

THE ARC

AT THE ION DISTRICT

DEVELOPED BY **Lincoln**

POWERED BY  RICE UNIVERSITY

LEASED BY  **TRANSWESTERN**

THE 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

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

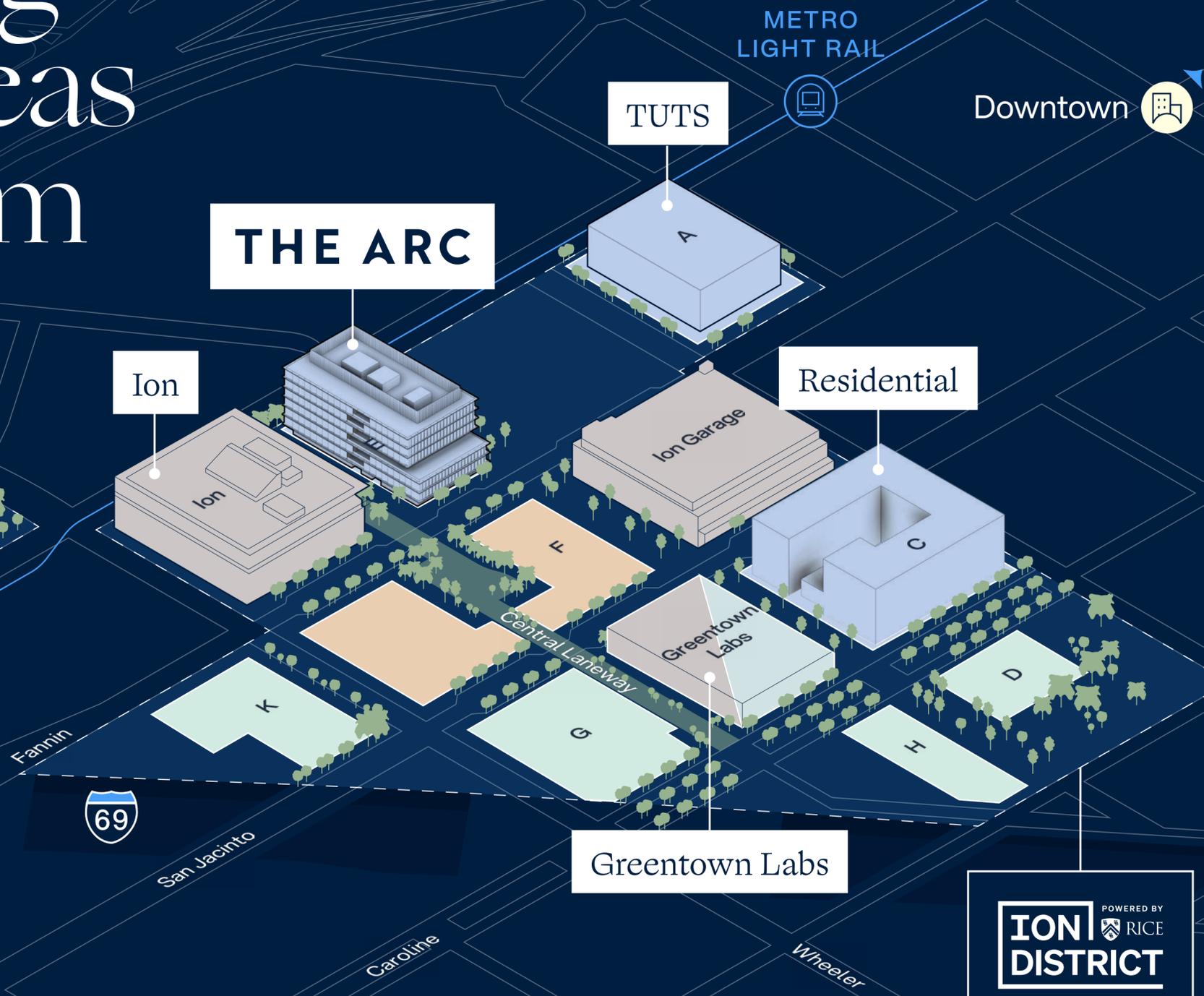
More than a lab, this is a destination. The Ion District is a vibrant, walkable ecosystem with ground-floor activations, community programming, and amenities that attract the brightest minds to collaborate.



