

ARC

POWERED BY  RICE UNIVERSITY

LEASED BY  Transwestern

ARC

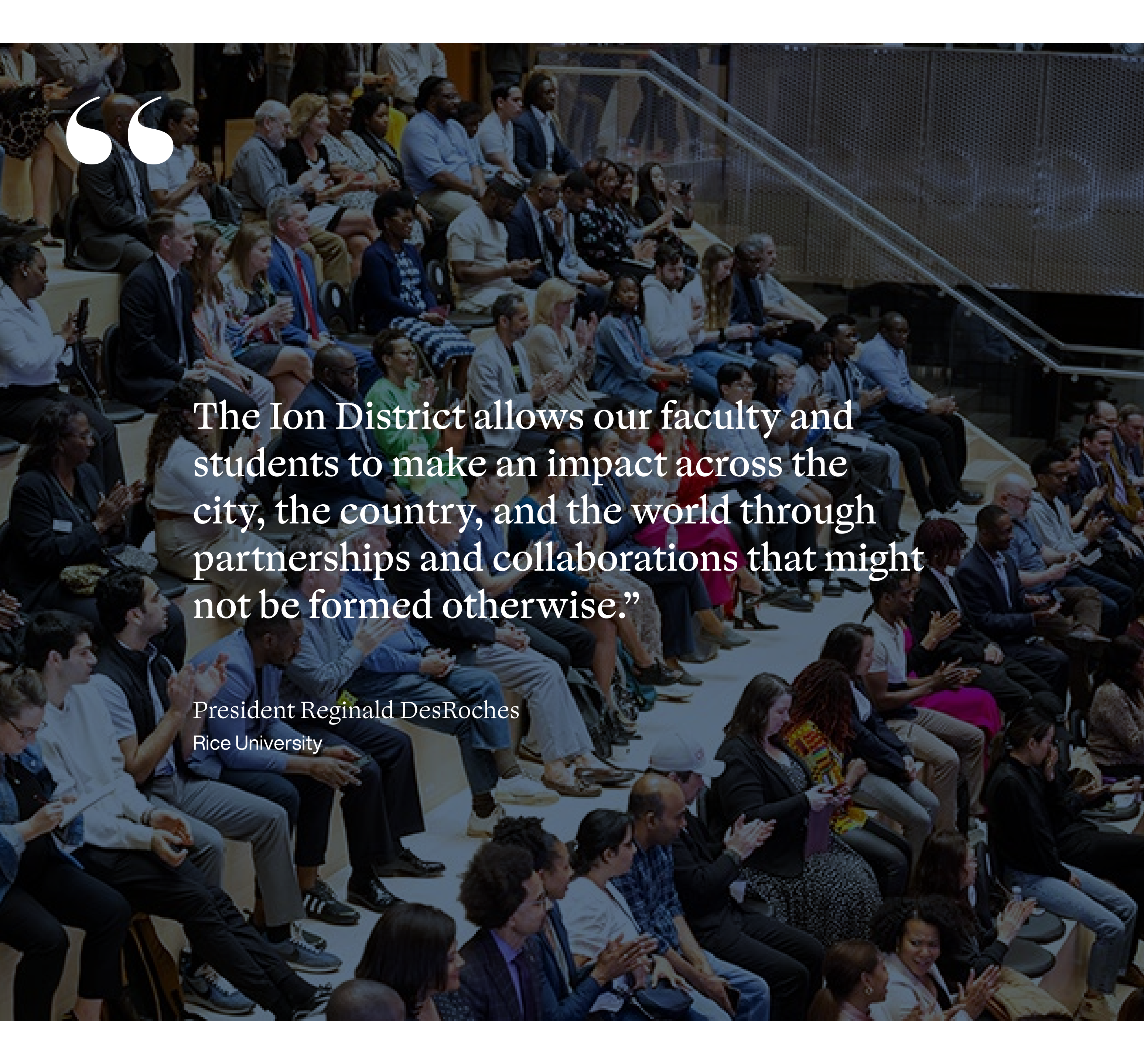
Powering World-Changing Progress

THE ARC AT THE ION DISTRICT

Join a constant exchange of ideas and expertise at The Arc, an energetic space within the Ion District connecting Rice, industry leaders, and top talent.

