

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.

2 8800 TECHNOLOGY FOREST PARK

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ALEXANDRIA®

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.

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~322 RSF

TOTAL CAMPUS POTENTIAL

5 8800 TECHNOLOGY FOREST PARK

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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



LOCAL OPPORTUNITIES

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.
3. Source Greater Houston Partnership, *Life Sciences Industry Brochure*, May 2023.





LOCAL ADVANTAGES

The Houston Advantage

- Welcoming business climate
- Major cost-of-living advantages¹
 - 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

San Francisco

San Diego

Boston

New York

Seattle

Research Triangle

1. Source: Council for Community and Economic Research, *Cost of Living Index*, Q3 2023.

LOCATION & AMENITIES

The Woodlands: A Place We're Proud to Call Home

High Quality of Life



#1 Best U.S. City to Buy a House¹



#2 Best U.S. City to Raise a Family¹



#3 Best U.S. City to Live¹



#6 Best U.S. Public Schools¹

Easy Access

- 28 min. from IAH
- 40 min. from downtown Houston
- 50 min. from TMC

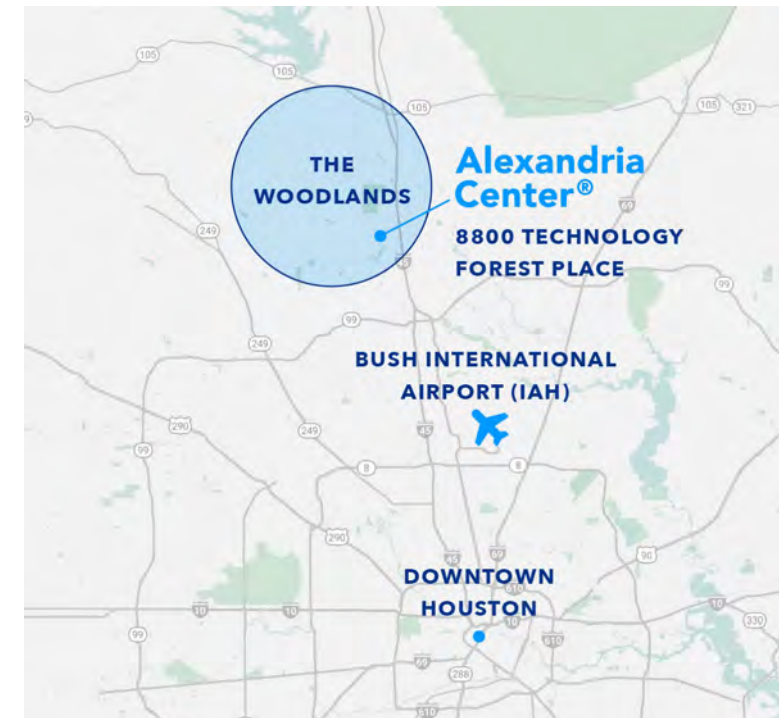
Abundant Recreation

- 140 parks
- 220+ hiking and biking trails
- Signature golf courses

1. Source: Niche.com, *The Woodlands Rankings*, September 2023.

