



ion

TABLE OF CONTENTS

01 HOU KNEW

Why Houston?	6
Why Ion?	10
Diversity, Equity & Inclusion (DEI)	12
Sustainability	14
Ion Development Awards	15
Rice University	16

02 RECRUITMENT + RETENTION

Property Details	20
Walkable, bikeable, & transit friendly	22
Restaurants	24
Amenities	26

03 RIGHT HERE, RIGHT NOW

Lower Level	30
Ground Floor	32
Second Floor	33
Third Floor	34
Fourth Floor	36
Fifth Floor	38

04 LOOKING AHEAD

Ion District Phases	46
Ion District Garage	48
Ion District Renderings	50

01

HOU Knew



WHY HOUSTON?

Houston is home to more than **8,800 tech-related firms**, including more than **800 venture-backed startups**, and **24 Fortune 500 HQs**.

2ND MOST AFFORDABLE
among the U.S.' largest metros

#1 CANCER CENTER
in the U.S.

1 IN 4
Houstonians are foreign born

NO PERSONAL STATE OR CORPORATE INCOME TAX

Home to **NASA'S JOHNSON SPACE CENTER & HOUSTON SPACEPORT**

2 INTERNATIONAL AIRPORTS
187 non-stop flights
37 countries
any US city < 4 hrs

#1 LARGEST MEDICAL CENTER
in the world

4TH MOST POPULOUS
city in the U.S.

366 PARKS & >125 MILES
of hike & bike trails





HOUSTON'S HQ FOR INNOVATION

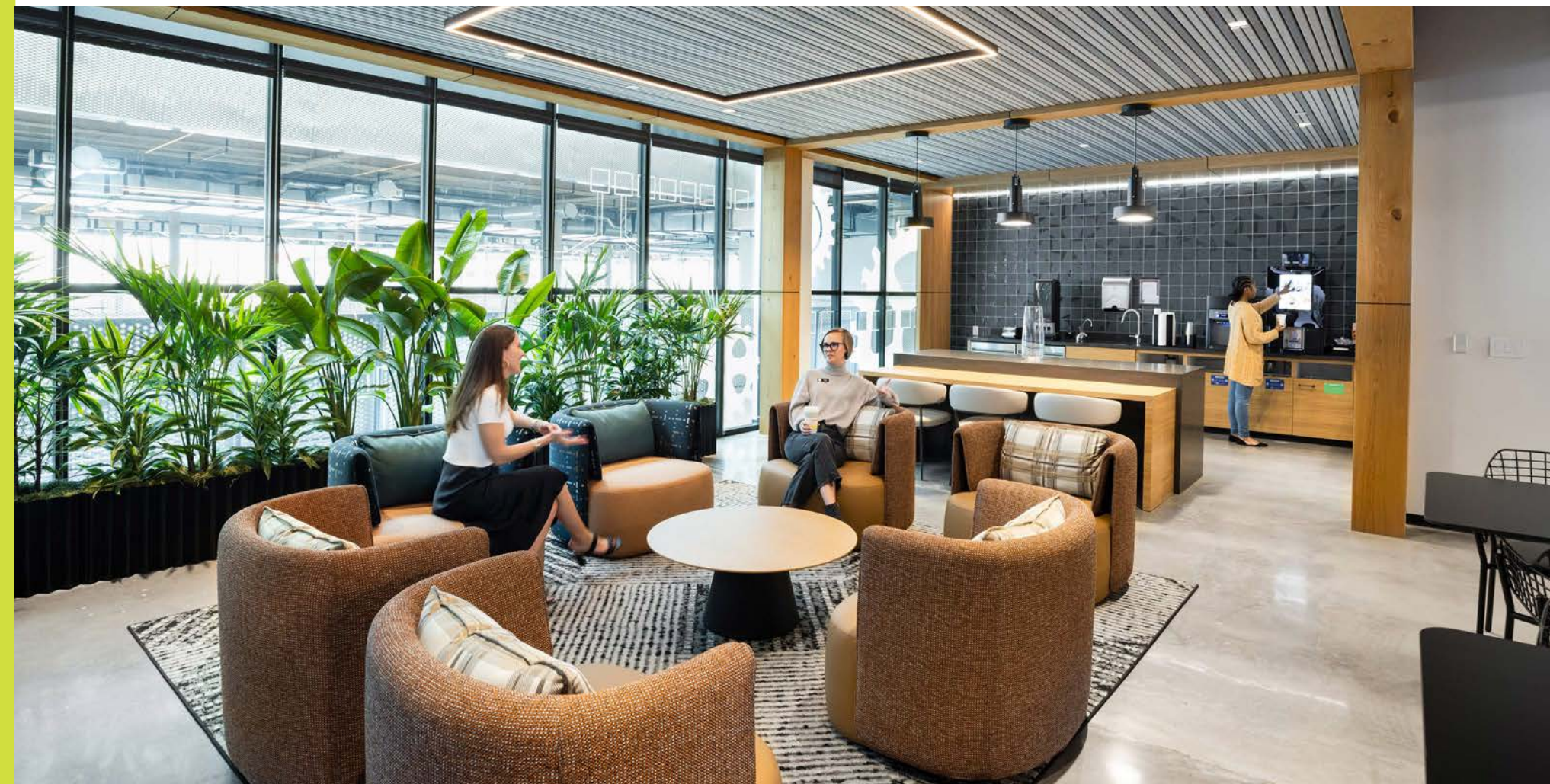
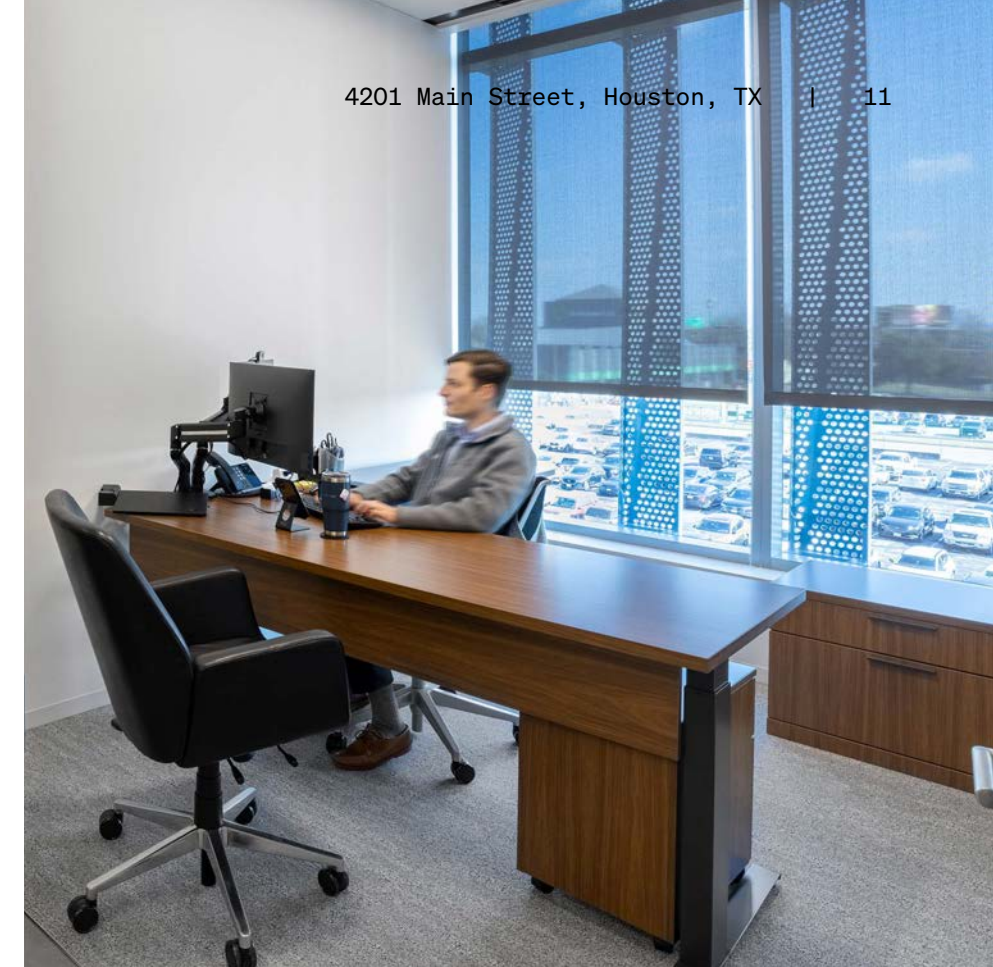


WHY ION?

