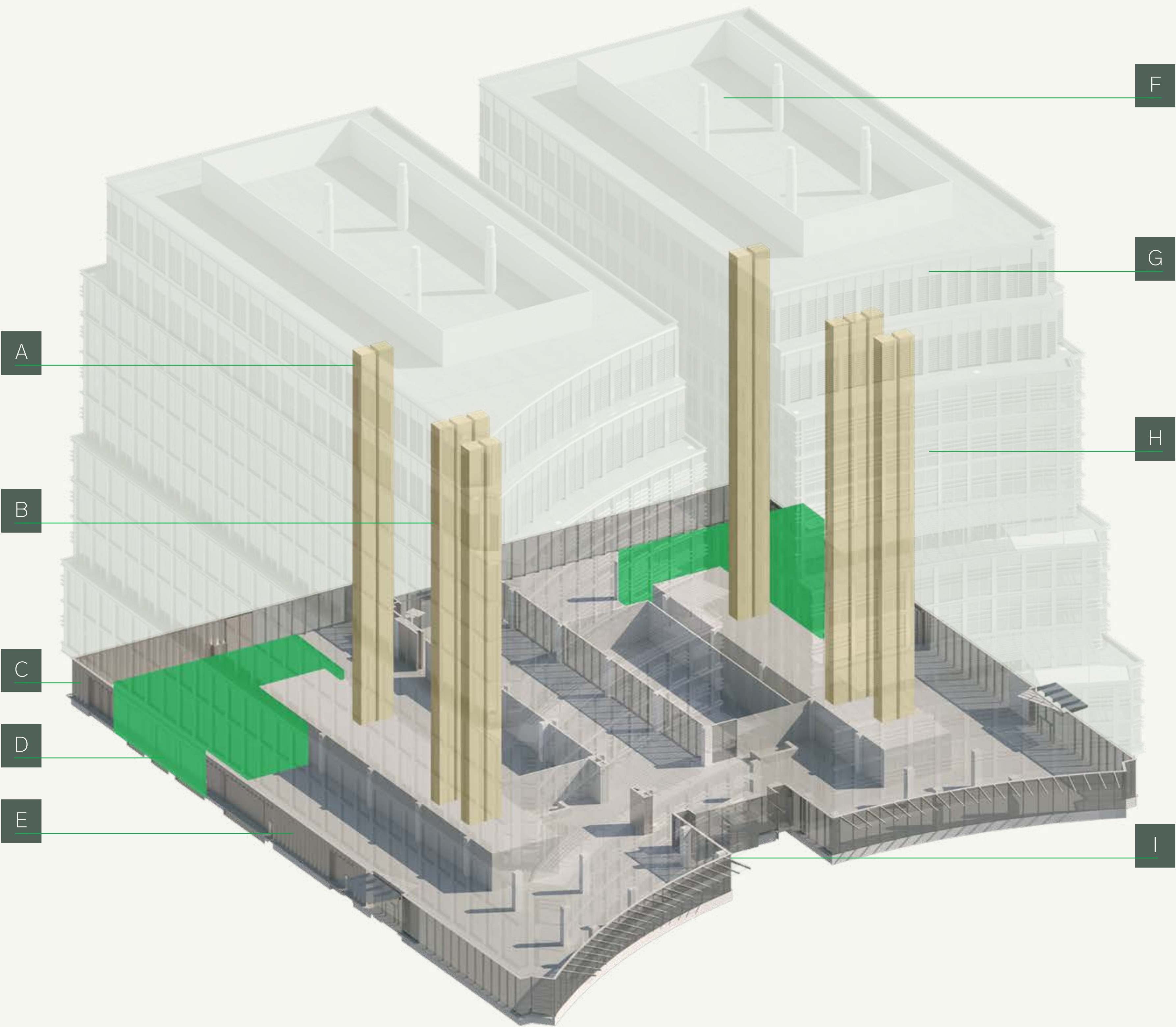
Office	
Open Office Workstation	44
Office	3
Huddle	2
Small Conference	1
Large Conference	1
Café	1
Reception	1
Open Lab	
Lab Bench (5 ft)	49
Lab Sink	2
Lab Support	
Small Tissue Culture	2
Lab Support	1
Freezer	1
Autoclave/Glasswash	1
Microscope	1
Bio/Cylinder/Chemical Storage	1
Receiving	1

SOUTH TENANT

Infrastructure

- A. FREIGHT ELEVATORS**
(2) freight elevators that serve levels 1-12
5000 lbs capacity
Door and cab dimensions allow for oversized deliveries
- B. PASSENGER ELEVATORS**
(5) passenger elevators with destination dispatch
- C. ELECTRICAL**
Reliable power source from same substation serving TMC campus
Redundant transformer capacity
Electrical capacity available to tenant: 13 W/SF lab, 5 W/SF office
- D. LOADING DOCKS**
Dedicated dock manager (3) truck bays able to accommodate 55' truck lengths
- E. DISTRICT CHILLED WATER (TECO)**
Reliable and resilient — no outages in over 30 years
Flexibility for tenant design and specific equipment requirements
Efficient operation providing lower expenses

