

THE ARC

AT THE ION DISTRICT

DEVELOPED BY

Lincoln

POWERED BY



RICE UNIVERSITY

LEASED BY



TRANSWESTERN

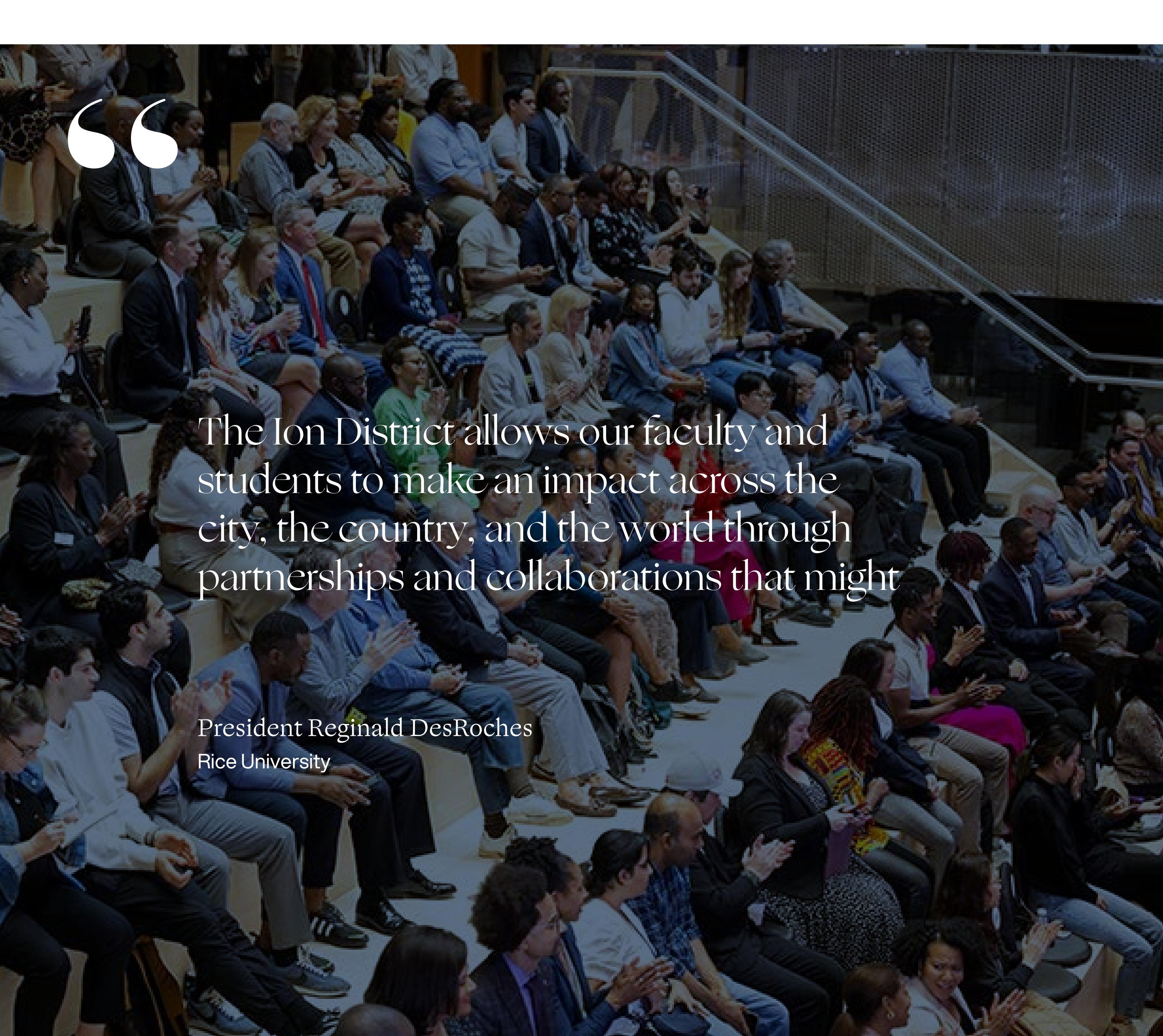
Powering World-Changing Progress

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

President Reginald DesRoches
Rice University

Powered by Rice



RICE UNIVERSITY

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.