Here, research and resources create a collective charge that powers real-world innovation, bridging the present to what's next.





“

The Ion District allows our faculty and students to make an impact across the city, the country, and the world through partnerships and collaborations that might not be formed otherwise.”

President Reginald DesRoches
Rice University

Powered by Rice



Powered by Rice University, this space offers direct access to leading research, top talent, and the benefits of a world-renowned institutional partner to fuel groundbreaking discoveries.



Twelve dynamic blocks in the center of HTX, the Ion District takes Houston's talent and sprawl and connects it all - catalyzing the development of better products and technologies, workforces, and businesses, and building the world we want to see.



Space to Set Tomorrow's Trajectory

ACADEMIC ADVANTAGE

Powered by Rice University, this space offers direct access to leading research, top talent, and the benefits of a world-renowned institutional partner to fuel groundbreaking discoveries.

ENTERPRISE EXPERTISE

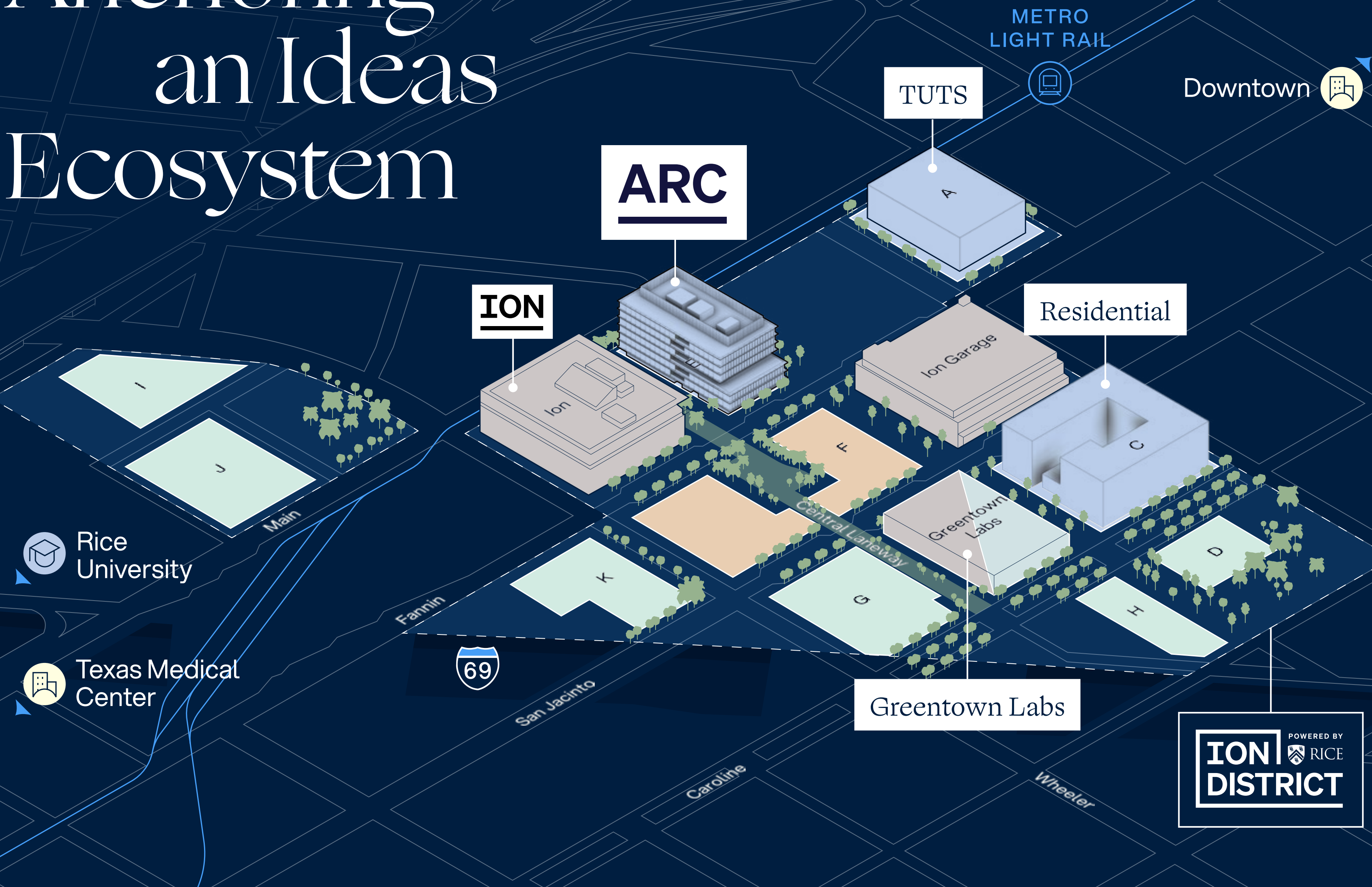
This environment accelerates research from the lab to real-world applications, connecting innovators with corporate and public sector partners in everything from energy and AI to data science and computational engineering.

