



INNOVATION  
TOWER

COMING SOON

# BUILDING SPECS



# INNOVATION TOWER

476,500<sup>RSF</sup>

CUTTING-EDGE CLASS AA MEDICAL OFFICE TOWER

48 story medical office and luxury residential tower that includes fine dining restaurant

Panoramic views of West University, The Museum District, and Hermann Park

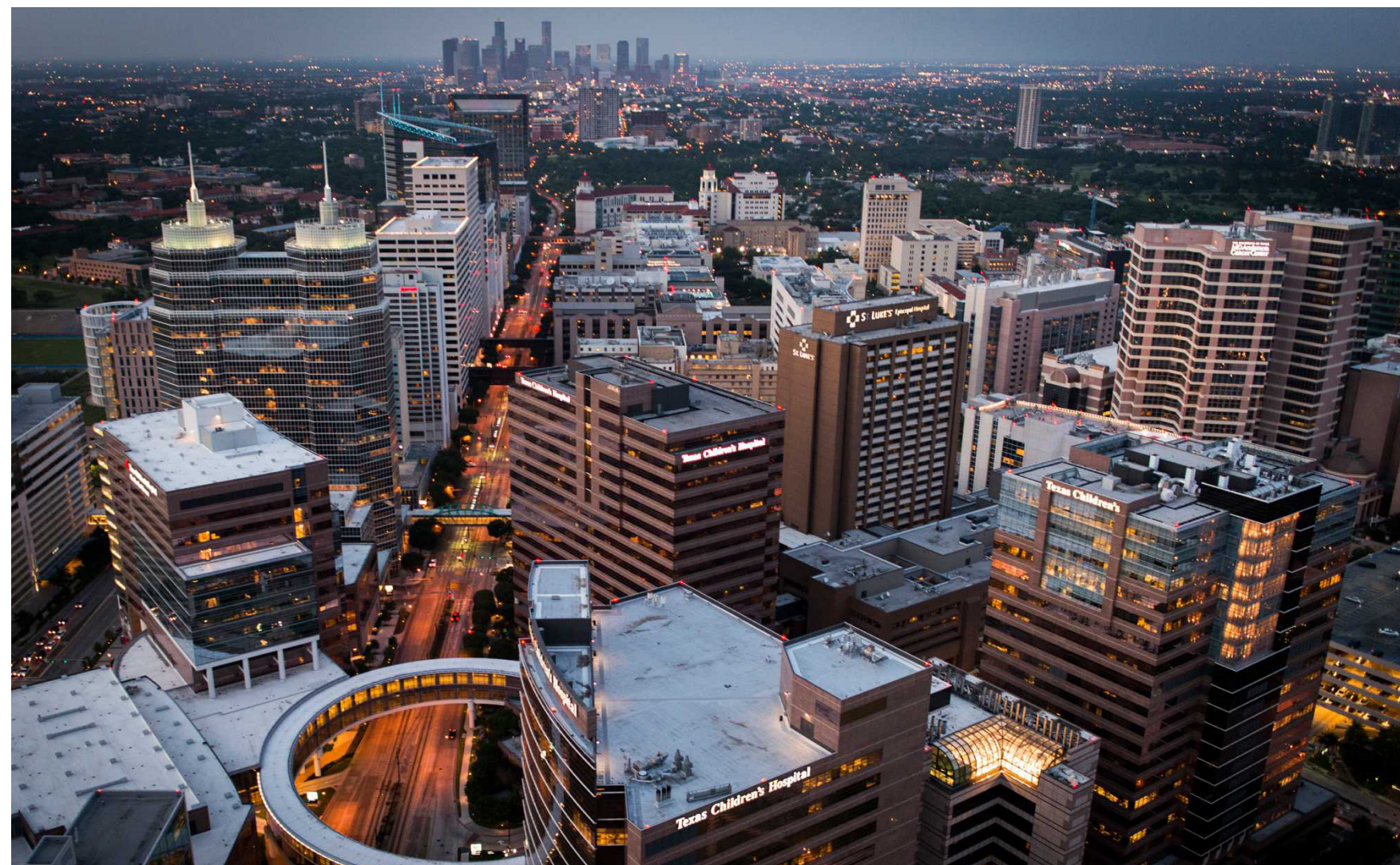
Connected within walking distance to the Texas Medical Centers major institutions