POWERED BY
ION RICE
DISTRICT

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

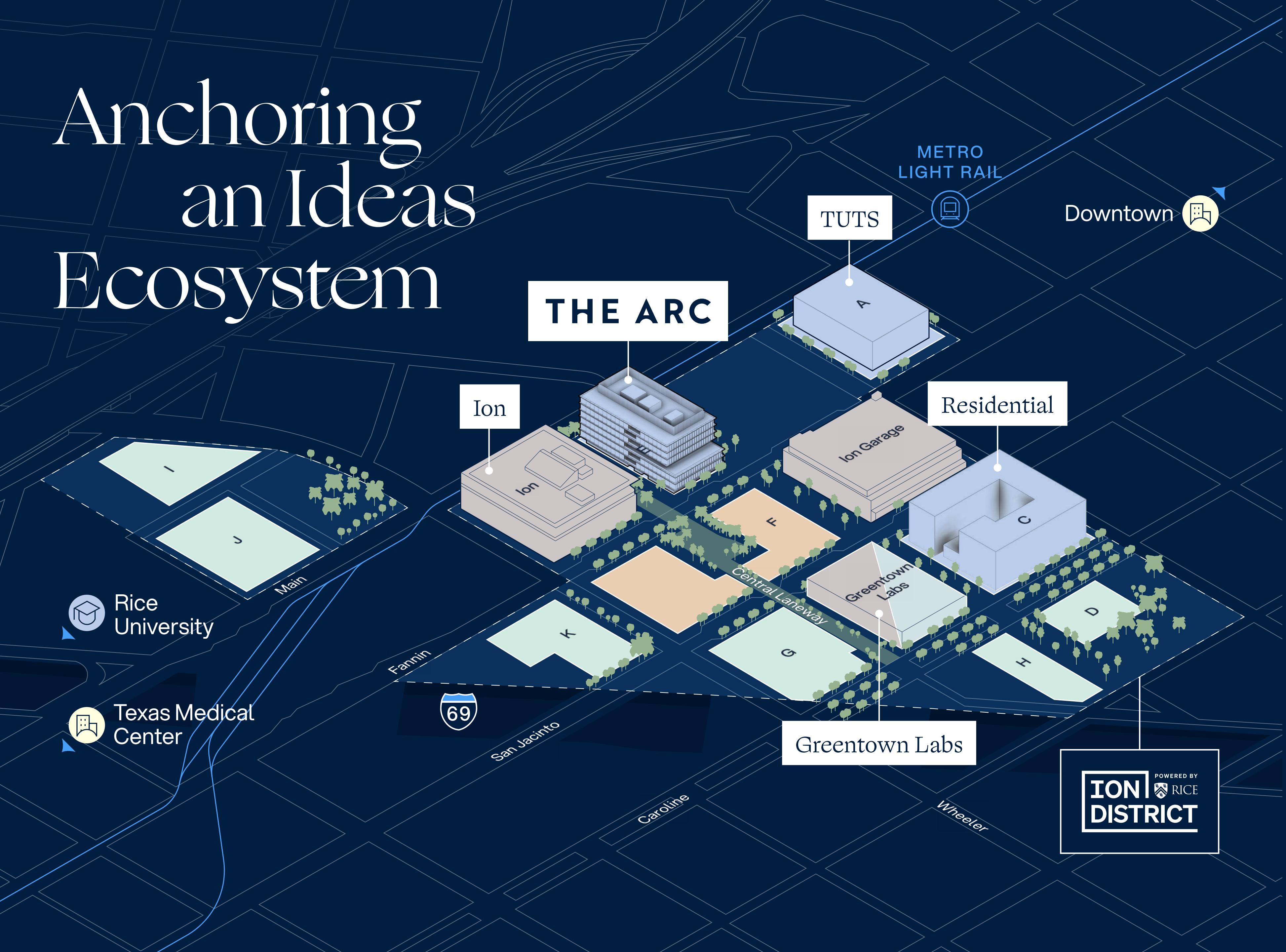
This environment accelerates research from the lab to real-world applications, connecting innovators with corporate and public sector partners in everything from energy and AI to data science and computational engineering.

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

Future Research Facility
Secure proximity to research
spaces yet to come.



Exterior View

Overlook the plaza from The Arc's
awe-inspiring glass façade and
spacious terraces.



Plaza Aerial View

Host events in a connective, fresh-air plaza, fully equipped with flexible outdoor seating and charging stations.



Plaza Entrance

The plaza links experiences, attaching each part of the day to the next.