POWER OF PLACE

More than a lab, this is a destination. The Ion District is a vibrant, walkable ecosystem with ground-floor activations, community programming, and amenities that attract the brightest minds to collaborate.



Anchoring an Ideas Ecosystem



THE ION DISTRICT

The Arc expands The Ion District's innovation footprint, broadening an intentionally accessible, walkable, and integrated urban community where people, ideas, and businesses thrive.

This job-generating neighborhood is fueled by clean and sustainable technologies and the entrepreneurial drive to find a better way.

KEY

- Phase 1 (Complete)
- Phase 2
- Future Research Phases
- Other Future Phases
- Ion District



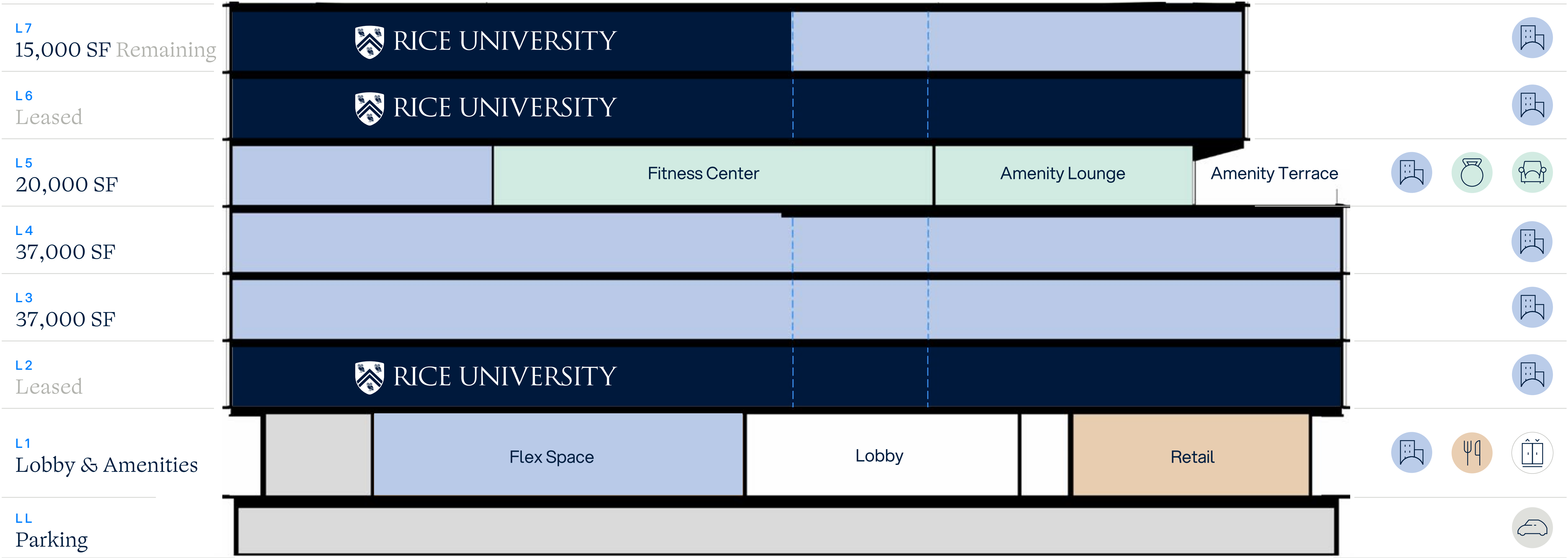
DETAILS

Building Stack

202,500 SF
Total SF

33,000 – 37,000 SF
Typical floor size

15'
Floor-to-floor heights



● Lab / Office ● Amenities ● Retail ○ Lobby ● Parking ○ Tenant Terrace

View Facing Northeast

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

Take gatherings to a biophilic terrace, where fresh air and sweeping views inspire.





ION

ARC

Valet Parking

Conveniently drop off your vehicle and arrive
at your final destination in moments.



The Plaza

Enter the walkable plaza, where experiences and people connect.



Plaza Enclaves

Give your team endless spaces to gather, unwind, and refocus.

Outdoor Spaces

Here, comfortable shaded seating
is always a few steps away.





Full-Service Gym
Train and recover in a fully
equipped gym featuring cardio,
strength, and general wellness.

Amenity Lounge

The Arc's carefully curated amenity spaces foster creativity and comfort.



Unlocking Unmatched Access

WALKABLE & TRANSIT-CENTRIC

METRORail Red Line

