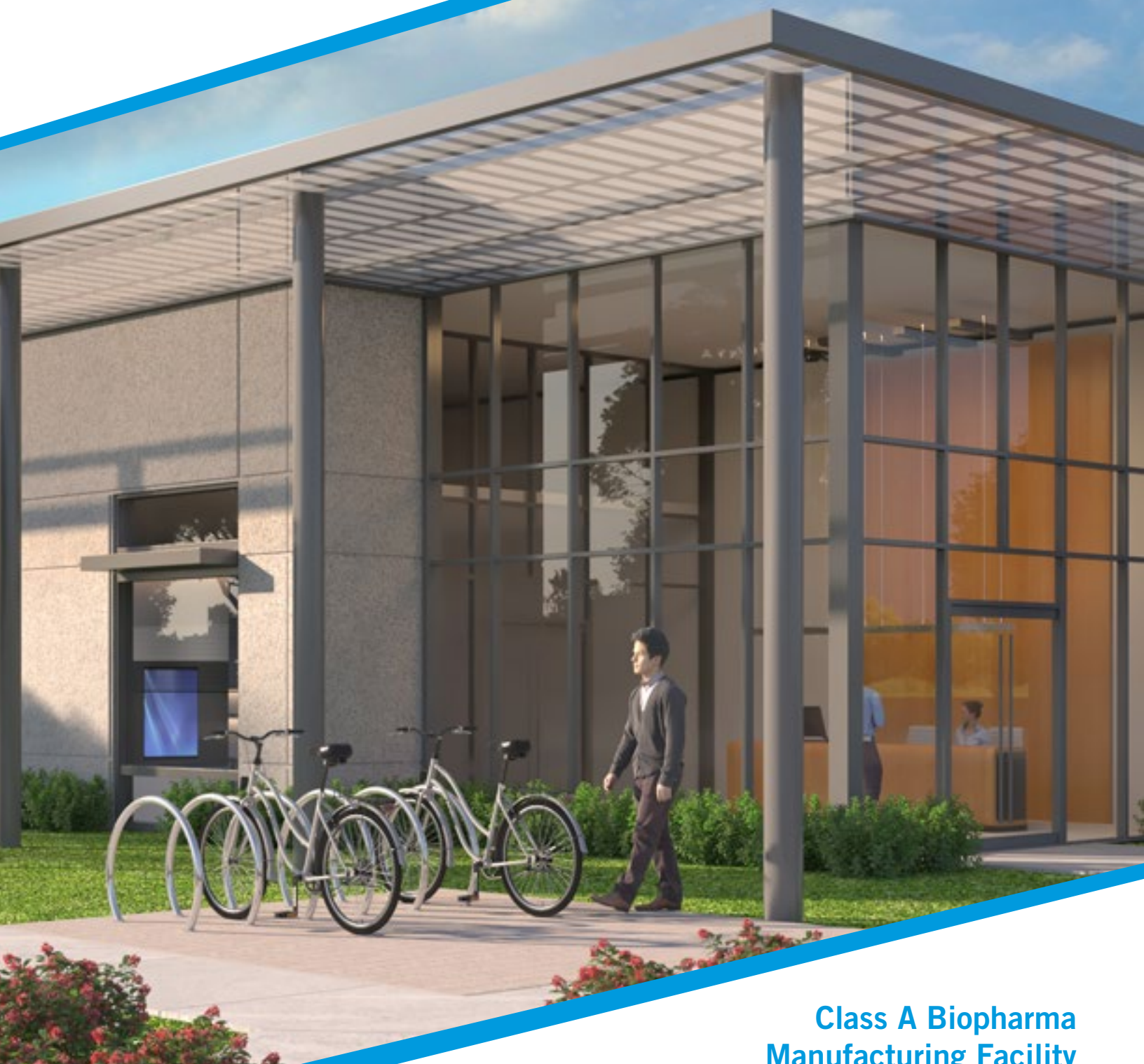




GENERATION PARK

A Place to Live, Grow, and Thrive



**Class A Biopharma  
Manufacturing Facility**  
in Houston, TX

**McCord**

[www.GenerationPark.com](http://www.GenerationPark.com)