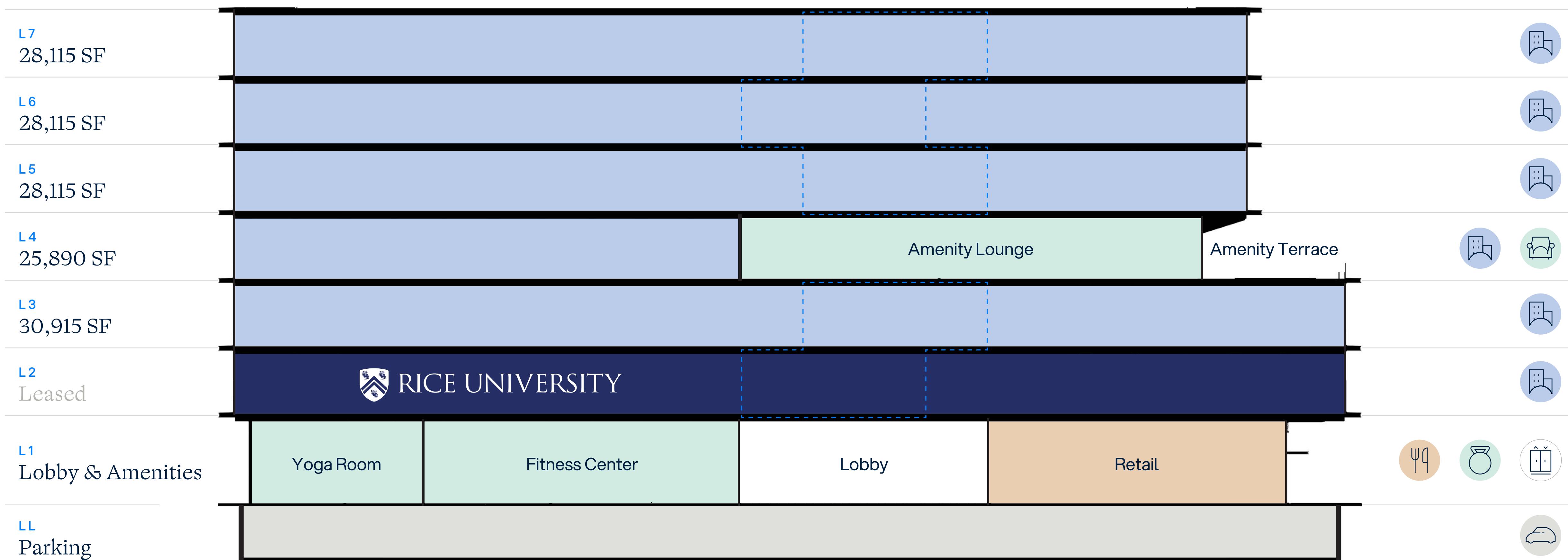
Plaza Enclaves

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



DETAILS

Building Stack

196,400 SF
Total SF28,000 - 31,000 SF
Typical floor size15'
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 infuses each moment with inspiration.

On-site Retail & Dining