450 FT away connects downtown, the Ion District, Rice, and Texas Medical Center along the Innovation Corridor

Numerous Restaurants & Bars

located within the Ion District and Midtown District steps away

Train Every 6 Minutes

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



I-69 & 288

5-minute access

I-45 & I-10

10-minute access

GROUND BY THE ION DISTRICT'S AMENITIES

Access to Conferencing
and tailored programming

Expansive Plaza & Terrace
perfect for events

Outdoor Spaces
to refresh throughout the day

Pickle Lab Pickleball, Retail,
& Other Highlights
connected by open-air areas



FOOD & DRINK

cafe
ion

THE
LYMBAR
KITCHEN + COCKTAILS

Second
Draught
HTX



AN AREA FULL OF ENERGY

The Ion District is a vibrant destination where top thinkers thrive. Here, the leading minds in energy, AI, data science, and computational engineering meet, share, and collaborate on unprecedented breakthroughs.

PROGRAM EXAMPLES

Rice Alliance Energy Accelerator

Houston Energy & Climate Startup Week

Rice Alliance Energy Tech Venture Forum



At the City's Core



LOCATION

- Rice University
~1 mile
- Downtown
2 miles
- Texas Medical Center
2 miles
- Port of Houston
12 miles
- Ellington/Spaceport
18 miles
- HOU Airport
10 miles
- IAH Airport
23 miles
- NASA
27 miles

- Business Districts
- Airports
- Federal Facilities
- Universities

- HOU Airport
- IAH Airport
- NASA
- Ellington/Spaceport
- Port of Houston

Built for Big Ideas

FUTURE-PROOF INFRASTRUCTURE

- 1 Lab Ventilation
outside air-handling units
- 2 Lab/Fume Hood
exhaust fans
- 3 Chiller Plant
(3) 300 ton air-cooled chillers
- 4 Building Emergency Generator
900 kW emergency generator with
capacity for tenant loads
- 5 Central Acid/
Neutralization System
- 6 Loading Dock