It is time to bring the team back together.

Collaboration and innovative ideas don't thrive in your employees' home office or at their kitchen island. It is time to consider an office space that provides the flexibility your employees want, while offering a variety of desired amenities and a community of thinkers, makers, and doers all in one place.

**Every better way needs a place to begin.
*Start here!***





(DEI) Diversity, Equity & Inclusion

Ion District is a catalyst for curating connections that help our industry leaders and partners work together toward an inclusive and diverse workplace.

When you join our ecosystem, you share space with industry leaders bringing DEI outreach to the Ion too.

\$15.3M+
committed in direct
community investments

\$2M+
investment to support tech
job training in next 3 years



Opportunity for Impact (Examples):



Ion Tenants are leaders in DEI
Microsoft & Chevron partnership with SUPERGirls SHINE foundation to promote gender inclusivity in STEM fields

In addition, funding of DivInc Clean Energy Accelerator program



Inclusivity in Action

Urban Capital Network partners with firms to create approachable investment opportunity for minority and historically disadvantaged groups



Community Engagement Hub

Event series Blackstreet, celebrating black innovators in entrepreneurship and the arts



Weekly event series – Poptarts and Pitches, Mingle Mondays among others designed to reduce barriers to entry in access to knowledge and experience



“We see the value of us being in this space, but more importantly, our partners see the value of us being in this space.”

Loretta Williams Gurnell

Founder & Executive Director, SUPERGirls SHINE Foundation
DEI Champion Award Recipient from InnovationMap

SUSTAINABILITY



LEED GOLD
certified 2022



ADAPTIVE RE-USE
boasting architectural character from the historic Sears Department store built in 1939, as well as minimized carbon waste during construction



SMART, INTEGRATED BUILDING SYSTEMS
to drive operational efficiency



ON-SITE COMPOSTING SERVICES
available to all our restaurant and office tenants looking to dispose of waste sustainably



NAFA CLEAR AIR AWARD
air filtration system utilizes UV sterilization & award winning Merv 13 filters



2 BEEHIVES
on the rooftop of the Ion, supporting the pollination of local plants throughout Midtown



Ion Development Awards

2023 ACEC TEXAS ENGINEERING EXCELLENCE AWARDS
Gold Medal Winner for Structural Systems

COSTAR
Best Commercial Development

LANDMARK AWARD
Community Impact Winner

NATIONAL ASSOCIATED BUILDERS & CONTRACTORS
1st place award for Best Commercial Development in the \$25-\$100MM range



“The Ion 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. The Ion allows us to work side-by-side with experts and actual end-users to help bring solutions to some of the city’s and the world’s most pressing challenges”

President Reggie DesRoches

Rice University

Backed by a century of stewardship

Ion supports the Rice University mission by cultivating a diverse community of learning and discovery that produces leaders across the spectrum of human endeavor.

Rice University is invested in Ion for the long-term. This will offer its tenants stability with Rice University ownership, management, and programming happening within the building.



02

Recruitment & Retention





BUILDING DETAILS



LEED Gold



WiredScore Platinum



WELL Silver

266,000 SF
office, academic
and retail space

6 FLOORS
lower level & 5
floors above ground

100%
wireless carriers
have dedicated
in-building services

1/2 ACRE
plaza space

50,000 SF
amenity space

4 EATERIES
3 restaurants &
1 taproom

86,000 SF
coworking space

2,000 SF
fitness space

Walkable, bikeable, & transit friendly



91 Walker's Paradise

Walk to 19 museums visited by 9M+ people annually
450 feet to the 700 METRORail Red Line at the Wheeler Stn NB stop
Walking distance to numerous restaurants and bars located within Ion District and Midtown District.



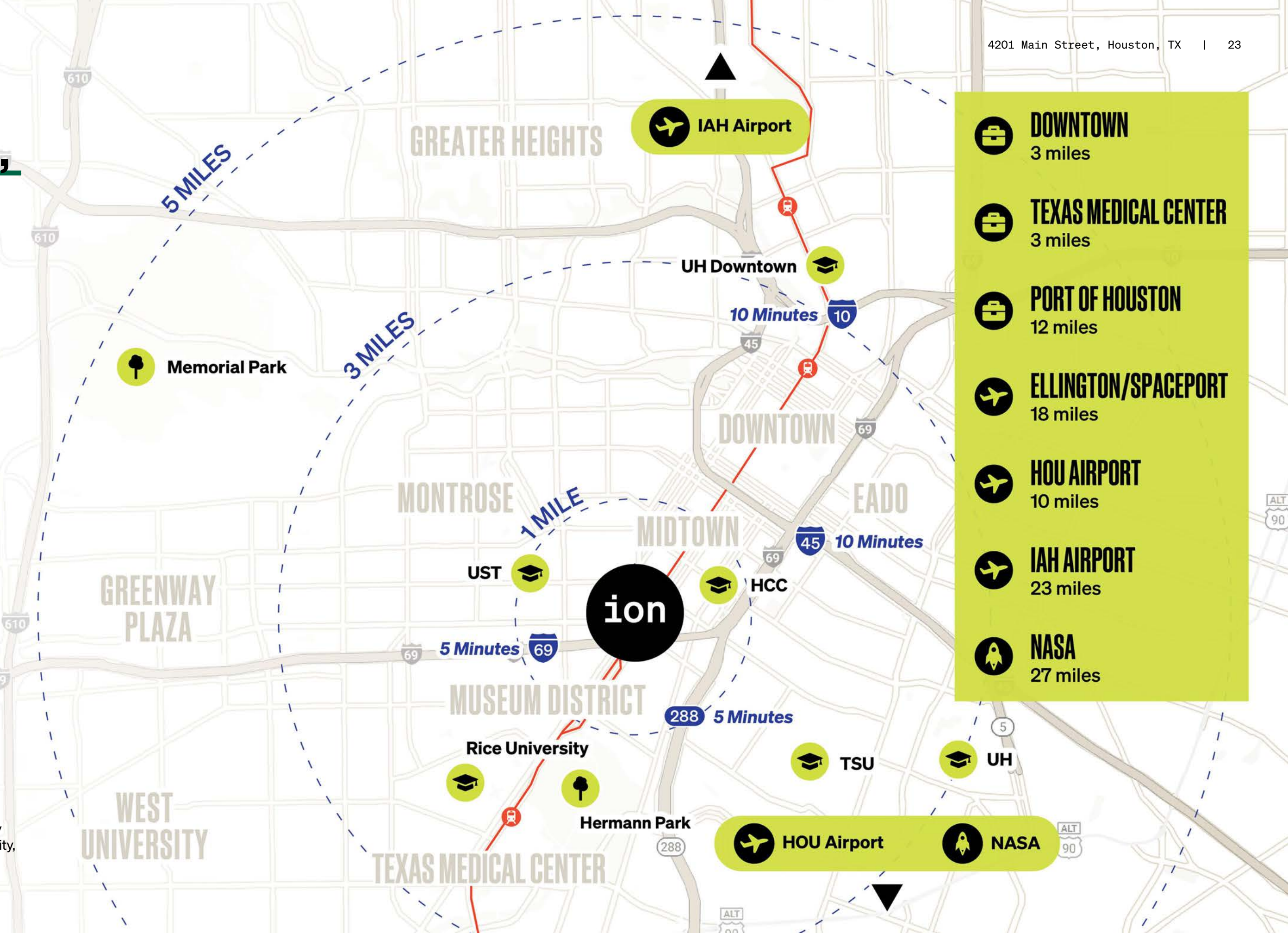
80 Excellent Transit

Train every 6 minutes to 4 major league stadiums, 5 theater venues, and 54 healthcare institutions
5 minutes to I-69 & 288 access
10 minutes to I-45 & I-10 access



