



**LEVIT GREEN**

BUILT WITH PURPOSE, PRIMED FOR DISCOVERY.

**296,000 SF TI Ready Now**  
**53-acre Life Sciences Centric District**

3131 HOLCOMBE BLVD., HOUSTON, TEXAS



# WELCOME

to the future of lab & office

Built within a 53-acre innovation district, Phase 1 at Levit Green is a state-of-the-art lab & office facility designed and engineered for cutting edge R&D, life sciences and technology companies. With a robust conferencing center, an expansive fitness center, and programmed space for vivarium and incubator suites, the building is a self contained ecosystem for discovery.

This scalable district offers more than 4 million square feet of space to allow your business to grow in place.

**4**  
million SF

**9**  
buildings

**296k**  
SF TI ready now

Phase 1

LEVIT GREEN



# THOUGHTFULLY DESIGNED LAB SPACES WITH TENANTS IN MIND

## LAB AVAILABILITY:

Lab/office on floors 1-5

Expansive open floorplates averaging 60,000 SF

## CLEAR HEIGHT:

15'-4" deck-to-deck clear height on typical floor

## ELEVATORS:

4 Passenger Elevators

Freight elevator: 9'3/4" x 5'9 1/2" x 9'2 1/2"H

Dedicated Vivarium Elevator: 9'3/4" x 5'9 1/2" x 9'2 1/2"H

## LOADING DOCKS:

2 Interior

2 Exterior

## FLOOR LOAD:

125 + 20 PSF live load capacity on all floors

## STRUCTURAL BAY SIZE:

33x33' bay spacing to allow for optimal 11' lab efficiency

## PARKING RATIO:

3/1,000 RSF

## REDUNDANCY:

100% N+1 redundancy in lab exhaust through seven tri-stack strobic fans

100% N+1 redundancy in hot water supply through six 5,000 MBH input boilers

Two redundant data pathways and additional riser space for alternate pathways

## EMERGENCY POWER:

100% N+1 backup power via three on-site & installed 1,750kW diesel generators providing 16.5 W/SF to the labs and 10 W/SF to the office (backup generators currently have a lead time in excess of 52 weeks)

## VIBRATION ATTENUATION:

Enhanced vibration attenuation on all floors, with 2,000 MIPS in the interior bays & 4,000 MIPS in the exterior bays

## HVAC:

Five 650 ton centrifugal chillers with built in vibration isolators, 80% redundancy, and four cooling tower cells

Four 85,000 CFM AHUs, with 75% redundancy, providing 2 CFM/SF to the labs and a base of 12 air changes per hour

## VIVARIUM:

Dedicated vivarium space and elevator



Redundant Chiller Plant





**SPEC LABS**

Suite 210 | 11,370 SF





# AMENITIES THAT INSPIRE

Targeting LEED & Well Certification, Phase 1 has been designed with every amenity your employees and business need to thrive. The vibrant amenity spaces include a waterfront cafe, an all-hands conference facility, a fitness center, outdoor terraces on each floor, secure bike storage, numerous collaboration areas both indoors and out with connectivity to hike/bike trails.