THROUGHOUT BUILDING

Core Lab/Fume Hood
exhaust and make-air risers

Core Typical Floor
Variable Air Volume
chilled water air-handling units with
variable air volume distribution

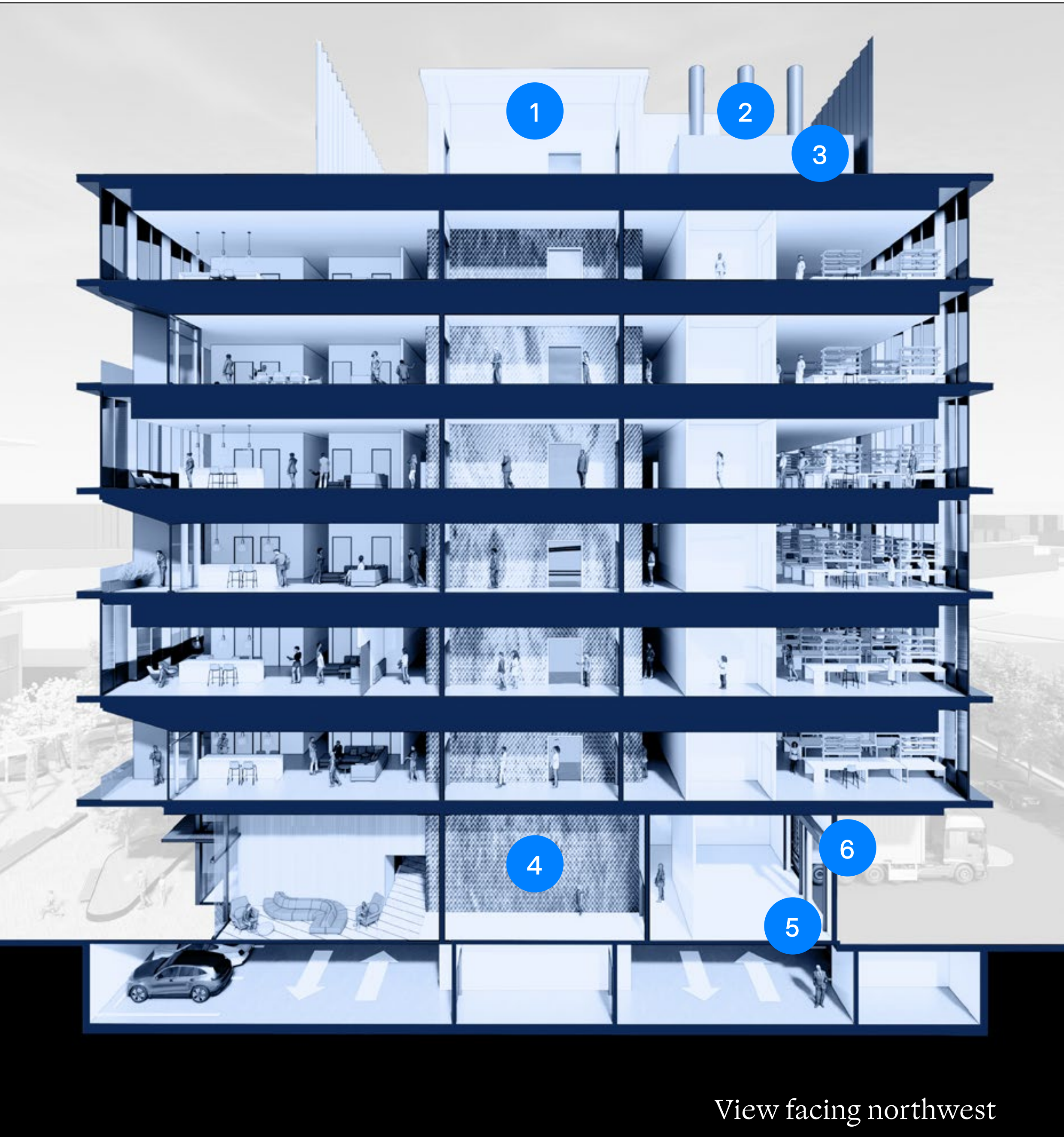
Core-Chilled Water Risers
every level valved & capped for future
tenant connections