Quality and convenience intersect, with abundant on-site retail and dining.



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

700 METRORail Red Line
at the Wheeler Stn NB Stop 450FT away

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

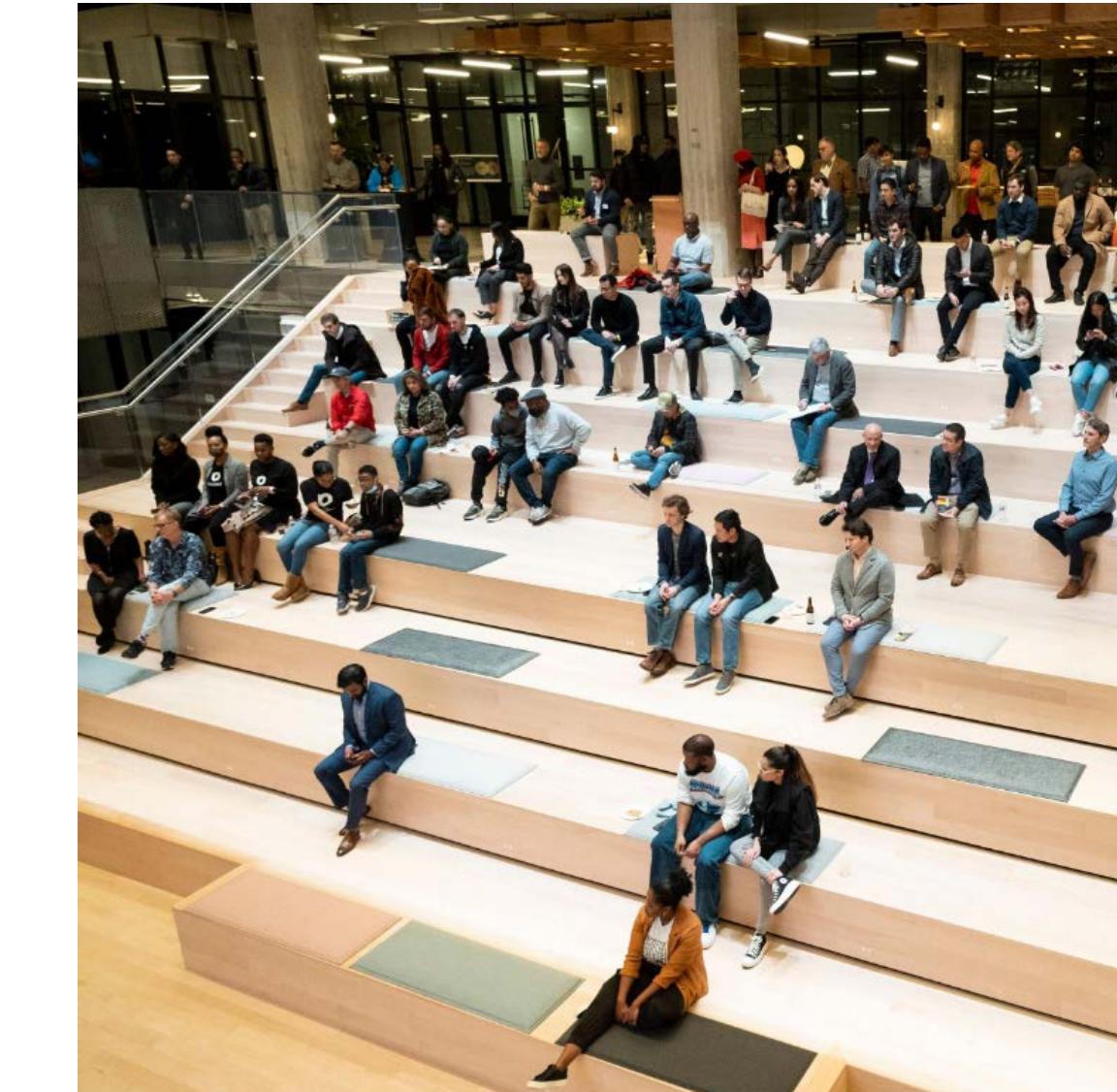
GROUNDED BY THE ION DISTRICT'S AMENITIES