**3,500**

SF of waterfront cafe  
& restaurant space

**7,000**

SF conference center  
with catering kitchenette

**5,800**

SF fitness center and  
outdoor garden

**3/1,000**

attached parking  
garage

on-site

**SHUTTLE**

to Texas Medical Center

Activated Outdoors





Conference Center



Fitness Center



Lobby Conferencing



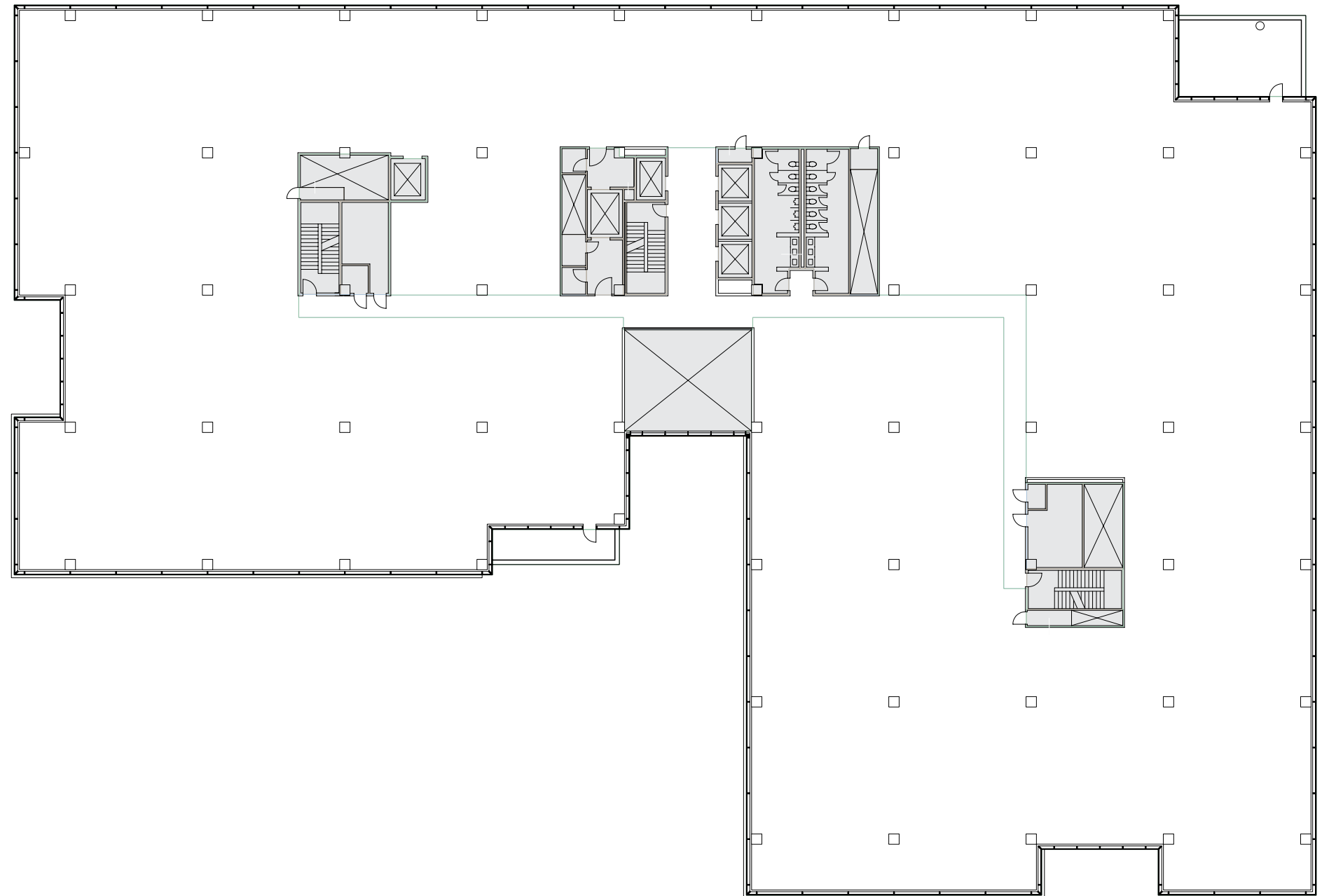
Outdoor Courtyard



# FLOOR 4

AS-BUILT

AS-BUILT PLAN | 59,578 SF



LEVIT GREEN

# FLOOR 3

## MULTI-TENANT

60% Lab | 40% Office

Tenant 1: 8,270 SF

Tenant 2: 17,435 SF

Tenant 3: 14,175 SF

Tenant 4: 16,525 SF



## HYPOTHETICAL PLAN | 60,724 SF



LEVIT GREEN



# FLOOR 2 MULTI-TENANT

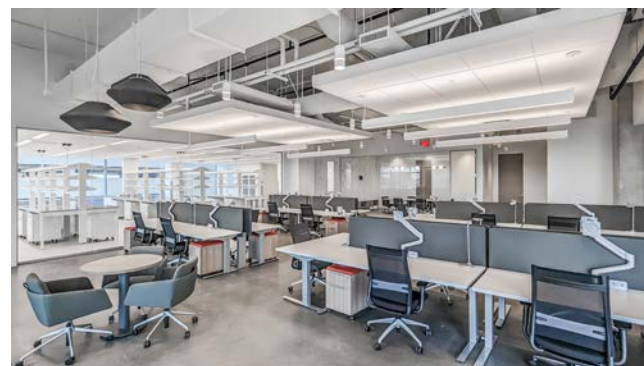
Delivering November 2023

60% Lab | 40% Office

Suite 210: 11,370 SF

Suite 220: 7,387 SF

Lab  
Office



Suite 220

## SPEC SUITES



68,527 SF



Suite 210



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# FLOORS 4-5 SINGLE-TENANT

60% Lab | 40% Office

- Lab
- Office
- Amenity



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## HYPOTHETICAL PLAN | ±60,000 SF