Electrical Capacity
14 watts / SF lab, 4 watts / SF served from
emergency power; 6 watts / SF office

Elevators
1 freight; 3 passenger

Core HVAC
1.2 CFM/SF

Designing to LEED Gold



BUILDING SPECS

Construction Type

Type 1A, cast-in-place concrete construction with post-tensioned beams and mild reinforced slab.

Floor-to-Floor/Slab-to-Slab Ceiling Heights

The typical lab/office levels are 15' floor-to-floor heights with 21" deep structure.

Floor Loads

The design live load is 100 psf for typical lab/office floor areas with 150 psf zones at the mechanical core.

Floor Vibrations

The typical lab/office supporting structure will accommodate floor vibrations criteria range of 4K-6K mips for the majority of the floor area, with specific areas capable of limiting vibrations to 2K mips.

Cooling

Air-cooled chillers are located on the roof, providing chilled water throughout the building.

Office/lab floors are provided with Variable Air Volume (VAV) Air Handling units supplying VAV boxes on the floor for heating and cooling needs.

Supplemental cooling is available from the building's chilled water loop served from the chilled water system 24/7.

Electrical & Emergency Power

The average floor has 18W/SF of usable square feet inclusive of base building HVAC systems.

Emergency power to the building is supplied via a 900 kW emergency generator with capacity for tenant loads.

Additional ground-floor space is available to accommodate tenants' growing generator requirements.

Energy Efficiency & Sustainability

Targeting LEED Gold.

Building Automation System (BAS) for HVAC, lighting, and energy monitoring.



Plaza Aerial

From dawn to dusk, the plaza is activated to enjoy.



Lab Spaces

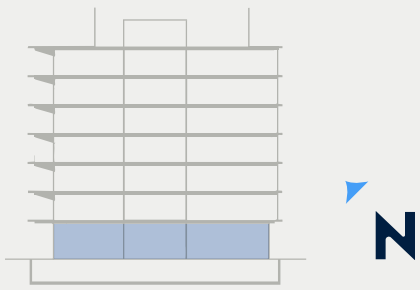
Whether your team is designing future-changing technologies or the next breakthrough treatment, The Arc's flexible lab spaces can be tailored to meet your mission.

