Alexandria Center®
FOR ADVANCED TECHNOLOGIES AT THE WOODLANDS

FLEXIBLE LABORATORY SPACE

8800 Tech Forest: Greater Houston’s premier Class A campus. Purpose-built for life science R&D and biomanufacturing.
Building the Future of Life-Changing Innovation®

We believe that real estate has the power to advance science by bringing people together, helping them collaborate, and inspiring them to do their most groundbreaking work.

For nearly three decades, Alexandria has been building life science ecosystems in America’s key innovation clusters by partnering with the world’s most innovative entities.

We are a one-of-a-kind company — the pioneer of life science real estate and the only pure-play life science REIT.

8
CORE CLUSTER MARKETS

419
PROPERTIES

~800
TENANTS

As of September 30, 2023.
OUR MISSION

To create and grow life science ecosystems and clusters that ignite and accelerate the world’s leading innovators in their noble pursuit to advance human health by curing disease and improving nutrition.
Alexandria Center®
FOR ADVANCED TECHNOLOGIES AT THE WOODLANDS

~322 RSF
TOTAL CAMPUS POTENTIAL
AT A GLANCE

Greater Houston’s Premier Purpose-Built Class A Campus for Mission-Critical Life Science R&D and Biomanufacturing

BUILDING 100

1st Floor
• 4 turnkey laboratory suites (6K–10K RSF each)
• Shared lab services
• Available now

2nd Floor
• Fully leased

3rd Floor
• ~43,000 RSF
• Warm shell, TI ready

BUILDING 300

• 88,000 RSF–140,000 RSF
• Supports lab and manufacturing
• Ready to accept TI

CREATIVE AMENITIES
• State-of-the-art conference and event space
• Dynamic courtyard and event lawn
• Pickleball/Basketball courts
• Fitness and Wellness center

PARKING
• 2.5/1,000 SF
• 4-story garage plus surface parking

BUILDING 100 CERTIFICATIONS
The Houston Opportunity: An Important, Emerging Hub for Life Science Innovation and Talent

- **$957 Million** in CPRIT Funding (from $6 billion statewide initiative)¹
- **$500+ Million** in Venture Capital/Private Equity Funding for Health and Life Science²
- **26,000+** Life Science Employment³
- **4,906** Active Clinical Trials (2022)³
- **20.6%** of Clinical Trials Nationwide³
- **60+** Member Institutions in the TMC³

---

1. Source CPRIT website.
2. Source Greater Houston Partnership website.
The Houston Advantage

- Welcoming business climate
- Major cost-of-living advantages\(^1\)
  - 132% less expensive than NYC
  - 76% less expensive than San Francisco
  - 55% less expensive than LA
  - 50% less expensive than Boston
- Business-friendly tax structure; no personal or corporate income tax
- Educated and growing STEM talent market
- Hub for major league sports and top-level entertainment

Connecting You to Both Coasts
3- to 4-hour direct flights to most major coastal cities

<table>
<thead>
<tr>
<th>San Francisco</th>
<th>San Diego</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston</td>
<td>New York</td>
</tr>
<tr>
<td>Seattle</td>
<td>Research Triangle</td>
</tr>
</tbody>
</table>

\(^1\) Source: Council for Community and Economic Research, Cost of Living Index, Q3 2023.
The Woodlands: A Place We’re Proud to Call Home

High Quality of Life

• #1 Best U.S. City to Buy a House
• #2 Best U.S. City to Raise a Family
• #3 Best U.S. City to Live
• #6 Best U.S. Public Schools

Easy Access
• 28 min. from IAH
• 40 min. from downtown Houston
• 50 min. from TMC

Abundant Recreation
• 140 parks
• 220+ hiking and biking trails
• Signature golf courses

The Woodlands: The Perfect Balance for an Exceptional Lifestyle

Restaurants
- Avanti Italian Kitchen & Wine Bar
- CRU Food & Wine Bar
- Escalante’s Fleming’s Prime Steakhouse & Wine Bar
- Fogo de Chão Brazilian Steakhouse
- Goode Company Kitchen & Cantina
- In-N-Out Burger
- Killen’s Steakhouse
- Mastro’s Ocean Club
- North Italia
- CAVA
- Sixty Vines
- Snooze A.M. Eatery
- The Kitchen
- Torchy’s Tacos
- TRIS