# Best-in Class GMP Manufacturing Facility

Designed for contract manufacturing and end-user requirements for all development phases



## GENERATION PARK

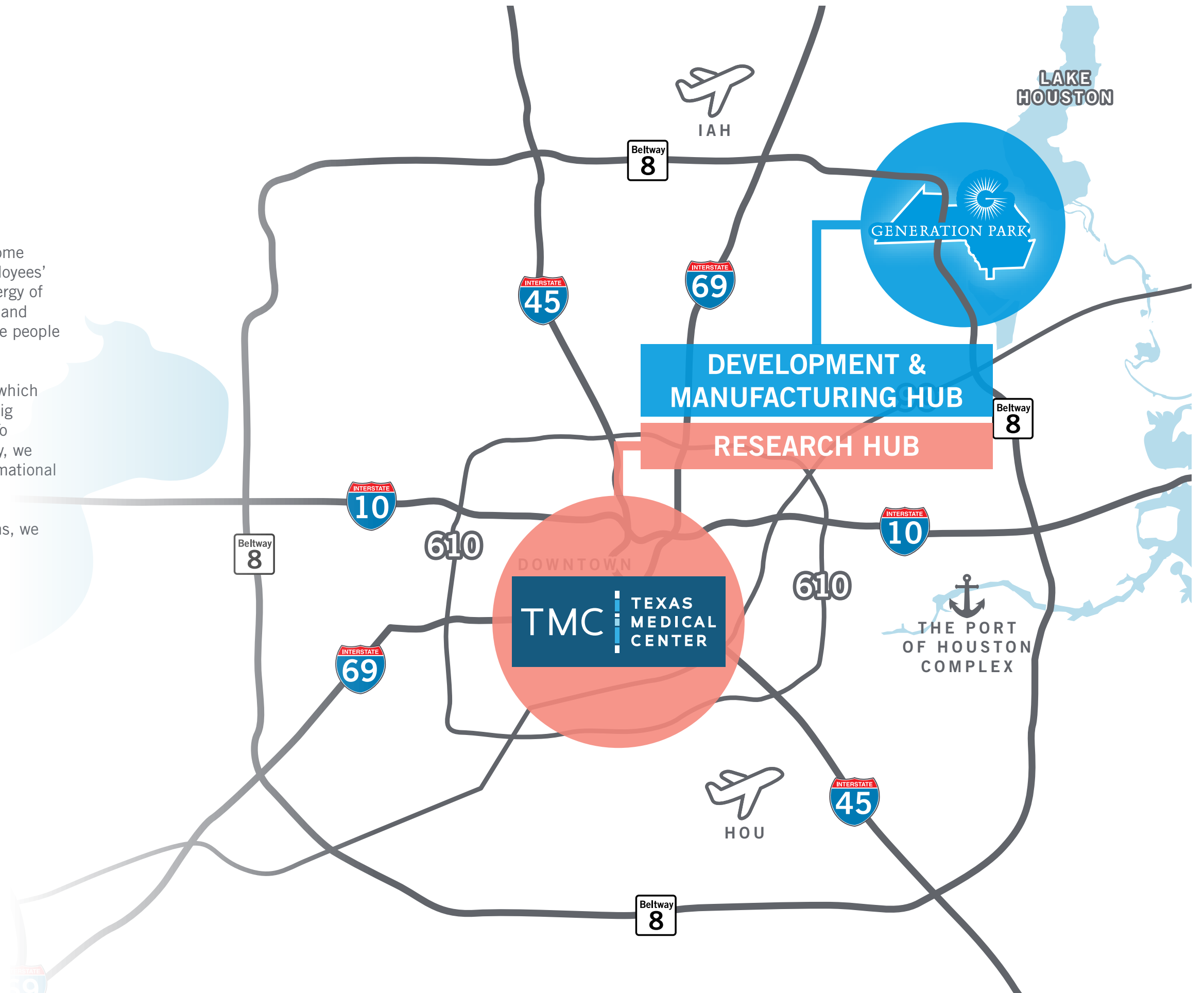
To companies that locate at Generation Park, we welcome you to a master-planned development where your employees' experiences are paramount. Whether it's the urban energy of Redemption Square or the natural escape of our trails and lakes, our human-centered design creates places where people want to be.