83 Very Bikeable

1 mile to Hermann Park
1.5 miles to Downtown
Conveniently bike to Rice University, Houston Community College, University of St Thomas, Texas Southern University, and University of Houston



- 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

Restaurants



A craft beer taproom featuring Houston's incredible lineup of local breweries and talented home-grown brewers.



An all-day neighborhood craft cocktail bar and restaurant with Latin and Mediterranean flavors from local chef, David Cordúa.



Bakery, Coffee & Juice Bar

Cafe Ion, led by the team from Leven, Sustain, and Juicewell, offers healthy meals, fresh juices, and a full-service coffee bar.



A concept from Lucille's Hospitality Group representing chef Chris Williams, Late August seeks to feed the future while paying homage to the former Sears Department Store.

Other Ion District Food & Beverage Offerings:



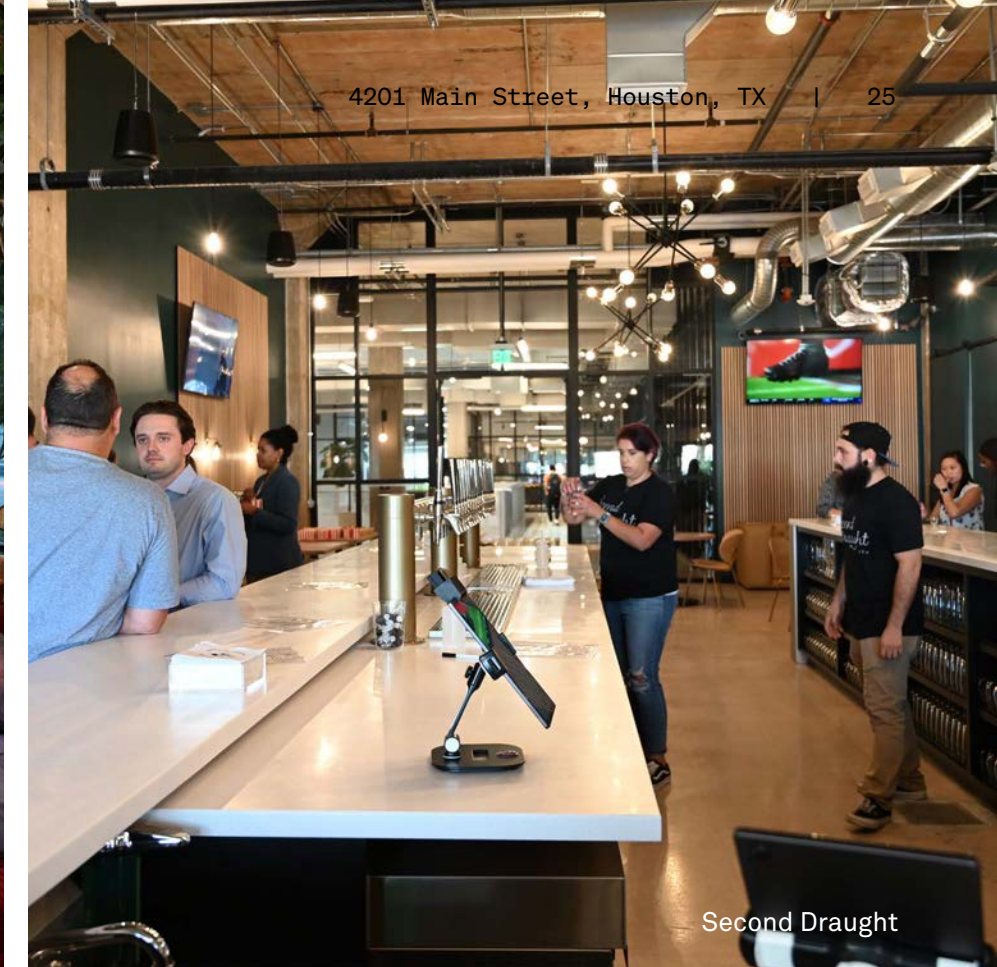
STUFF'd Wings is a successful food truck turned brick-and-mortar restaurant serving up traditional chicken wings STUFF'd with a variety of cuisines.



Kokoro offers a fresh take on Japanese cuisine. It is the latest venture by Chefs Patrick Pham and Daniel Lee and sister restaurant to Aiko and Handies Douzo.



The Lymbar



Second Draught



Late August

Amenities

*located on lower level



*Full-service gym



Ion Prototyping Lab



*64 lockable bike stalls + pump



*Mother's room



Additional meeting, presentation, and flex space



*10 shower stalls



Ion Investor Studio



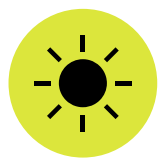
Exceptional WiFi connectivity & bandwidth