Full Floor to Ceiling Glass

Parking garage with direct elevator access to floor

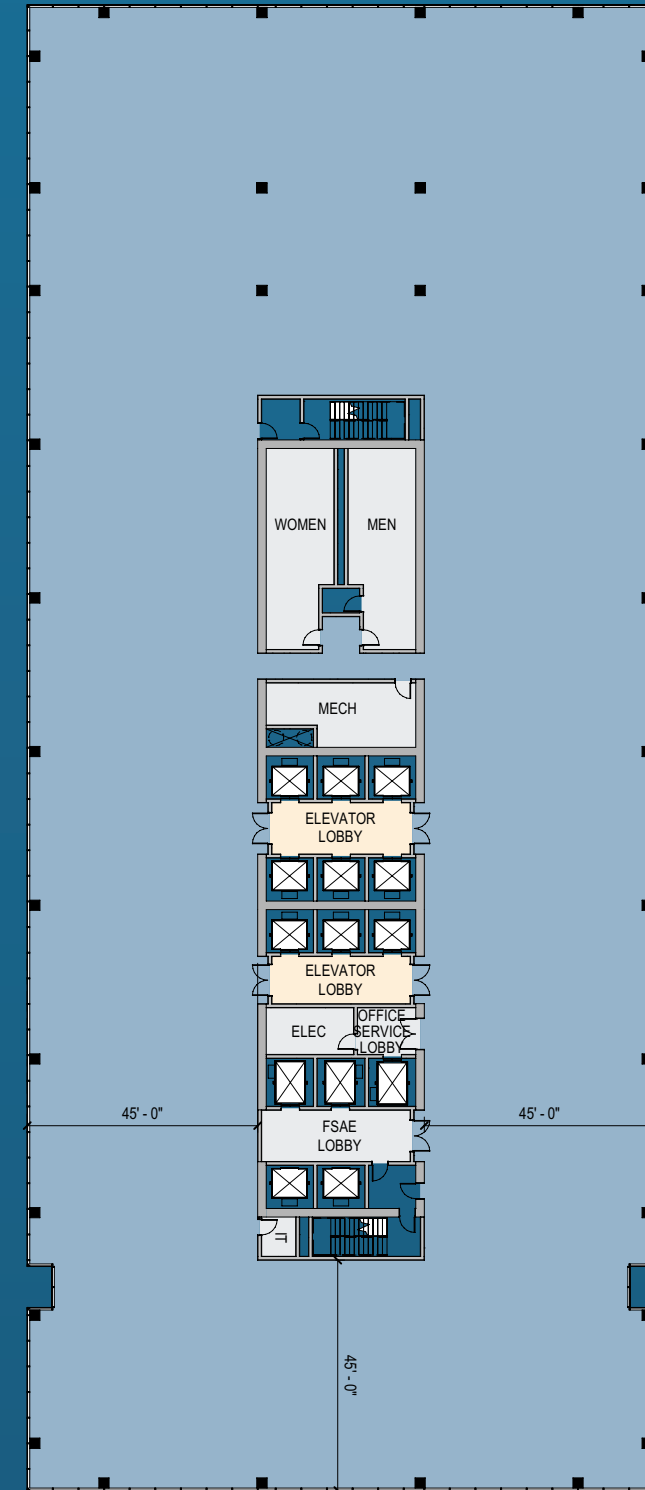
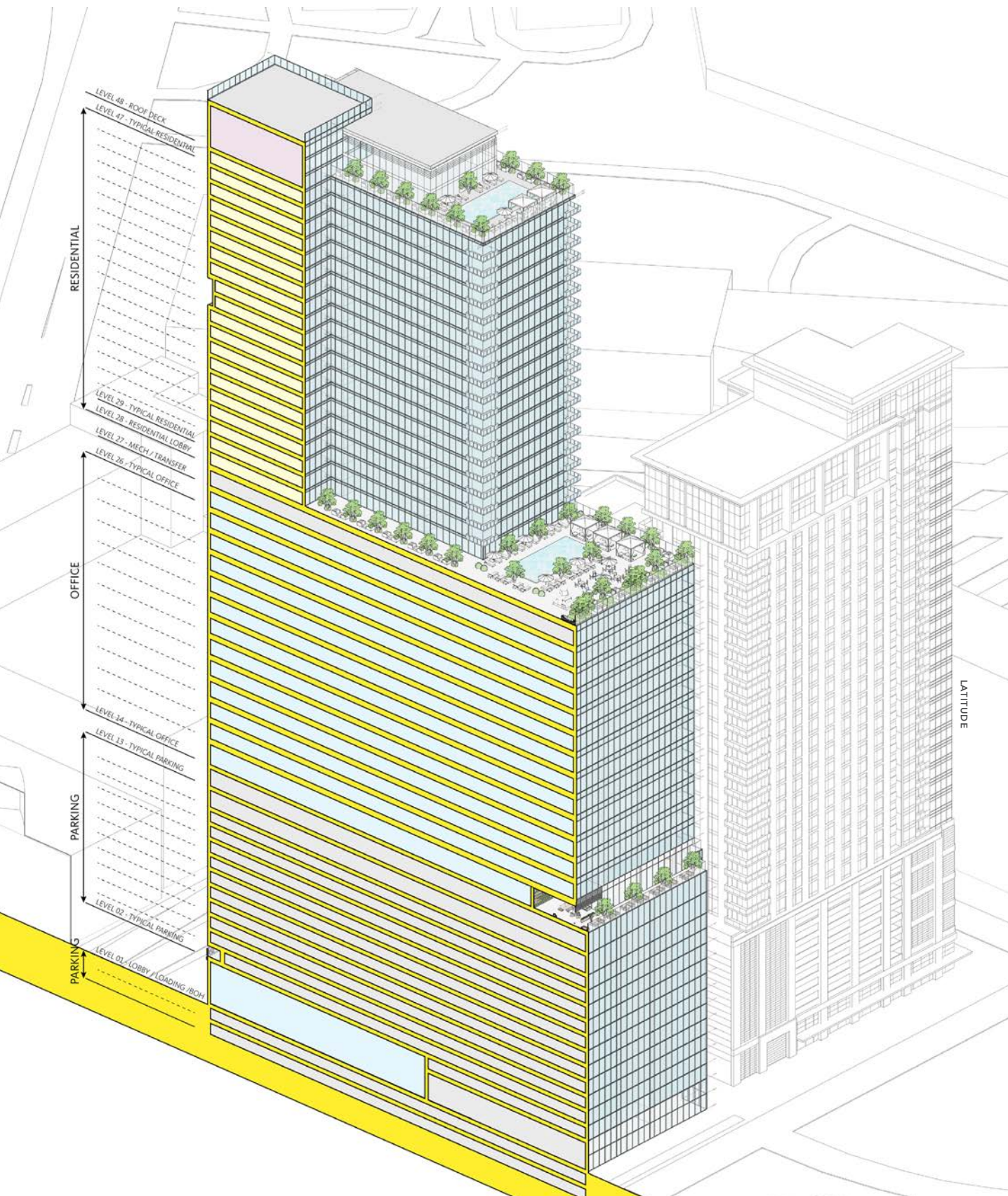
Ample parking | 1,750 spaces