An entrepreneurial spirit is embedded in our identity, which means we are open to possibilities, and not afraid of big challenges. To our clients, we work to achieve "yes." To our partners, every day is day 1. And to the community, we understand that our 4,200 acres can be truly transformational for decades to come.

From pedestrians, to corporations, to future generations, we have great responsibility at every scale.

## HOUSTON'S BIOPHARMA MANUFACTURING HUB

Generation Park's location in the near-suburbs of Houston provides organizations a more cost effective facility strategy only 25 minutes from the core research centers at the Texas Medical Center. Plus the proximity to IAH and Port Houston make Generation Park the ideal home for manufacturing.



# San Jacinto College 5k Color Run



# WELCOME TO GENERATION PARK'S LOCKWOOD BUSINESS PARK

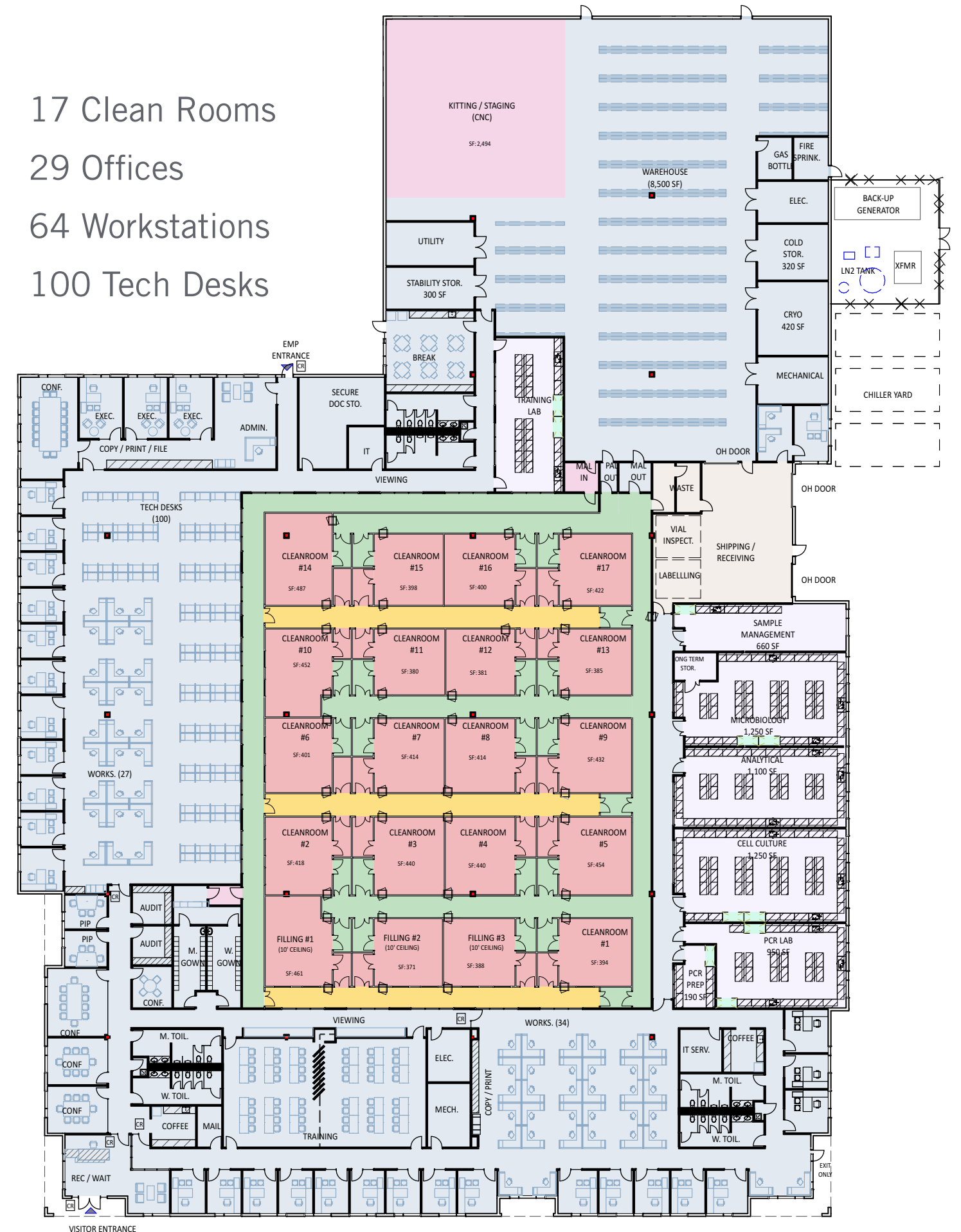
Join nearby HQs, R&D and manufacturing  
in an institutional environment planned  
for logistics and the employee.