Anchoring an Ideas Ecosystem

Rice University

Texas Medical Center



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.

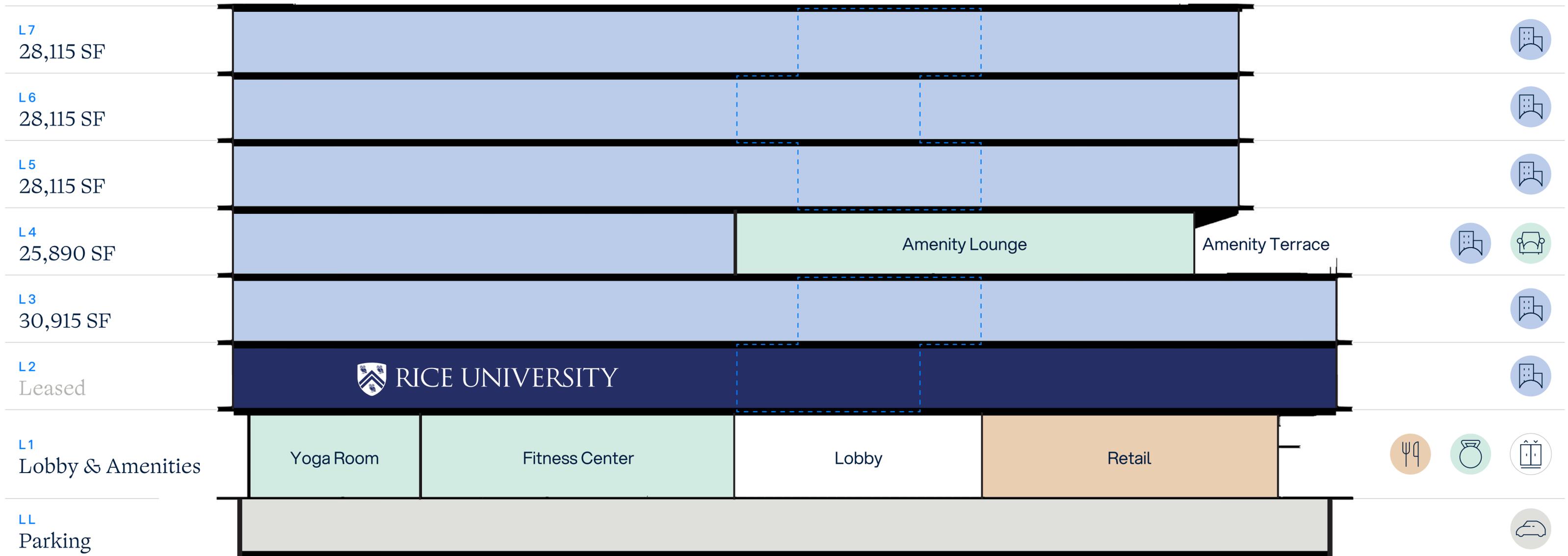
DETAILS

Building Stack

196,400 SF
Total SF

28,000 - 31,000 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 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

GROUNDLED 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
- HOU Airport
10 miles
- IAH Airport
23 miles
- NASA
27 miles

HOU Airport	Port of Houston
NASA	Ellington/Spaceport

- Business Districts
- Airports
- Federal Facilities
- Universities

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



View facing northwest

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.