Retail
- COACH
- J.Crew
- lululemon
- Nordstrom
- Tiffany & Co.
- Whole Foods
- Pottery Barn

Coffee
- Blue Door Coffee Company
- Starbucks
- Black Walnut Café

Hotel
- Embassy Suites by Hilton
- The Woodlands
- Hyatt Place Houston
- The Westin at The Woodlands
- The Woodlands Resort
- The Woodlands Waterway
- Marriott Hotel & Convention Center

Parks & Recreation
- Lakes Edge Boat House
- Northshore Park
- Riva Row Boat House
- Bear Branch Park & Sportsfields
- The Club at Carlton Woods
- The Woodlands Country Club

Entertainment
- The Cynthia Woods Mitchell Pavilion
- Cinemark Theaters

Health & Wellness
- Orangetheory Fitness
- VillaSport Athletic Club & Spa
- Pure Barre
- Ride Indoor Cycling

LOCATION & AMENITIES

Over 400 lifestyle amenities located within a 2-mile radius of the campus, connecting you to The Woodlands’ active and enriching quality of life. Market Street and The Woodlands Mall provide endless options for fine retail, shopping, and entertainment destinations, along with ample park and outdoor space along The Woodlands Waterway. The map above features a highlight of this amenity-rich neighborhood.
Alexandria Center®
FOR ADVANCED TECHNOLOGIES AT THE WOODLANDS

World-Class Facilities to Advance Life Science Discovery

This first-of-its-kind, Class A multi-tenant campus in Greater Houston provides turnkey, move-in-ready laboratory and office space. Alexandria is excited to offer vital laboratory support services, as well as unmatched creative amenities on site to drive innovation and collaboration.
“Every detail of an Alexandria campus is designed to foster collaboration, create community, and drive innovation through our exceptional design, best-in-class amenities, and unrivaled operational excellence.”

JOEL S. MARCUS
EXECUTIVE CHAIRMAN & FOUNDER
Inspiring Spaces That Attract and Retain Talent

Daily opportunities for wellness, collaboration, and creativity abound in the atrium café, conference center, boardroom, fitness club, park-like open spaces, and pickleball courts.
Activated Outdoor Spaces

Pickleball Courts

Courtyard

The Grove

Fitness Lawn
Building 100

Campus anchor with an active first floor of turnkey lab spaces, move-in-ready office suites, conference and multipurpose function rooms, and fitness facilities.
Building 300

Shell space available with existing building infrastructure, including interstitial mechanical mezzanines designed to support wet lab and biomanufacturing.
Building the Future of Life-Changing Innovation®

Alexandria is the leader in creating vibrant ecosystems and collaborative campuses where the world’s brightest minds are making real progress toward curing disease, improving nutrition, and transforming the way we live.

Located in best-in-class innovation clusters immediately adjacent to the world’s top academic institutions, our campuses offer proximity to the scientific and managerial talent and strategic investment capital that innovative companies need to thrive.

Our highly dynamic campuses and healthy workplaces enhance our tenants’ ability to successfully recruit and retain world-class talent, promote health and wellness, and inspire productivity, efficiency, creativity, and success.

As of September 30, 2023.

29+ Years
75.1 Million SF
$28.3 Billion
Asset Base in N. America
Market Cap

We are proud to partner with the world’s most innovative entities:

Boston Children’s Hospital
Bristol Myers Squibb
illumin

Massachusetts Institute of Technology
MERCK
moderna

NYU
Pfizer
Roche
sanofi

Alexandria Real Estate Equities, Inc. | Do Not Copy or Distribute | All Rights Reserved © 2023
Alexandria Center®
FOR ADVANCED TECHNOLOGIES AT THE WOODLANDS

LEASING INFORMATION

Justin Brasell
Executive Managing Director
p 713.231.1595 | c 832.646.4274
e justin.brasell@transwestern.com

Christian Connell
Vice President
p 713.231.1588 | c 512.554.6327
e christian.connell@transwestern.com