# BUILDING SPECS & SITE PLAN

- Address: 13321 Lockwood Road
- Building Type: GMP Biopharma Manufacturing Facility
- Building Size: 65,350
- Land Size: 5.5 acres
- Exterior Façade: Signature two-story conopied entrance with class A-office comparable glazing
- TI Allowance: Comparable to biopharma TI's found in other major life science hubs throughtout the U.S.
- Parking: Up to 150 spaces
- Dimensions: 340' x 232'
- Clear Height: 18' clear
- Structure: Structural tilt walls with steel joist roof structure
- Roof: 60 mil TPO
- Clean Rooms: Efficient floor plate for up to 17 clean rooms. Phased floor plans are available upon request.
- HVAC: Provided to spec (as part of TI allowance)
- Sprinkler: ESFR sprinkler system
- Electrical: 2,500A service
- Dock Doors: Provided to spec
- Construction Timing (Core & Shell): 15 months from lease execution, CD's complete and ready for permit submittal
- Landscaping: Above standard

17 Clean Rooms  
 29 Offices  
 64 Workstations  
 100 Tech Desks



# THE GOLD STANDARD IN TRAINING FOR THE BIOPHARMA MANUFACTURING INDUSTRY IS STEPS AWAY, LITERALLY

McCord is partnering on development of a biomanufacturing workforce institute, globally recognized as the gold standard in training and research solutions for the biopharmaceutical manufacturing industry, to be housed in Generation Park. This will be the exclusive facility of its kind for the entire southern and southwestern United States.