Water refill stations



Open air plaza w/ shaded seating & built in charging stations



UV Light Air Filtration System



B-Cycle Station

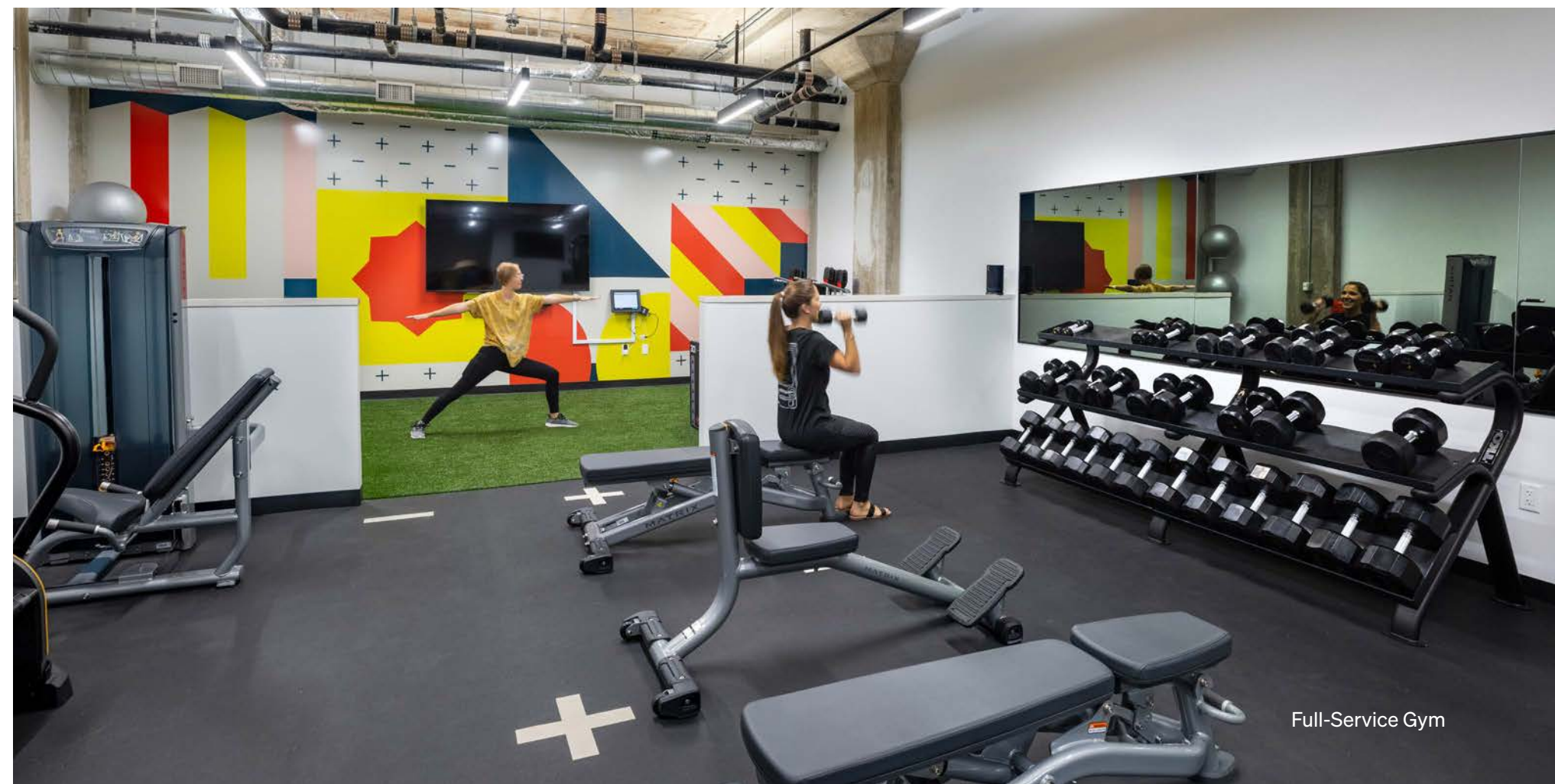


Investor Studio



4201 Main Street, Houston, TX

Ion Prototyping Lab



Full-Service Gym

03

Right Here,
Right Now



Lower Level

Flexible Collaboration Space

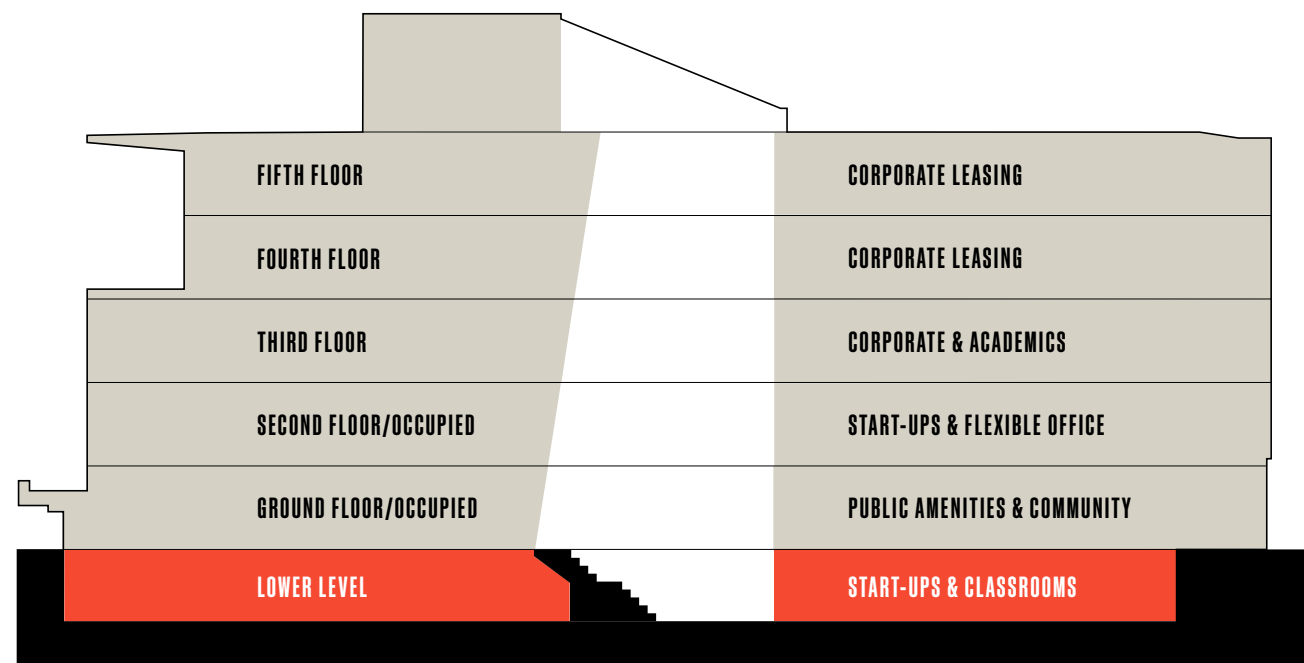
7 Conference Rooms and 5 Huddle Rooms

Event Space

Ion Accelerator Hub

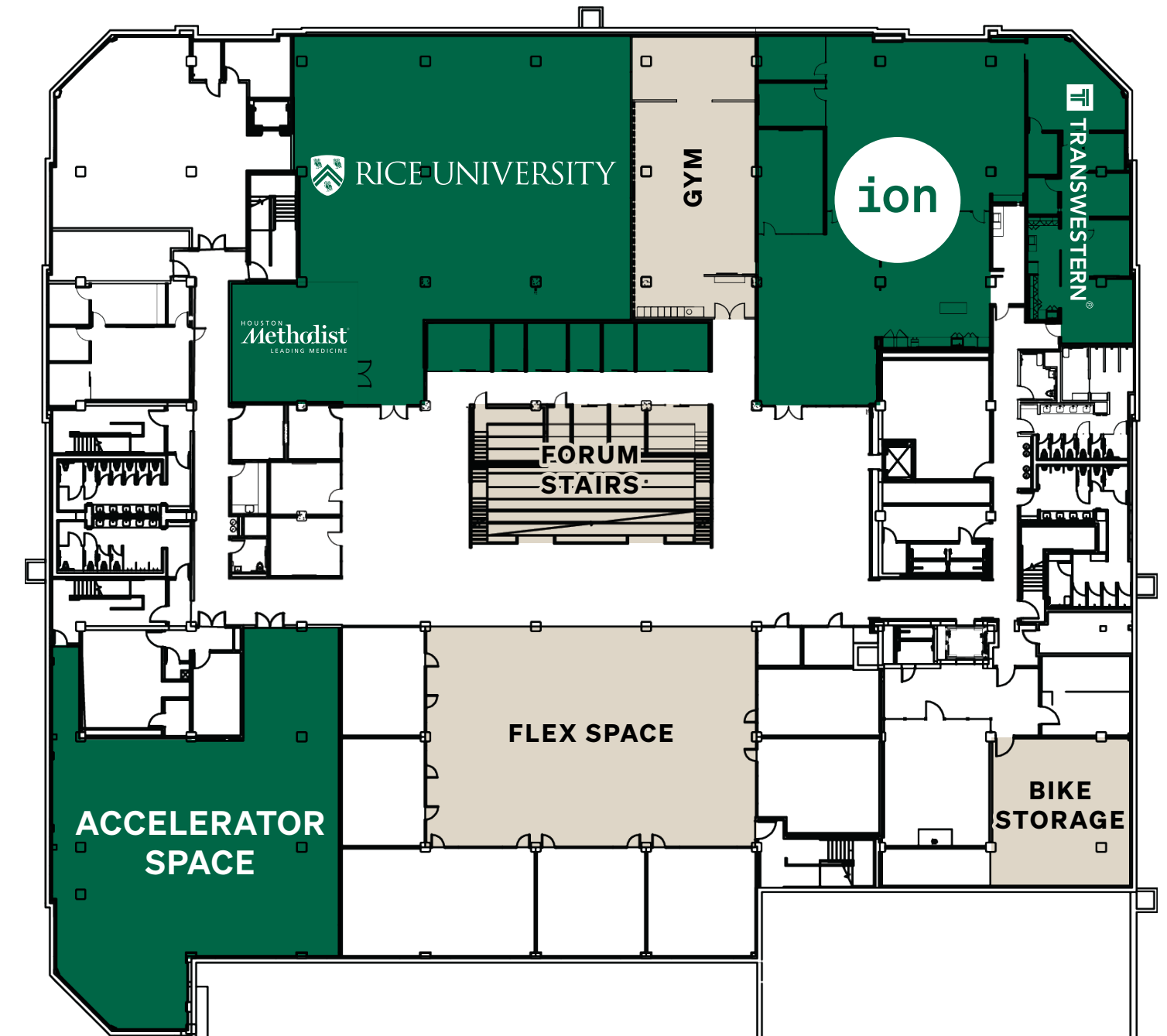
Ion Academic Network

Workforce Development Programs



Legend:

- Occupied Space
- Lease Pending
- Available Space
- Amenity Space



Ground Floor

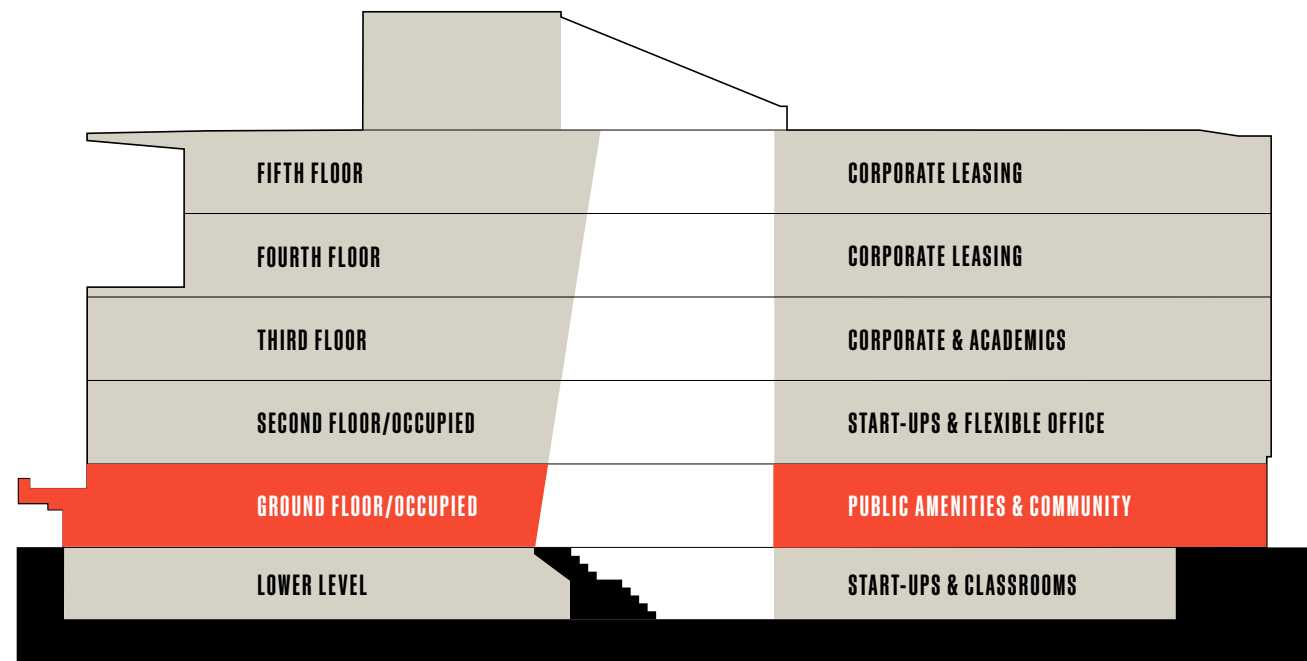
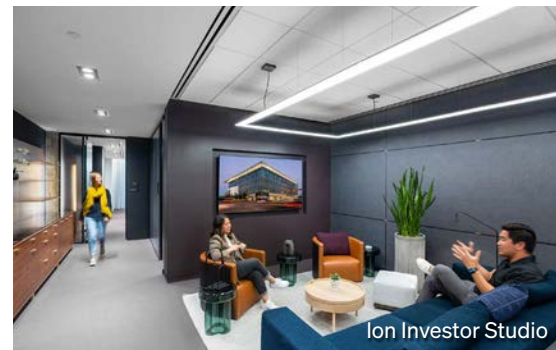
Public Amenities & Community