SITE MAP

Ground Floor

KEY

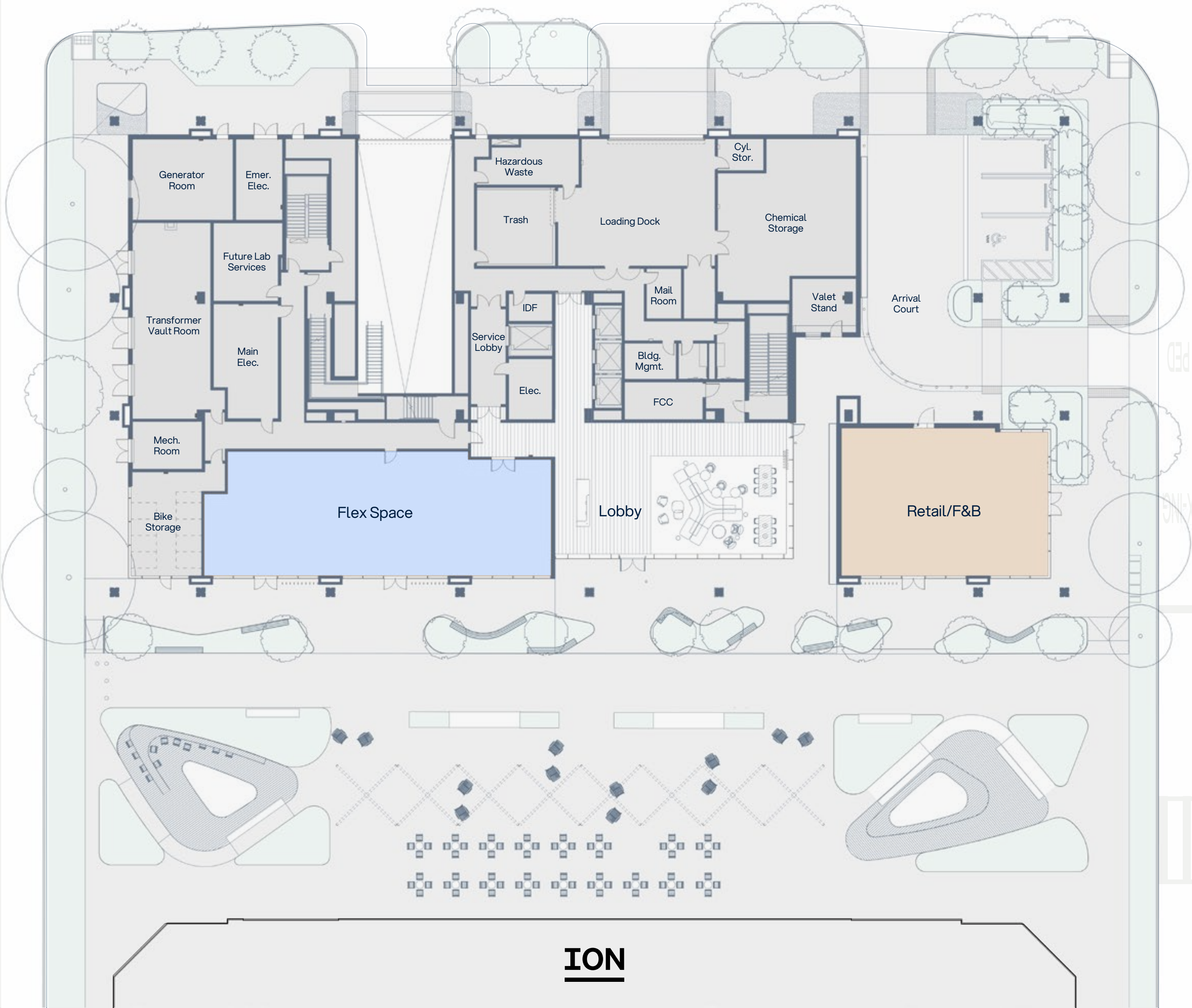
-  Lobby
-  Flex Space
-  Retail / F&B
-  Mechanical



MAIN ST

EAGLE ST

FANNIN ST



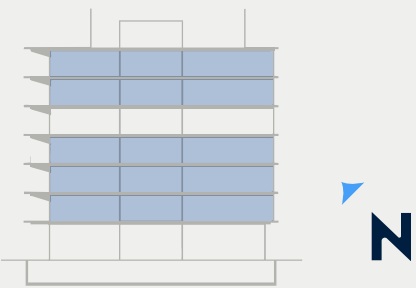
TEST FIT

Levels 2-7



KEY

- Lab
- Office
- Lobby / Corridor
- Mechanical

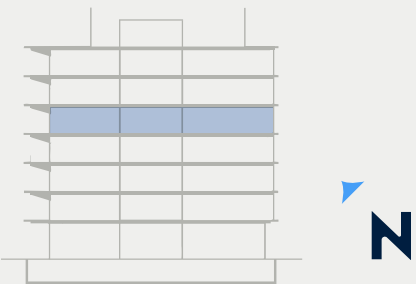


AMENITIES

Level 5

KEY

- Lab / Office
- Amenities
- Lobby / Corridor
- Mechanical





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