Medical office space designed for ultimate flexibility and efficiency



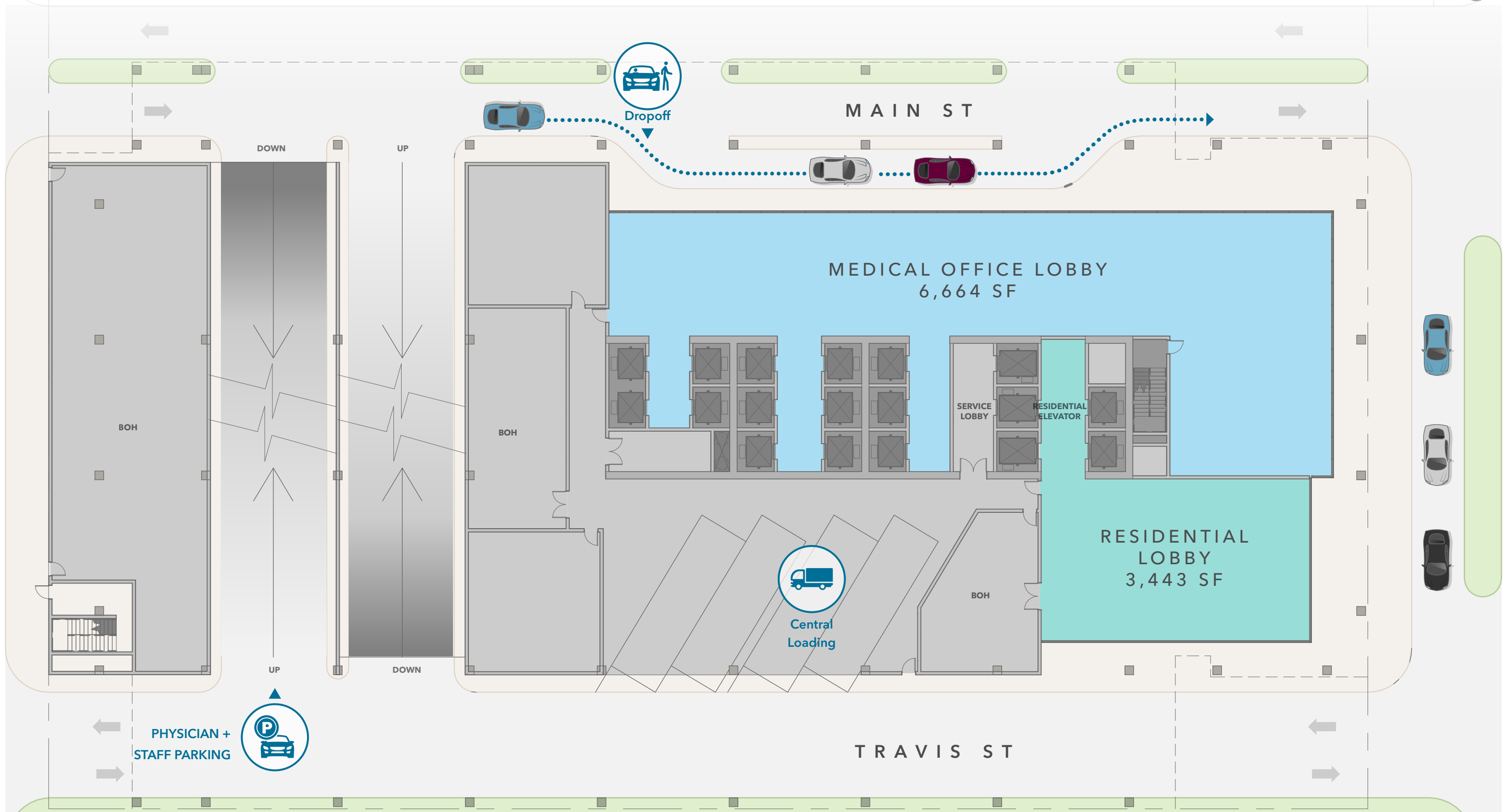
# BUILDING ATTRIBUTES

INNOVATION TOWER REVOLUTIONIZES THE MEDICAL OFFICE EXPERIENCE.