The hub for networking, prototyping needs, meeting with investors, and getting some local grub. This floor opens up to the Forum Stairs where weekly pitches, panels, and activations take place.

Ion Restaurants: Second Draught, The Lymbar, Late August, and Cafe Ion

Ion Investor Studio: Private studio space with 5 person huddle room and 16 person large conference room

Ion Prototyping Lab: Where your ideas meet the designers, engineers, and fabricators that can make it a reality.



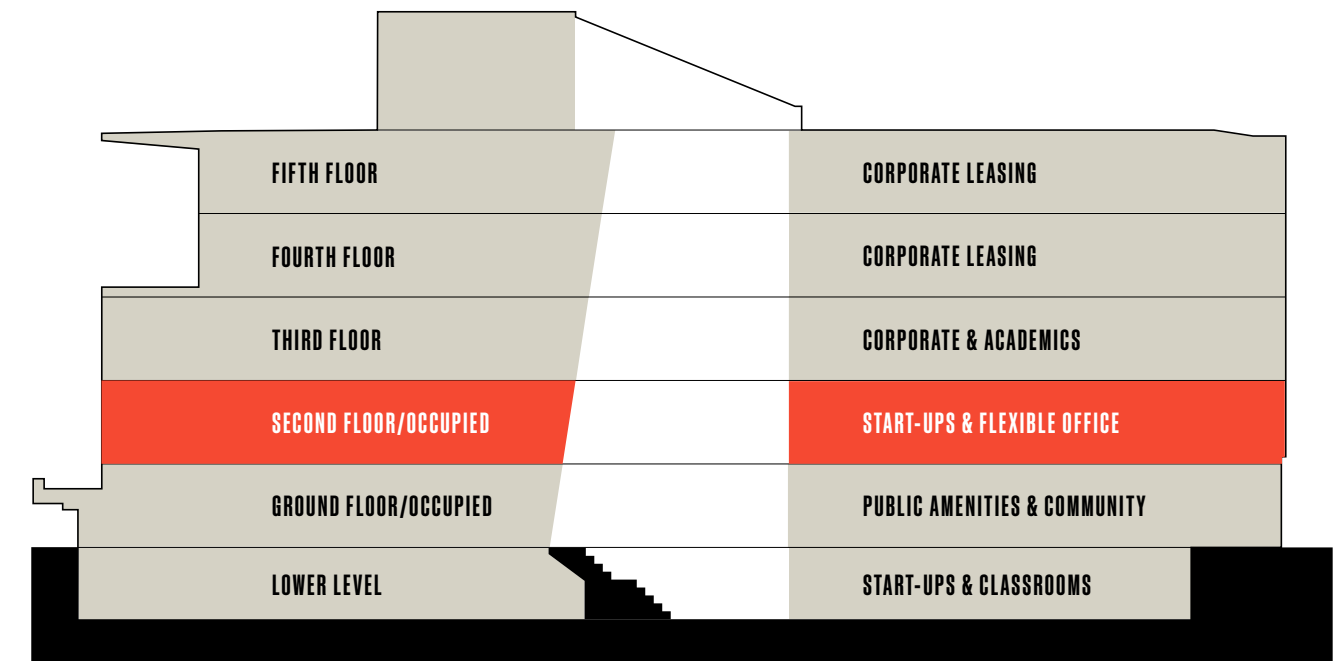
Second Floor

Start-Ups & Flexible Office Space

Spanning approximately 86,000 SF, Common Desk resides on the entire second floor of the Ion, as well as half of the fourth floor. With stunning design and game-changing amenities, Common Desk at the Ion provides an innovative community of coworking space for Houston's great thinkers, entrepreneurs, and problem-solvers.