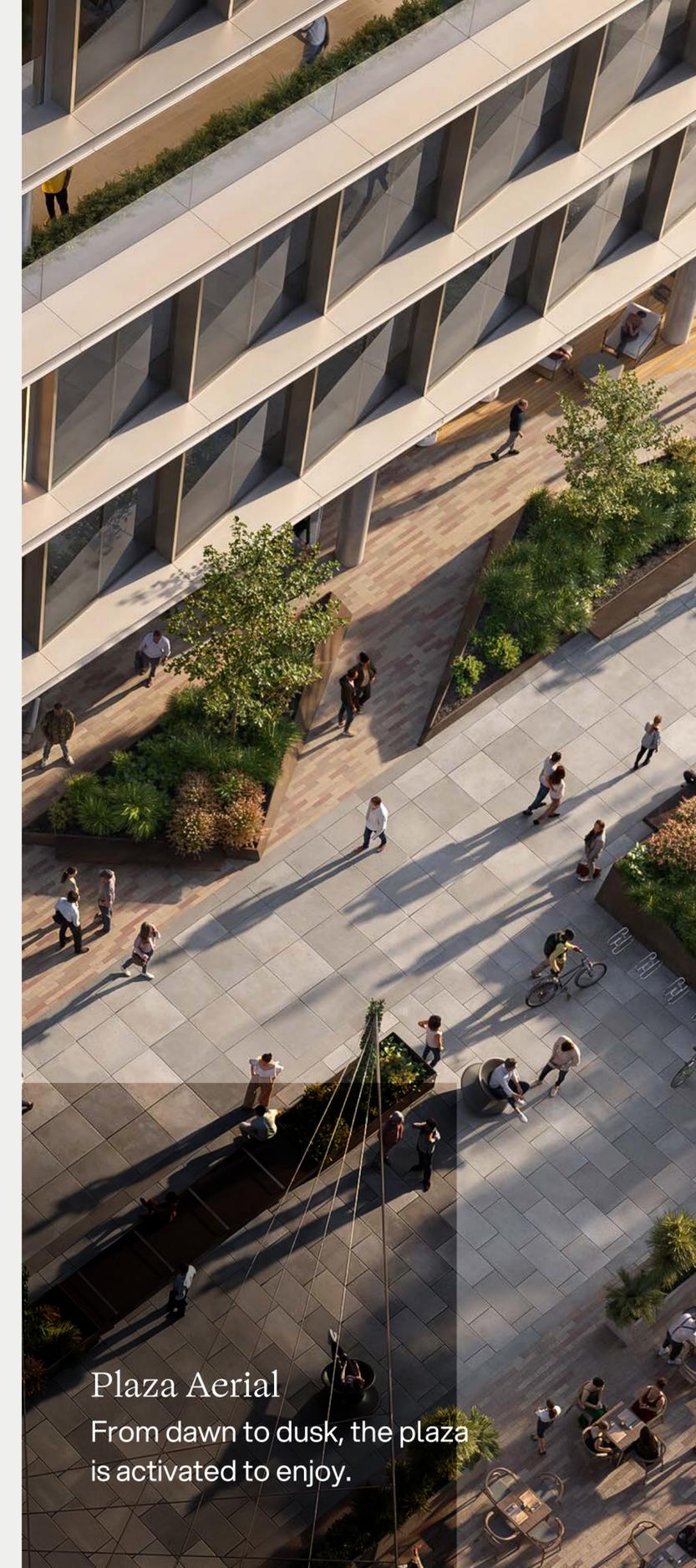
Additional ground-floor space is available to accommodate tenants' growing generator requirements.

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

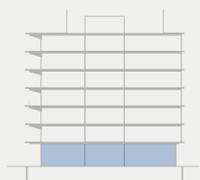
Whether your team is designing future-changing technologies or the next breakthrough treatment, The Arc's flexible lab spaces can be tailored to meet your mission.