Access to conferencing
and tailored programming

Expansive plaza and terrace
perfect for events

Outdoor spaces
to refresh throughout the day

Pickle Lab pickleball, retail,
and other highlights
connected by open-air areas



FOOD & DRINK

cafe
ion

THE
LYMBAR
KITCHEN + COCKTAILS

*Late
August*

*Second
Draught*
HTX

stuff'd



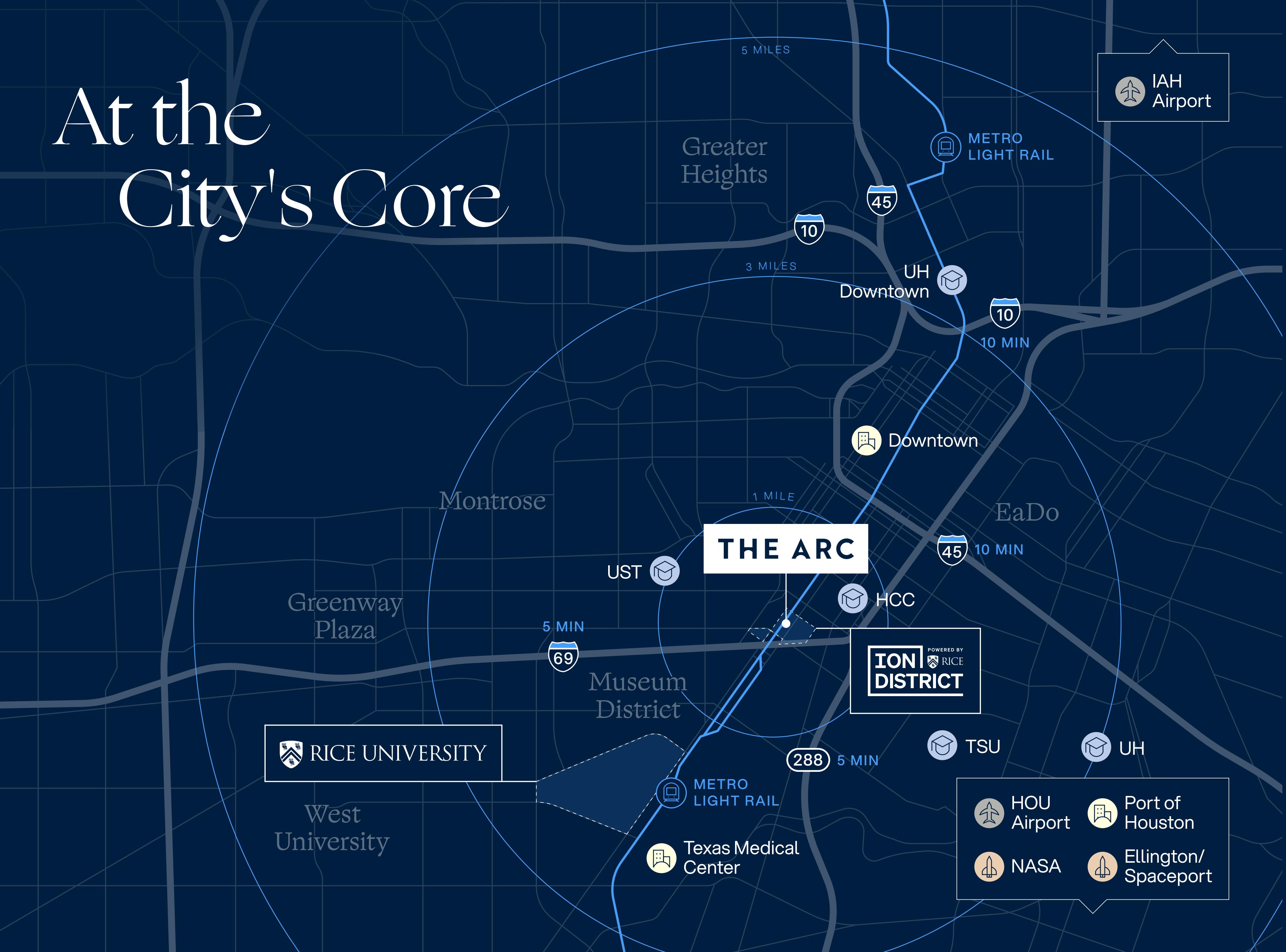
AN AREA FULL OF ENERGY

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.

Rice Alliance Energy Accelerator Houston Energy & Climate Startup Week Rice Alliance Energy Tech Venture Forum