TYPICAL OFFICE | LEVEL 14-26

# GROUND LEVEL



# WHERE TOP MINDS COLLABORATE

THE ONLY CLASS AA MEDICAL  
OFFICE TOWER IN THE TEXAS  
MEDICAL CENTER.

The first of it's kind, Innovation  
Tower is uniquely connected  
to medical office + luxury  
residential + hotel + fine dining  
restaurant at the ground floor.



# WALKABILITY



73

TRANSIT SCORE

Excellent transit accommodates  
Rail lines and public transportation



82

BIKE SCORE

Very bikeable with established  
bike lanes



WALKABILITY

5 - 20 minute walk to access  
majority of TMC Institutions



INNOVATION TOWER

5 MINUTES

TCH PAVILION FOR  
WOMEN

5 MINUTES

TCH PAVILION FOR  
WOMEN

6 MINUTES

RICE BRC

6 MINUTES

TEXAS CHILDREN  
HOSPITAL

10 MINUTES

HOUSTON METHODIST  
HOSPITAL

8 MINUTES

BAYLOR ST. LUKE'S  
MEDICAL CENTER

15 MINUTES

MEMORIAL HERMANN

14 MINUTES

BAYLOR COLLEGE OF  
MEDICINE

18 MINUTES

HARRIS HEALTH  
BEN TAUB  
HOSPITAL

11 MINUTES

UNIVERSITY OF  
HOUSTON MD ANDERSON  
CANCER CENTER



# CONNECTIVITY



# TMC STATS

10 MILLION  
PATIENT ENCOUNTERS PER YEAR

180,000+  
ANNUAL SURGERIES

750,000  
ER VISITS PER YEAR

TMC BEGINS ONE SURGERY  
EVERY THREE MINUTES

HOME TO THE  
WORLD'S LARGEST CHILDREN'S HOSPITAL &  
WORLD'S LARGEST CANCER HOSPITAL  
TEXAS CHILDREN'S HOSPITAL AND THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER

WITH 1,345 TOTAL ACRES &  
\$25B IN GDP, TMC IS THE  
8TH LARGEST  
BUSINESS DISTRICT IN THE U.S.