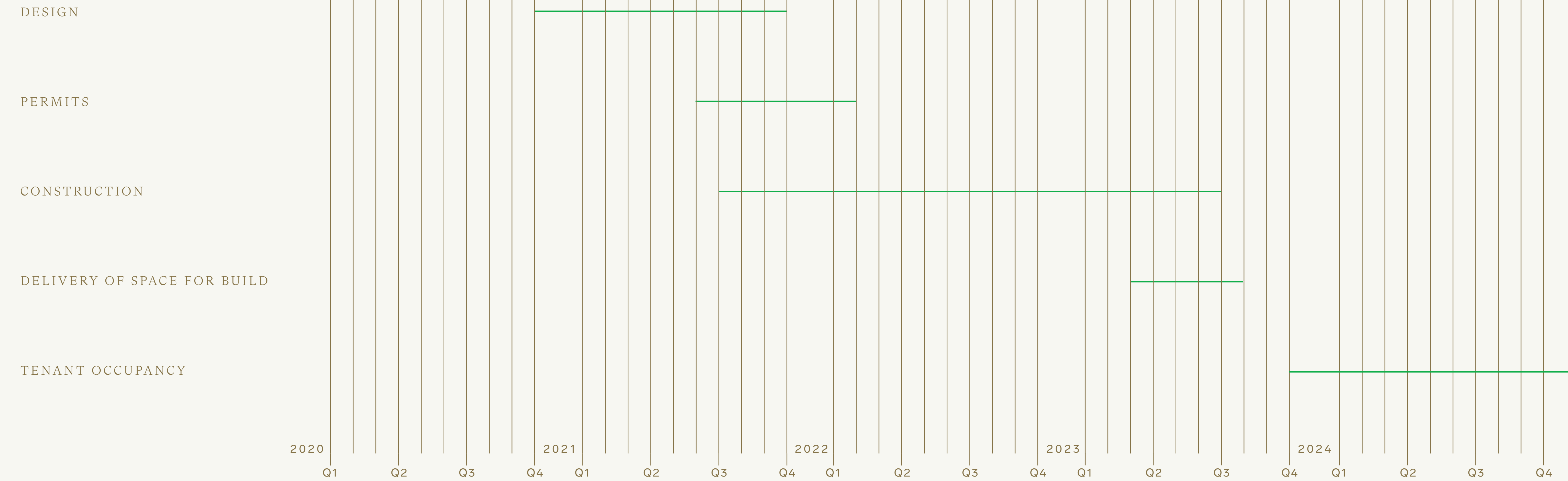
- F. GENERATORS**
Natural gas generators
5W/SF standby power for tenant lab loads
- G. HVAC**
2 CFM/SF lab 100% outside air
1 CFM office (60/40 split)
- H. STRUCTURAL LOADS**
125 PSF
4000-8000 MIPS
- I. PH NEUTRALIZATION**
Centralized acid neutralization basin with electronic monitored sampling well



Timeline & Team

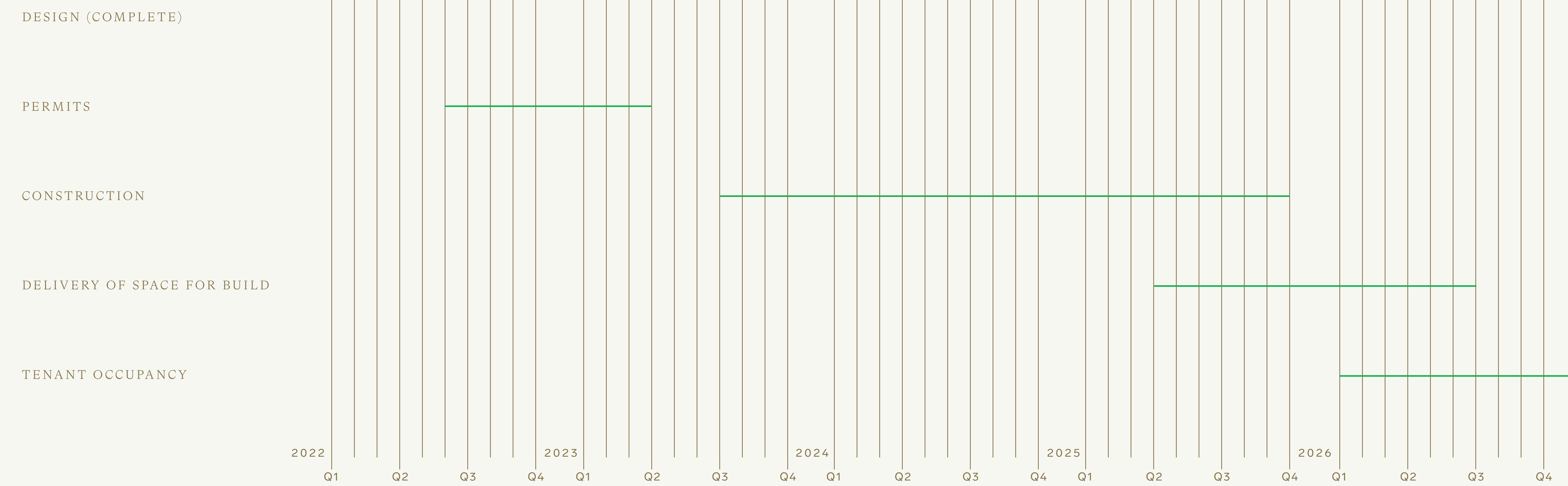
Timeline

North Tower



Timeline

South Tower



Our Team

leasing & property
management



landscape architect



general contractor



architect



MEP consultant



additional partners

- strategic partner Texas Medical Center
- interior design Melanie Raines
- creative CLUB

Beacon Capital

75 years

of successful real estate development, ownership, and management



100+

real estate professionals



\$19B+

raised in equity since 1998 from a diverse investor group



55M

square feet of LEED certifications since 2009



Beacon Capital

12.6 million SF
total life science portfolio

4.7 million SF
existing and under construction

7.9 million SF
future development

Beacon labs are home to leading scientists
|and innovators at:



SOUTHLINE BOSTON
BOSTON, MA
760,000 SF



2 HARBOR
BOSTON, MA
418,000 SF



BERKELEY COMMONS
BERKELEY, CA
516,000 SF



HYDE PARK LABS
CHICAGO, IL
288,000 SF

Come build the
future with us

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