At the City's Core



LOCATION

Downtown

3 miles

Texas Medical Center

3 miles

Port of Houston

12 miles

Ellington/Spaceport

18 miles

HOA Airport

10 miles

IAH Airport

23 miles

NASA

27 miles

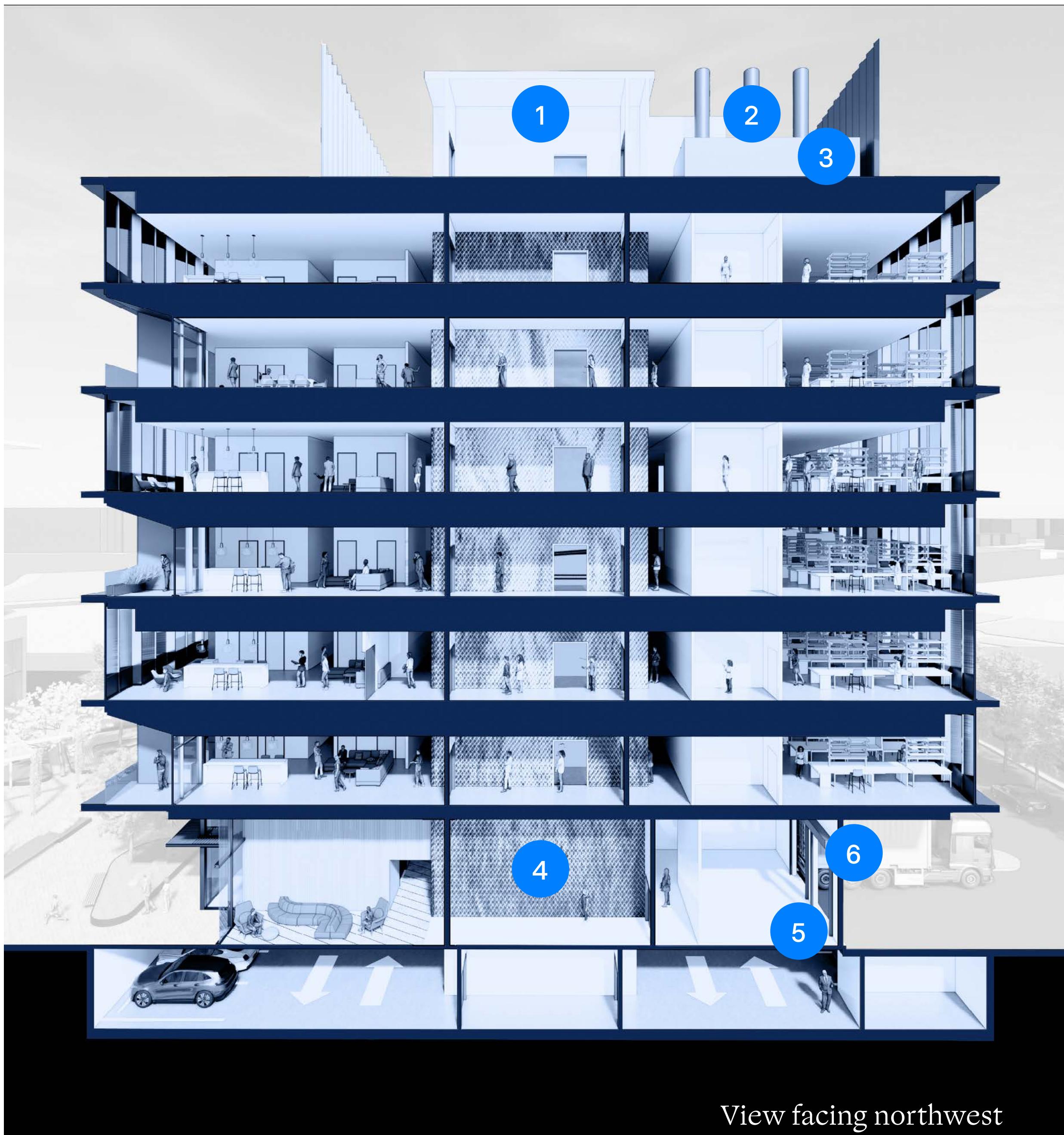
Built for Big Ideas

FUTURE-PROOF INFRASTRUCTURE

- ① Lab Ventilation outside air-handling units
- ② Lab/Fume Hood exhaust fans
- ③ Chiller Plant (2) 300 ton air-cooled chillers; infrastructure for additional air-cooled chiller to support lab loads
- ④ Building Life Safety Emergency Generator 400 kW and space for tenant-provided emergency generator
- 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
- Core-Chilled Water Risers every level valved & capped for future tenant connections
- Electrical Capacity 20 watts / SF lab; 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.

Space has been allocated on the roof for tenant-provided Direct Expansion Split Systems and tenant-provided lab equipment.

Electrical & Emergency Power

The average floor has 30W/SF of usable square feet in connected load basis, inclusive of base building HVAC systems.

Emergency power to the building is supplied via a 400 kW diesel generator.

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.

Evaluating on-site renewables (e.g., solar thermal or heat recovery) to enhance efficiency.