COMMON DESK



Third Floor

Corporate & Academic Space

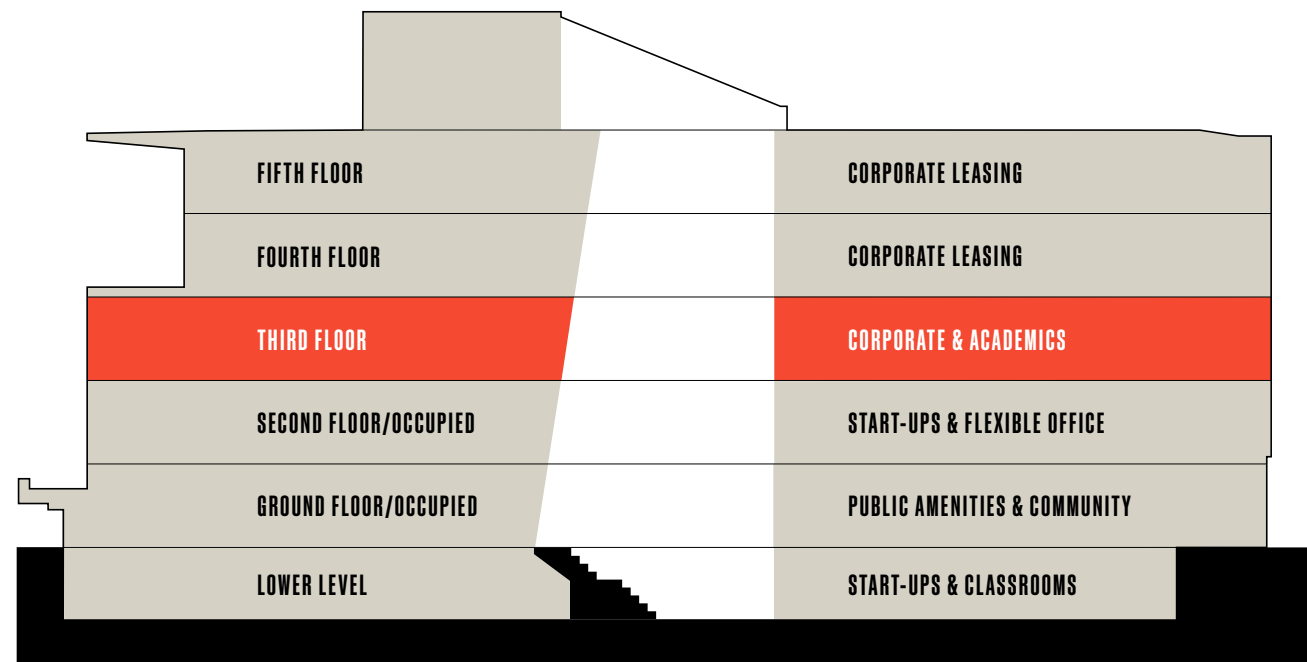
Multi-tenant configuration

Exposed cast-in-place concrete structure circa 1939

17' floor-to-floor height

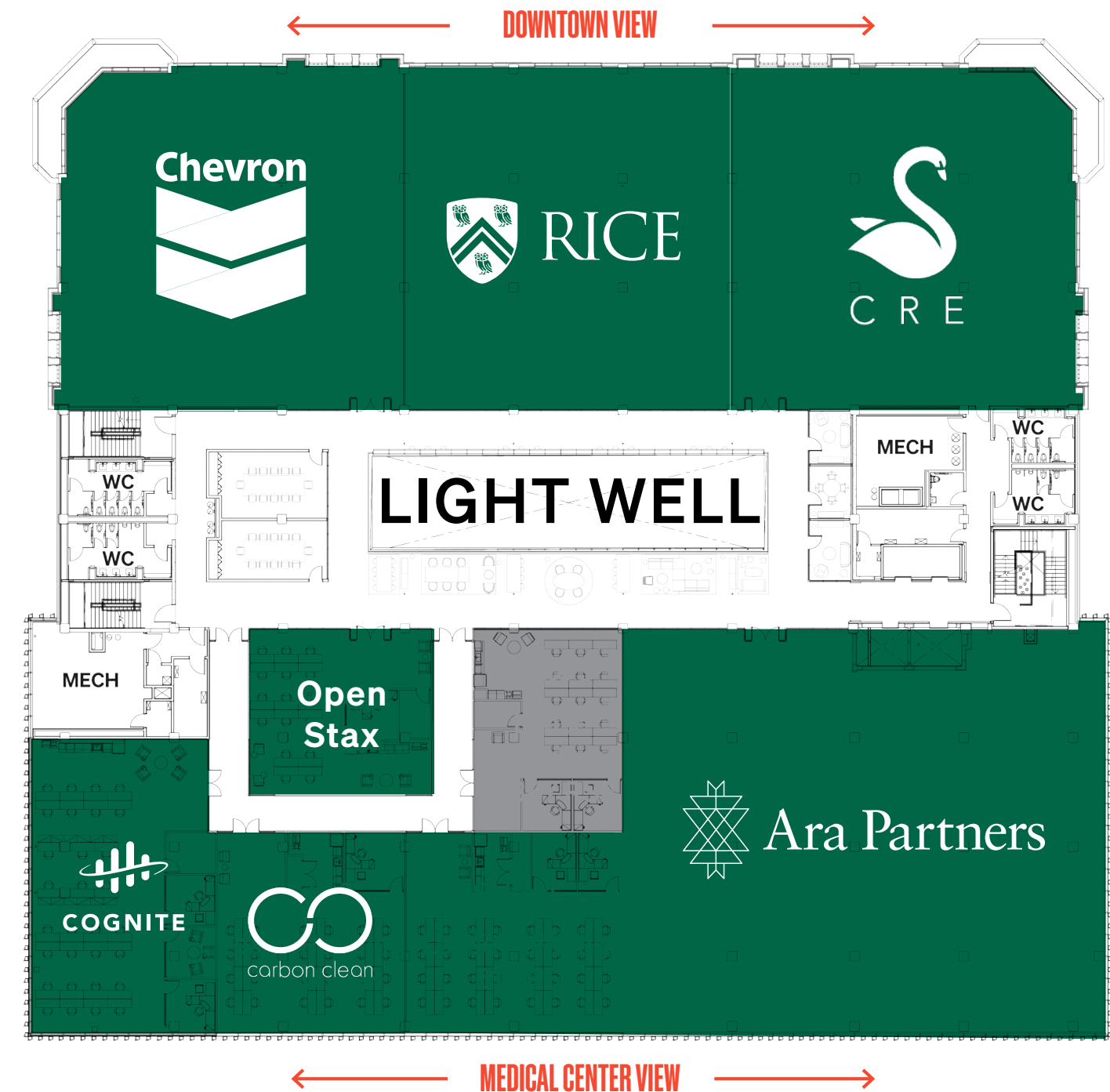
12' minimum clear height

Shared conference space in multi-tenant corridor



Legend:

- Occupied Space
- Lease Pending
- Available Space
- Amenity Space



Fourth Floor

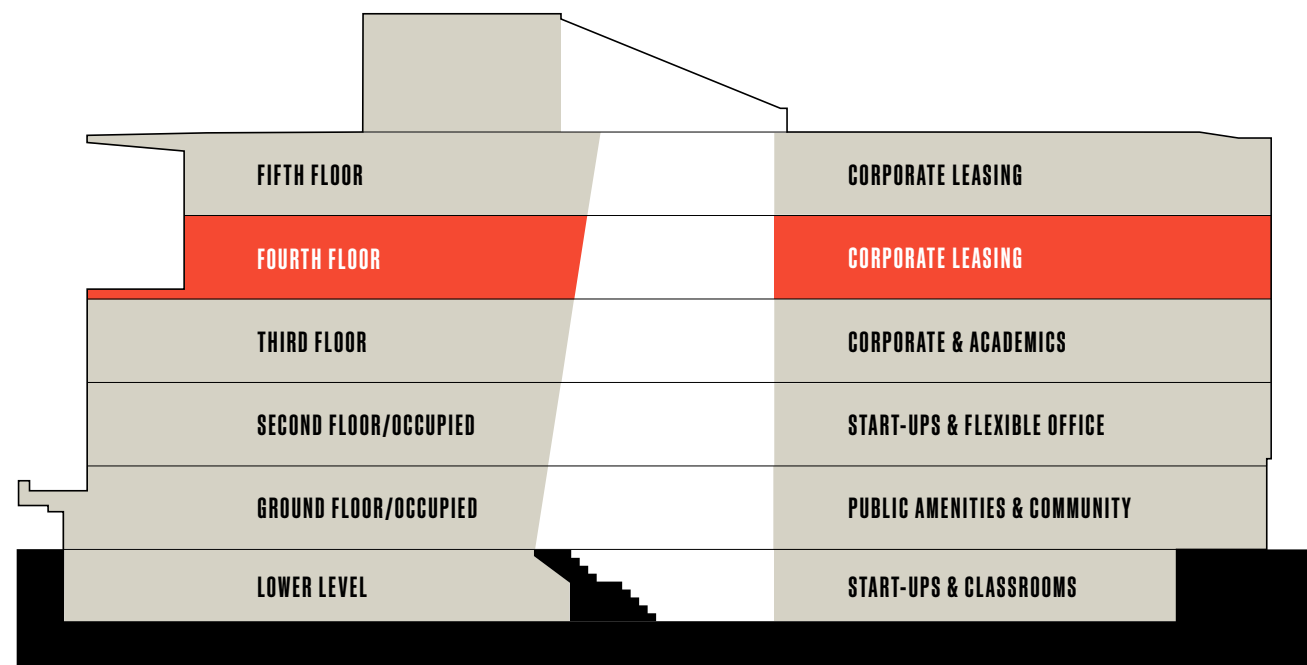
Office Space: 14,754 SF Available

Premium office space with multiple private terraces boasting views of Downtown, the Texas Medical Center, and the Galleria area

Expansive floor-to-ceiling curtain wall glazing with an abundance of natural light

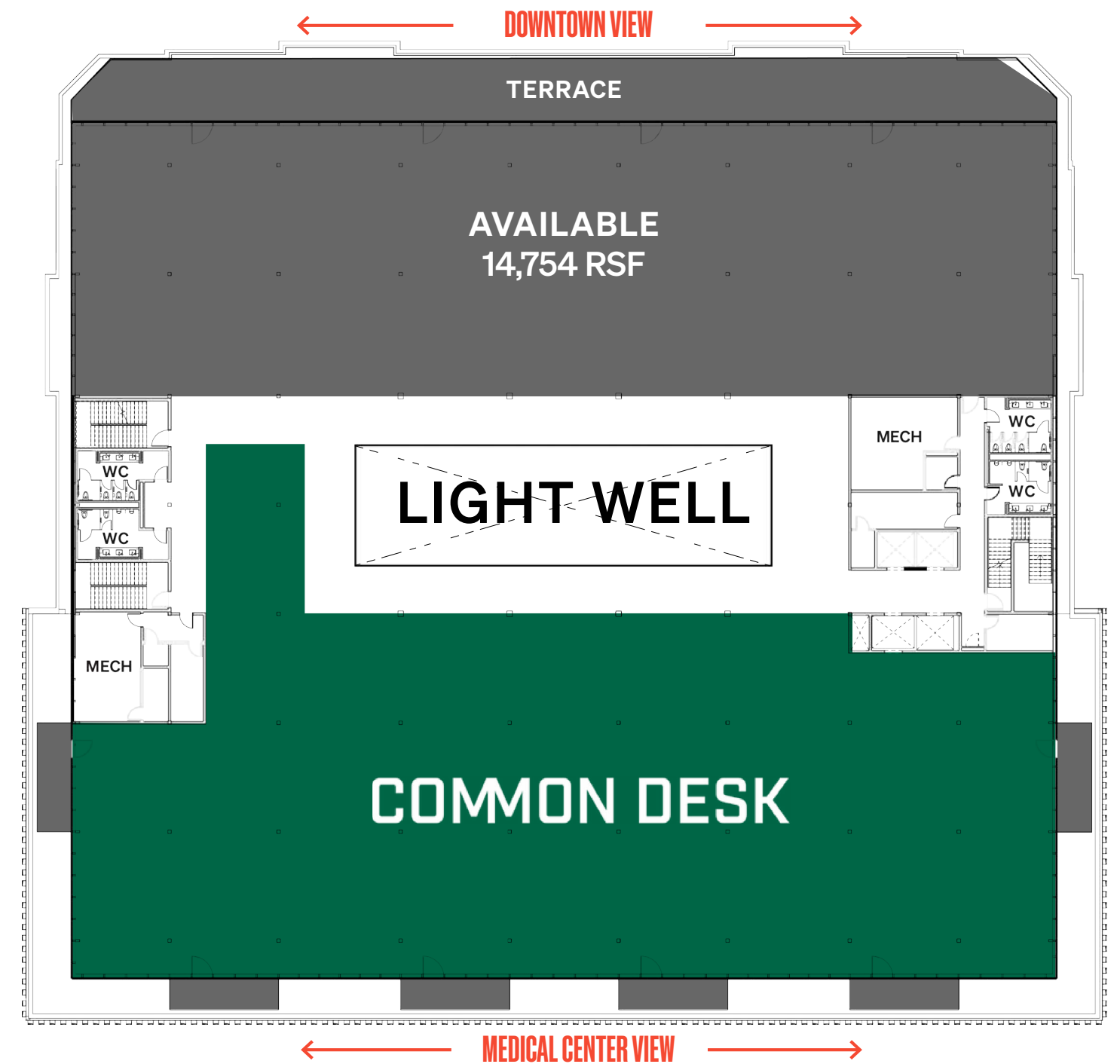
14' floor-to-floor height

10' minimum clear height



Legend:

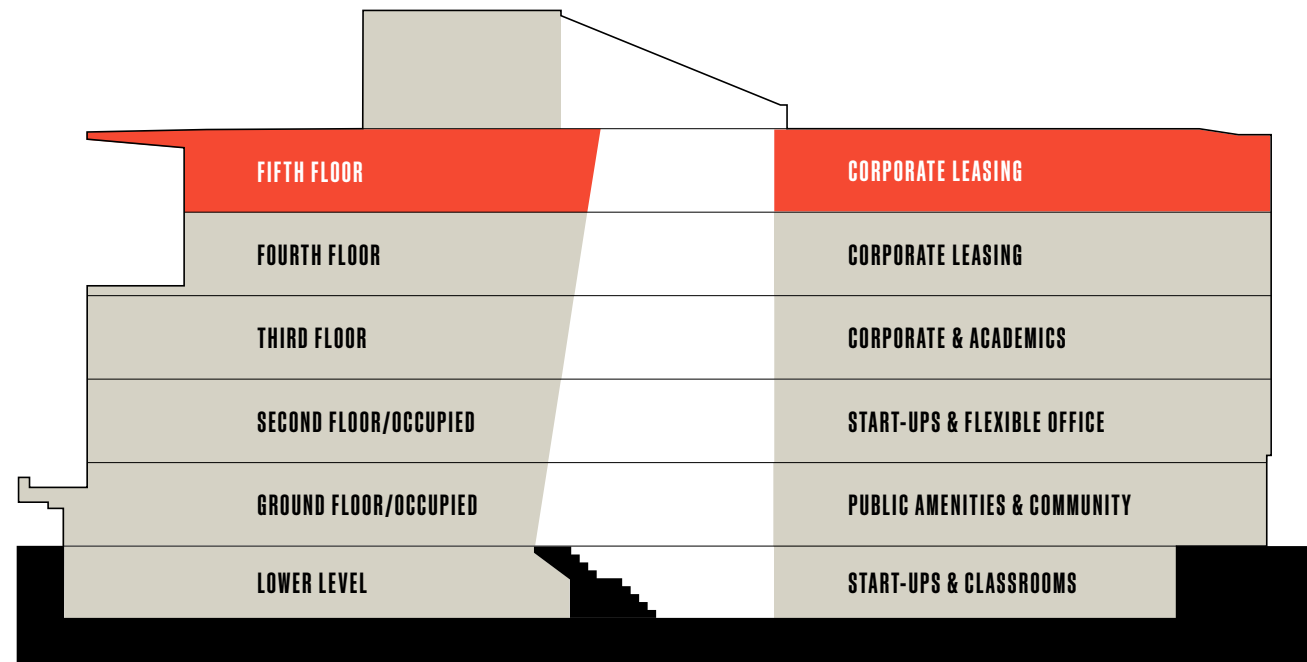
- Occupied Space
- Lease Pending
- Available Space
- Amenity Space



Fifth Floor

Office Space: 8,490 SF Available

- Premium office space boasting penthouse views with an abundance of natural light
- Expansive floor-to-ceiling curtain wall glazing
- 15' floor-to-floor height
- 10' minimum clear height



Legend:

- Occupied Space
- Lease Pending
- Available Space
- Amenity Space





Conceptual rendering of office space at the Ion.



Conceptual rendering of office space at the Ion.

04

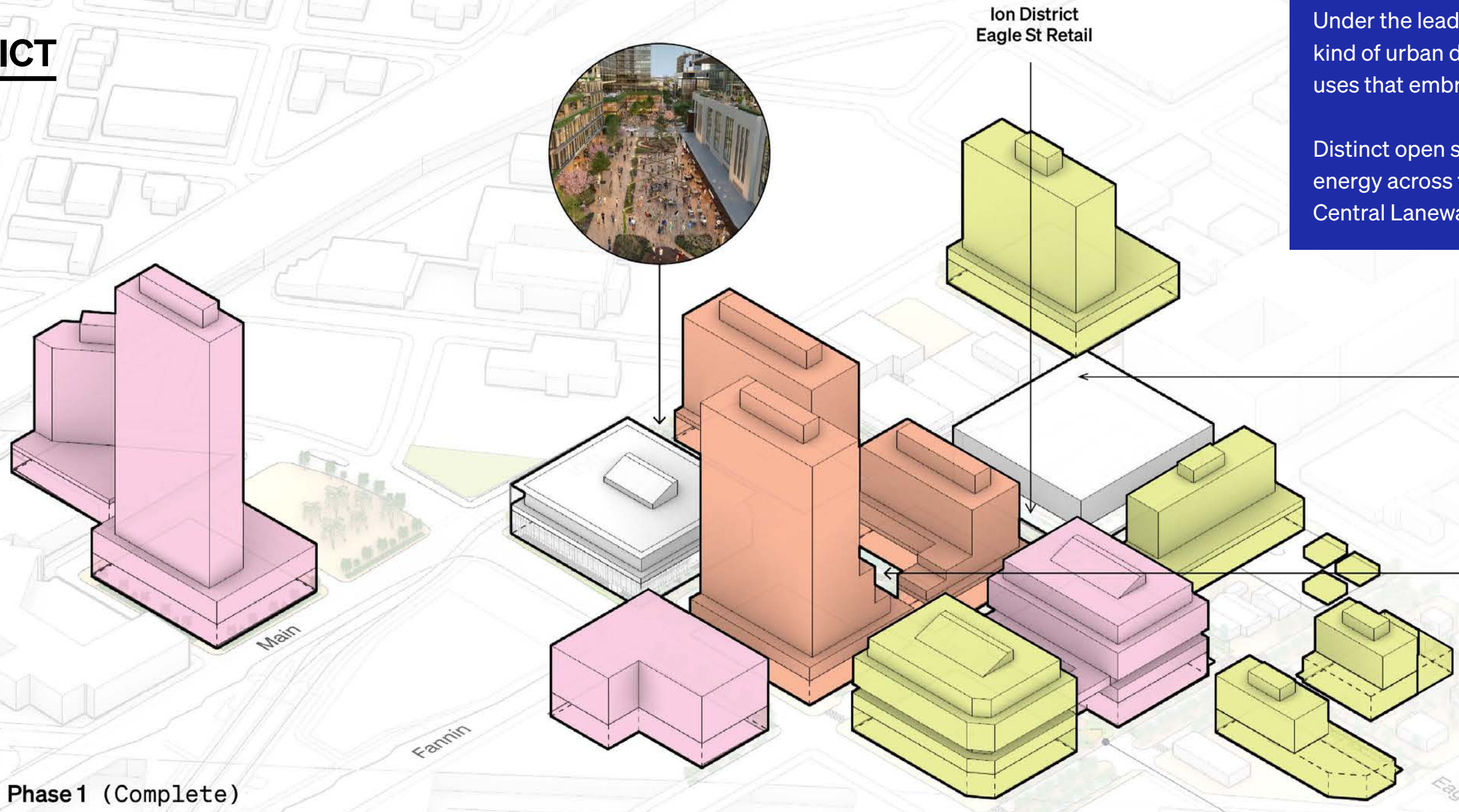
Looking Ahead



ION DISTRICT

Under the leadership of Rice University, Ion District introduces a new kind of urban district to Houston, prioritizing street life and a mix of uses that embraces technology and sustainability.

Distinct open spaces and garden plazas create value and draw energy across the District, anchored around the pedestrian-only Central Laneway.



- Phase 1 (Complete)
- Phase 2 (2024/2025)
- Phase 3 (2028)
- Phase 4 (2031)

Ion District Eagle St Retail

Ion District Garage





**ION
DISTRICT**

ID

District Garage

3.5/1,000
parking ratio

10,000 SF
ground level retail
& gallery space

14+ EV
charging stations

ADVANCED PARKING
assistance equipment

ION DISTRICT



Conceptual rendering of Ion Plaza continuation across Fannin St. and additional buildings planned in the next phase of development.

ION DISTRICT



Conceptual rendering of Ion District at Caroline St.



Conceptual rendering of retail along Eagle St. in Ion District Parking Garage.

+ -