# CENTRAL CONNECTED LOCATION

## <1 MILE

FROM TEXAS  
MEDICAL CENTER

EASY ACCESS TO  
RICE VILLAGE  
SUGARLAND  
PEARLAND  
RIVER OAKS  
WEST UNIVERSITY  
BRAESWOOD  
BELLAIRE  
GALLERIA

## 3 MILES

FROM HOUSTON'S  
CENTRAL BUSINESS  
DISTRICT

LOCATED AT THE  
INTERSECTION OF  
STATE HIGHWAY 288  
AND HOLCOMBE  
BOULEVARD

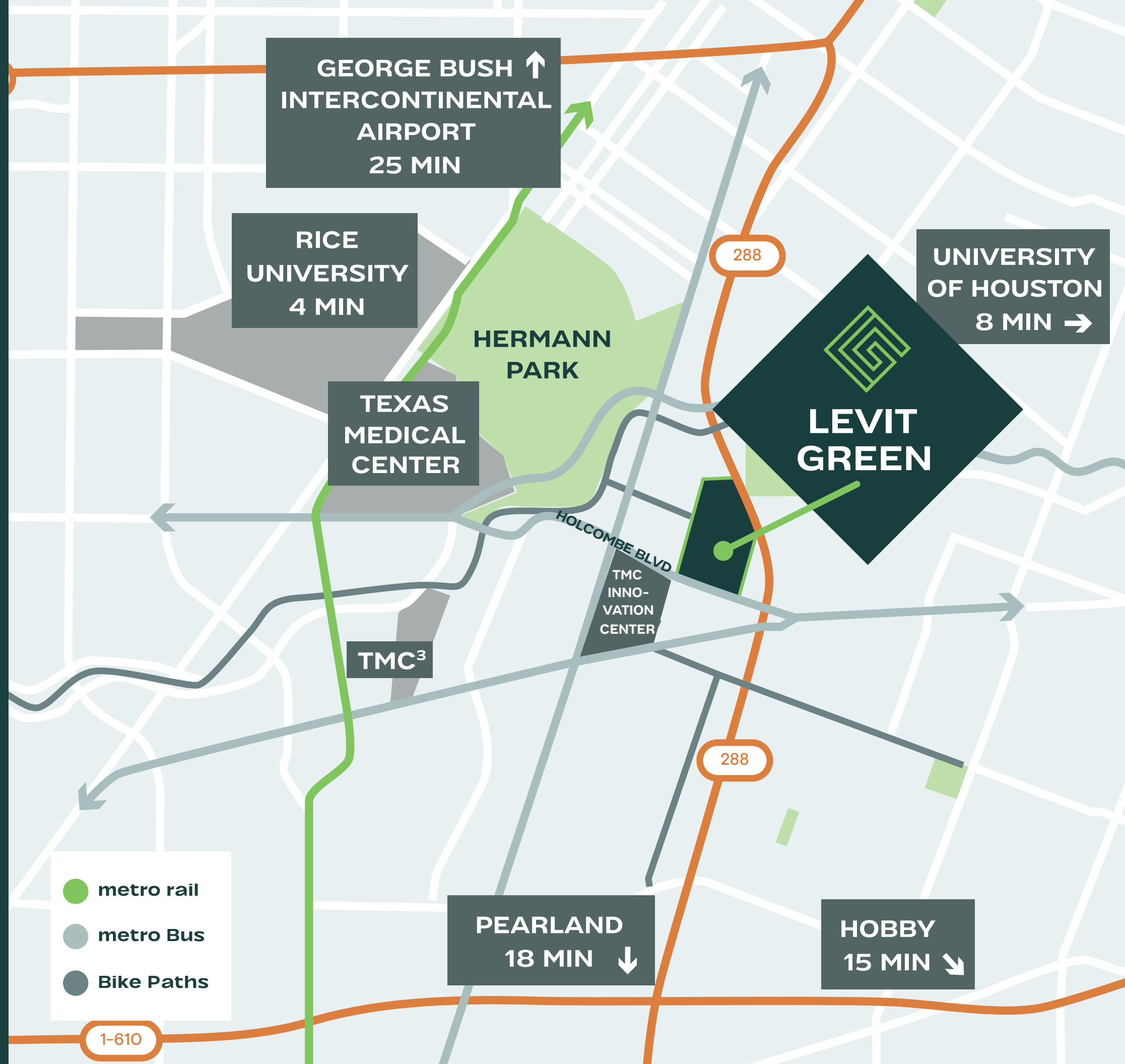
## RESTAURANTS

ON-SITE RETAIL AND GRAB AND GO  
SELF-SERVICE SNACK OPTIONS

100+ RESTAURANTS ON DOORDASH AND  
LUNCHDROP WITHIN 30 MINS DROP OFF

50+ RESTAURANTS WITHIN 5 MIN DRIVE  
OF LEVIT GREEN GARAGE

SHUTTLE TO TAKE EMPLOYEES TO  
OTHER TMC / TMC3 AREAS





# IN A CLUSTER WITH A LEGACY OF INNOVATION

Next door to the largest  
medical center in the world

## TMC BY THE NUMBERS:

**50M**  
developed square feet

**106k+**  
employees

**10M**  
patients every year

**180k+**  
annual surgeries

**#1 CANCER HOSPITAL**  
in the world

**LARGEST CHILDREN'S  
HOSPITAL**  
in the world



## HOUSTON:

**#1**  
NIH funding market  
in Texas

**#2**  
location for clinical trials  
in the United States

**#3**  
in Biology and Physical  
Sciences Research Doctorates  
in the United States





## LEVIT GREEN

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Hines



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date