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



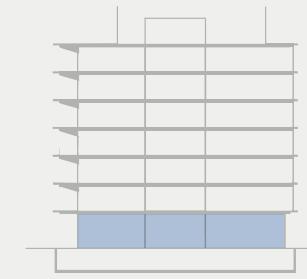
Retail / F&B



Full Service Gym



Mechanical

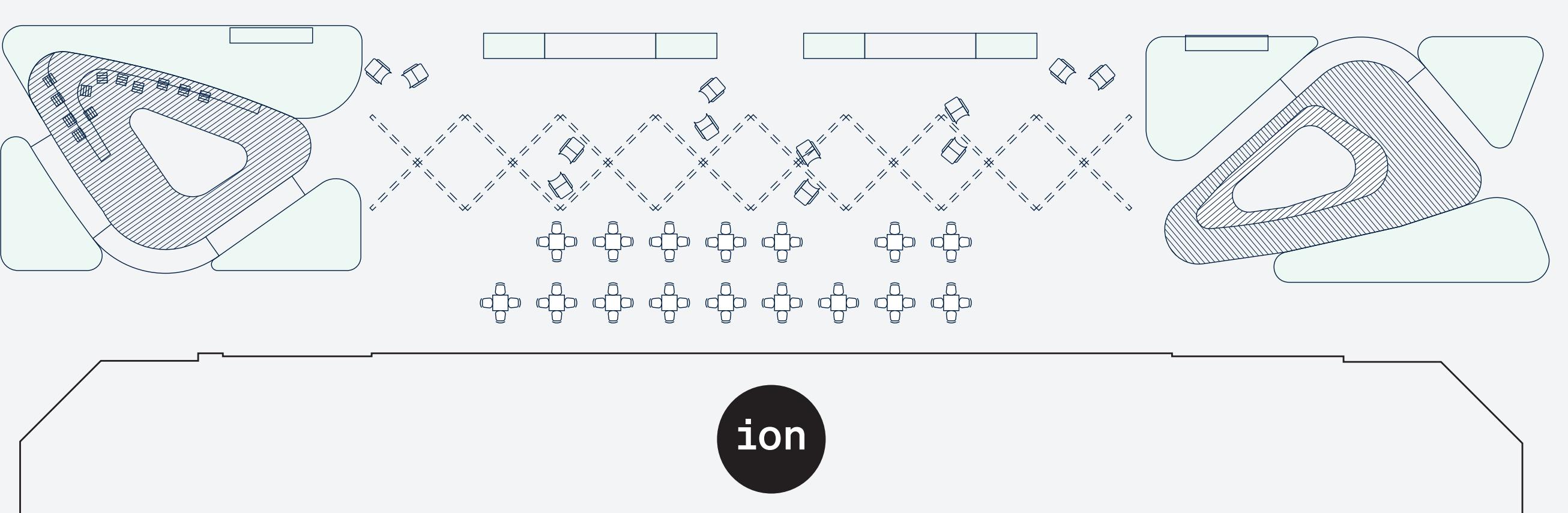
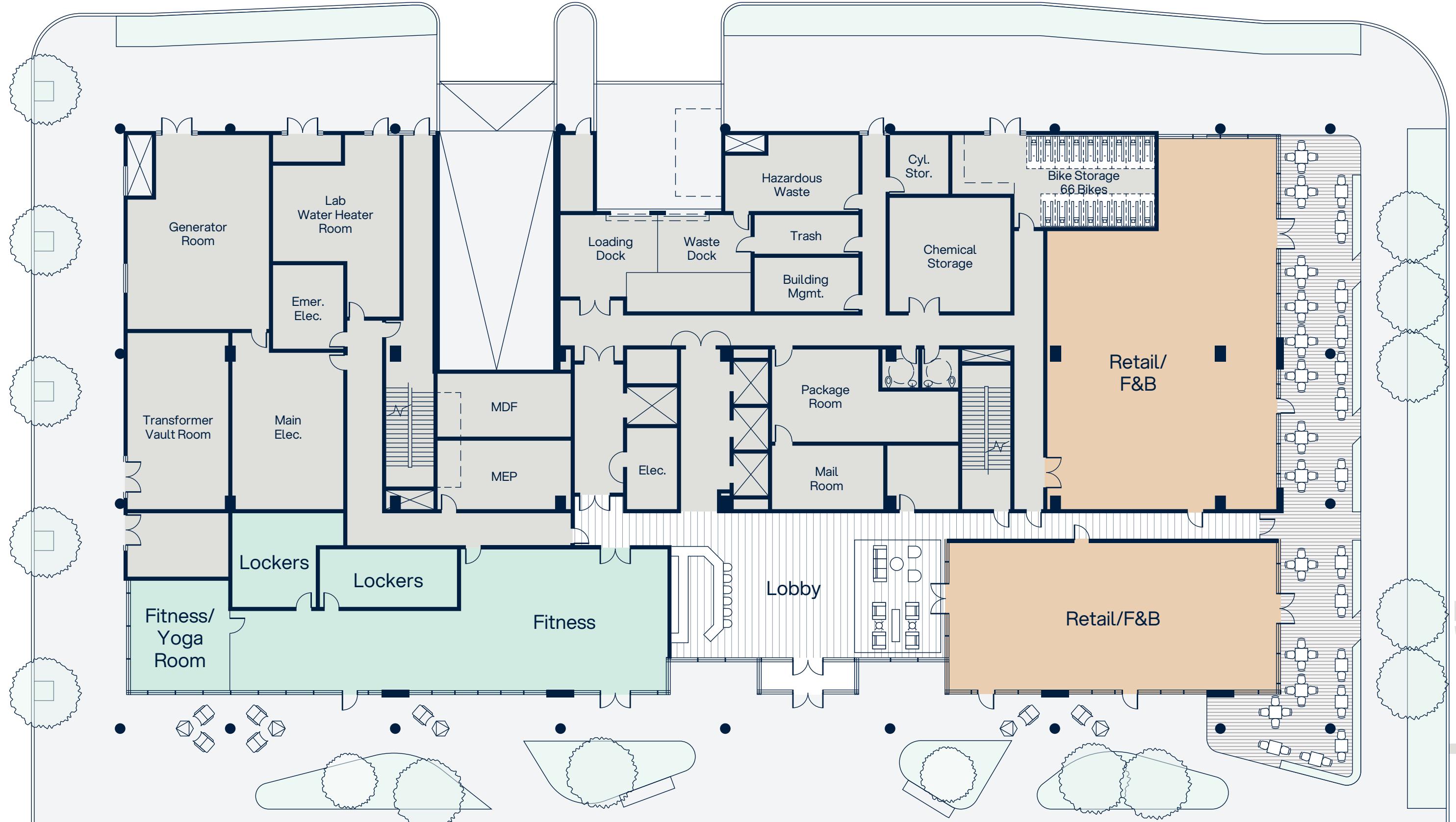