SITE MAP

Ground Floor

KEY

-  Lobby
-  Retail / F&B
-  Full Service Gym
-  Mechanical



MAIN ST



FANNIN ST

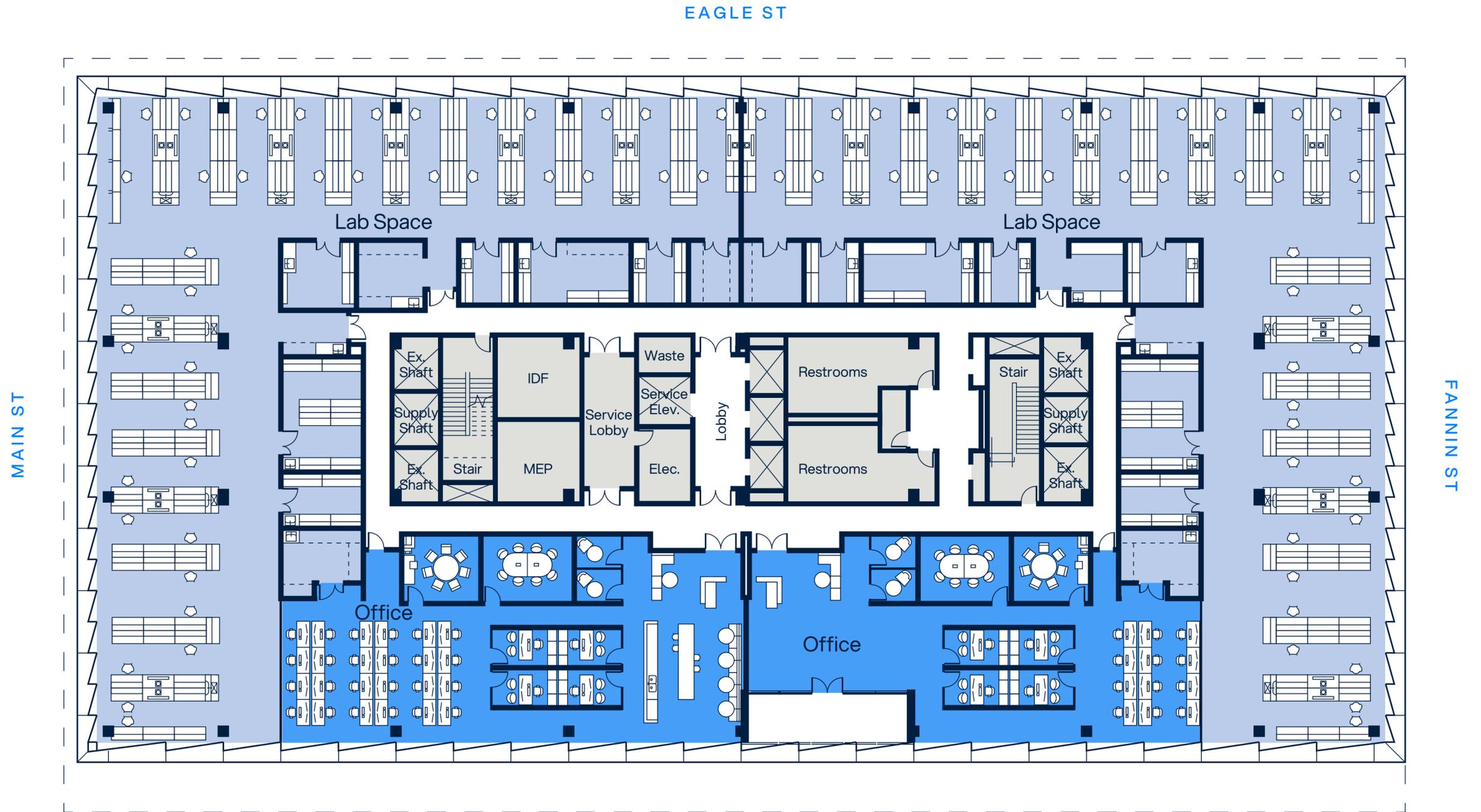
ion

TEST FIT

Levels 2-7

KEY

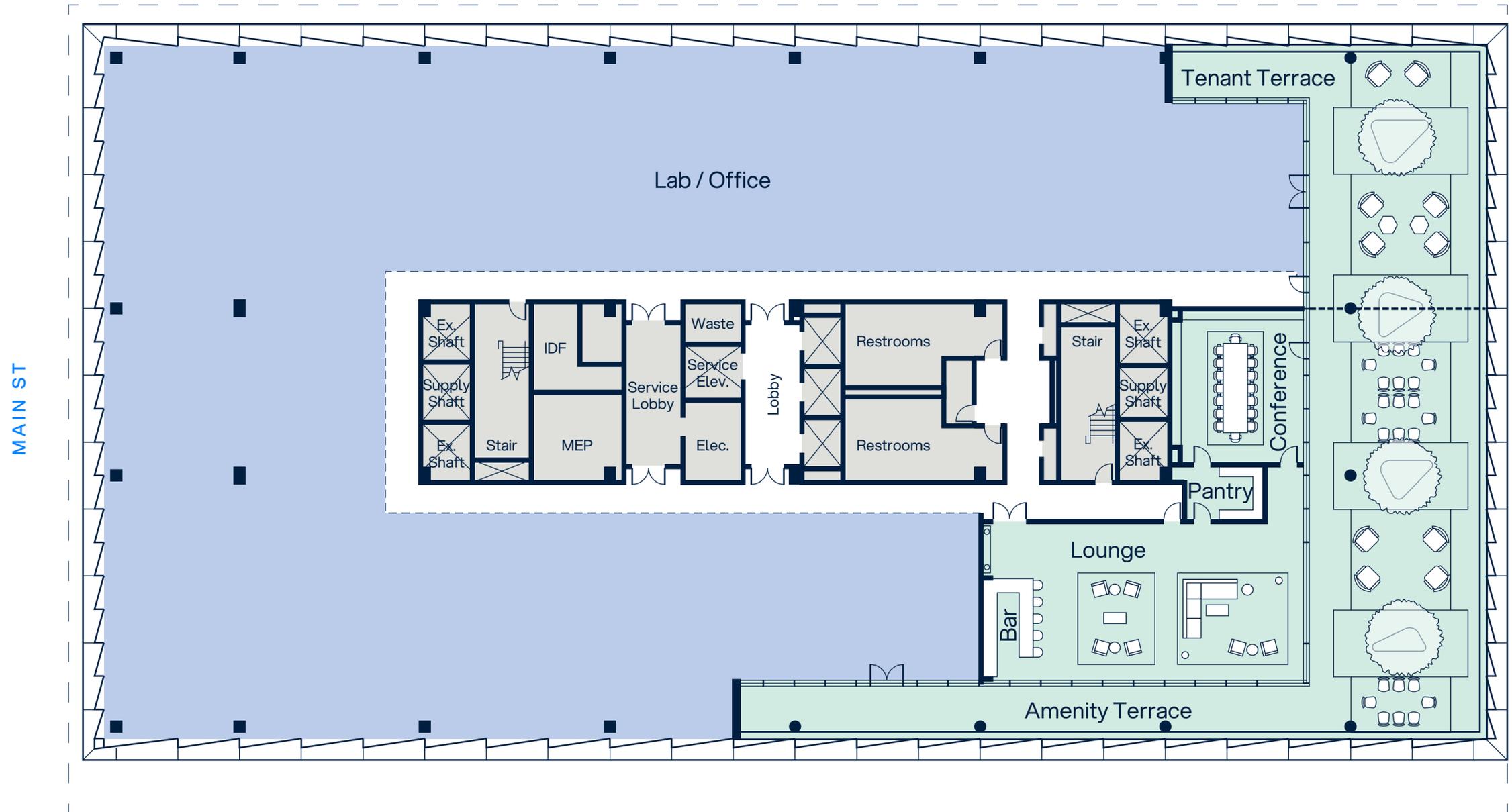
- Lab
- Office
- Lobby / Corridor
- Mechanical



AMENITIES

Level 4

EAGLE ST



MAIN ST

FANNIN ST

KEY

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



THE ARC

Justin Brasell

EXECUTIVE MANAGING DIRECTOR
TRANSWESTERN REAL ESTATE SERVICES

Justin.Brasell@transwestern.com

☎ 713.231.1595

Christian Connell

VICE PRESIDENT
TRANSWESTERN REAL ESTATE SERVICES

Christian.Connell@transwestern.com

☎ 713.231.1588

John Heard

VICE PRESIDENT
TRANSWESTERN REAL ESTATE SERVICES

John.Heard@transwestern.com

☎ 713.407.8708