TMC OFFERS OVER  
9,200  
TOTAL PATIENT BEDS

TMC'S CAMPUS ENCOMPASSES  
50 MILLION  
DEVELOPED SQUARE FEET

OVER 25,000 BABIES DELIVERED PER YEAR

TMC DELIVERS ONE BABY EVERY 20 MINUTES, RESULTING IN  
APPROXIMATELY 26,280 BIRTHS PER CALENDAR YEAR

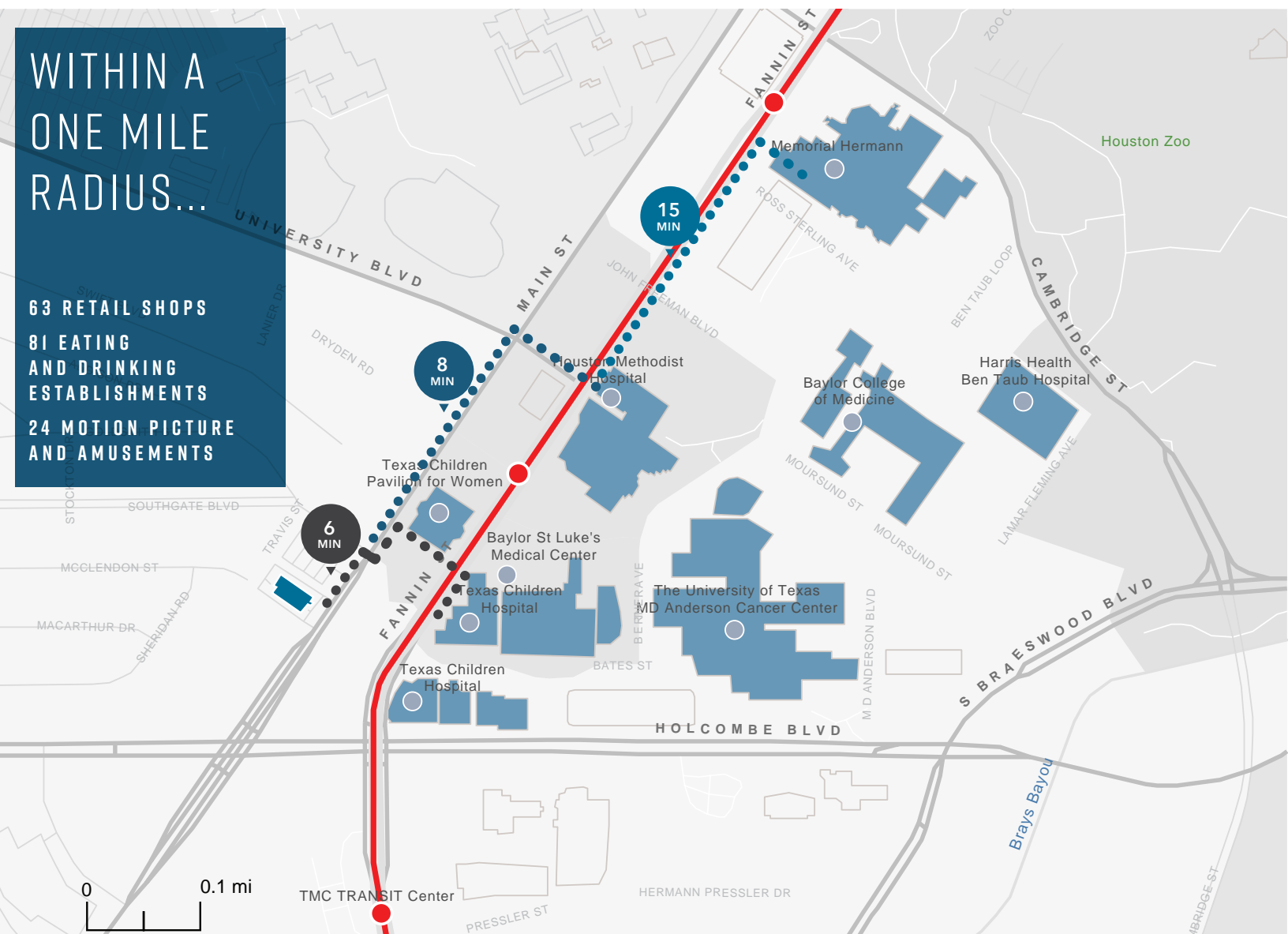
13,600+  
TOTAL HEART SURGERIES

\$3 BILLION  
IN CONSTRUCTION PROJECTS UNDERWAY

106,000+  
TOTAL EMPLOYEES

## WITHIN A ONE MILE RADIUS...

- 63 RETAIL SHOPS
- 81 EATING AND DRINKING ESTABLISHMENTS
- 24 MOTION PICTURE AND AMUSEMENTS



LIVE.WORK.PLAY.

LATITUDE TOWER

INNOVATION TOWER

INTERCONTINENTAL HOTEL



## IT'S ALL HERE

- + INNOVATION TOWER MEDICAL OFFICE
- + LATITUDE TOWER LUXURY RESIDENTIAL
- + INTERCONTINENTAL HOUSTON MEDICAL CENTER HOTEL
- + JUST MINUTES FROM THE MUSEUM DISTRICT, HERMANN PARK, HOUSTON'S TOP RESTAURANTS, AND SO MUCH MORE









# INNOVATION TOWER

N O W P R E L E A S I N G

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 **TRANSWESTERN**<sup>®</sup>

**MEDISTAR**

Medical Real Estate Development