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MAIN ST

EAGLE ST

FANNIN ST



TEST FIT

Levels 2-7

KEY



Lab



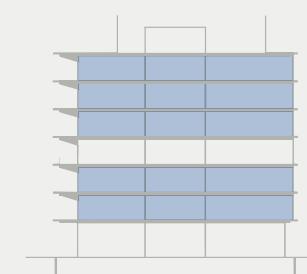
Office



Lobby / Corridor



Mechanical



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AMENITIES

Level 4

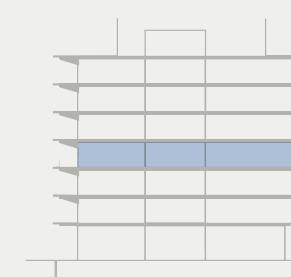
KEY

 Lab / Office

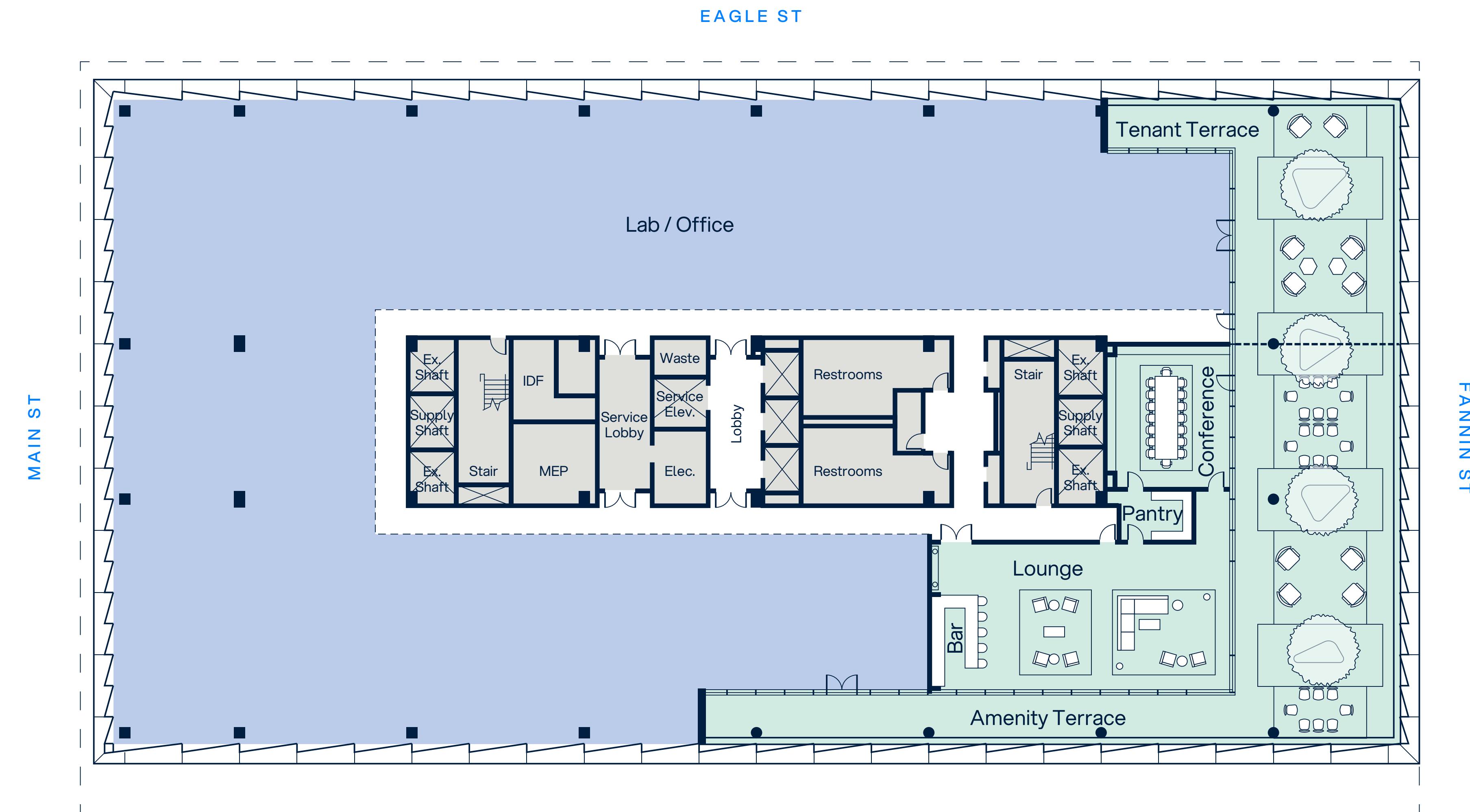
 Amenities

 Lobby / Corridor

 Mechanical



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