9 8800 TECHNOLOGY FOREST PARK

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LOCATION & AMENITIES

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

 **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

 **Coffee**

Blue Door Coffee Company
Starbucks
Black Walnut Café

 **Hotel**

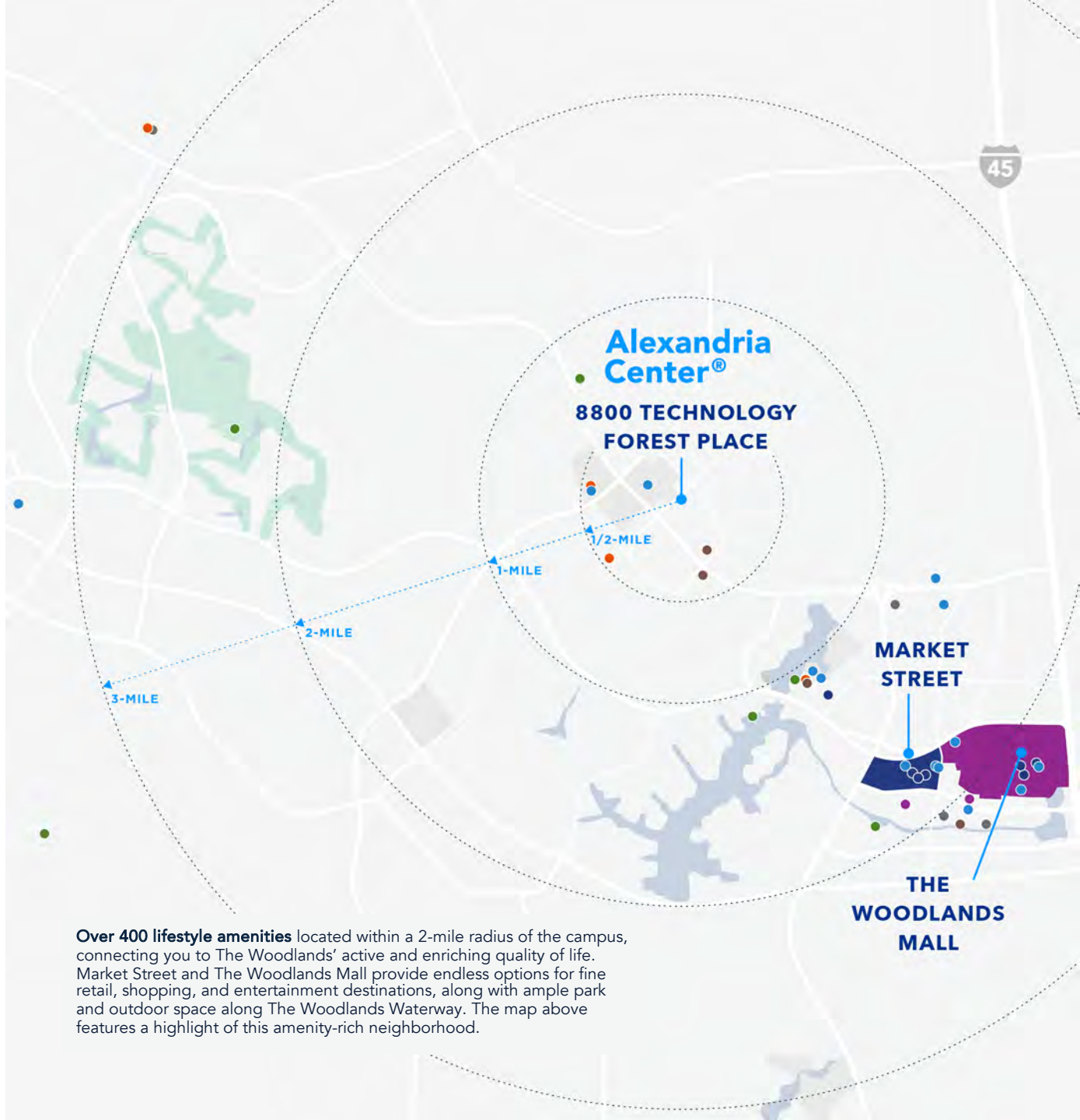
Embassy Suites by Hilton
The Woodlands
Hyatt Place Houston
The Westin at The Woodlands
The Woodlands Resort
The Woodlands Waterway Marriott Hotel & Convention Center

 **Entertainment**

The Cynthia Woods Mitchell Pavilion
Cinemark Theaters

 **Health & Wellness**

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



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.

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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.



Conceptual Rendering

8800 TECHNOLOGY FOREST PARK 11

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“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.



Conceptual Rendering

8800 TECHNOLOGY FOREST PARK 16

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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.

29+
Years

75.1 Million SF
Asset Base in N. America

\$28.3 Billion
Market Cap

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



illumina[®]



moderna[®]



sanofi

As of September 30, 2023.

17 8800 TECHNOLOGY FOREST PARK

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