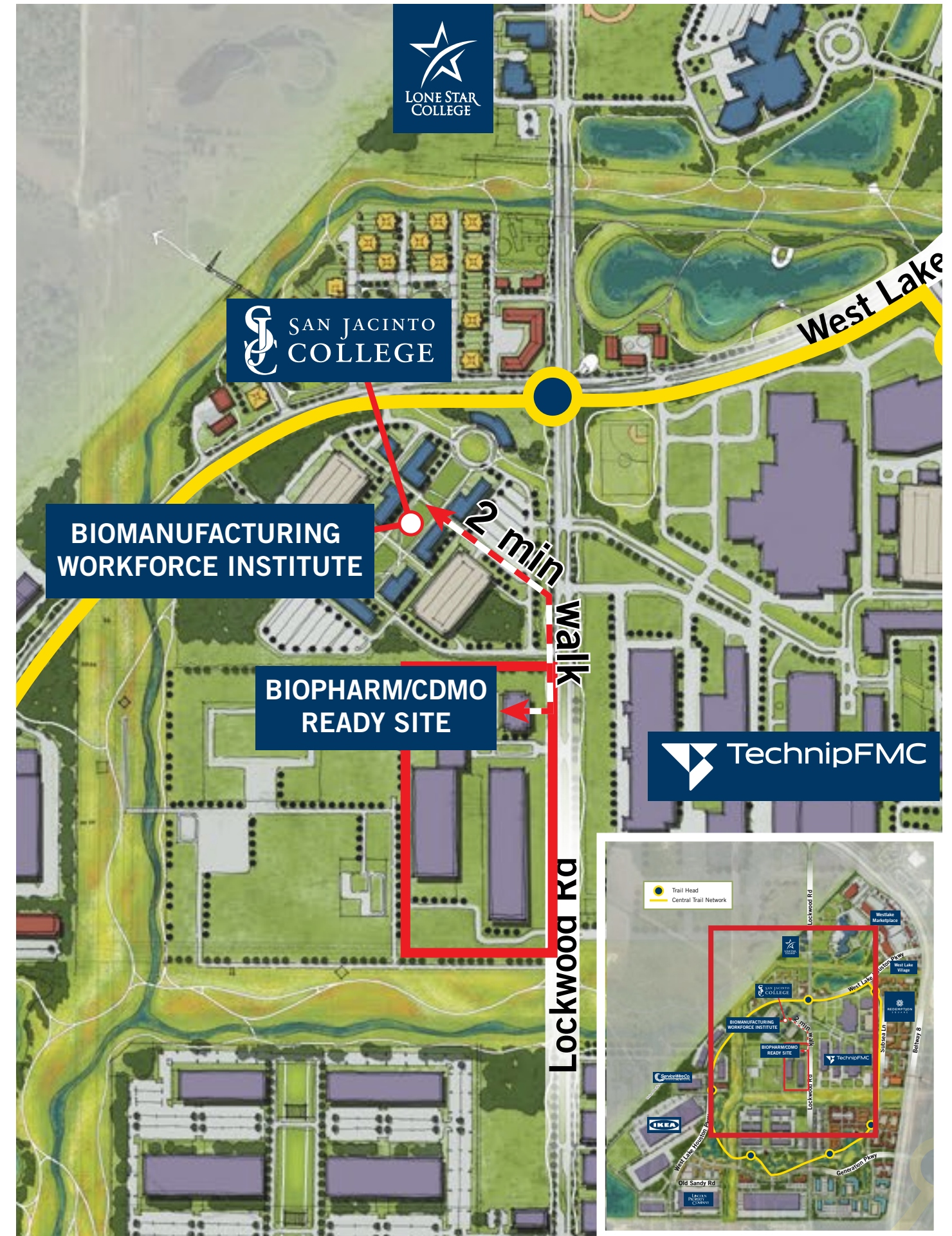
The planned biomanufacturing workforce institute will be housed within a state-of-the-art and multifunctional facility equipped with the most modern industrial bioprocessing equipment. At the heart of the institute is the bioprocessing pilot plant operated in a realistic GMP simulated and operational manufacturing environment.



The institute's core services include:

- **Train and educate** over 4,000 people annually to work in all areas of bioprocessing
- **Collaborate with industry** on scientific research to drive biopharma innovation
- Provide **contract research services** focused on bioanalytical characterization
- Provide a **test bed** for new technologies and processes

## A PARTNER TRUSTED BY INDUSTRY LEADERS FOR WORKFORCE DEVELOPMENT



# MCCORD - A HUMAN-CENTERED DEVELOPER WITH MORE THAN \$3B OF PROPERTIES OWNED NATIONWIDE.

McCord is a Houston-based opportunistic real estate company with a longstanding track record of creating substantial value through the acquisition, development, and management of office, industrial, land, single-family, and multifamily assets.

Founded in 1973, McCord has had the opportunity to own and manage over \$3 billion of real estate around the United States, including 4.8 million square feet of commercial space, 6,700 residential units, and 5,800 acres of land. McCord is proud of the strong relationships we have forged with our tenant partners and takes very seriously our role in providing exceptional work environments that help attract and retain top talent.

OUR CLIENTS

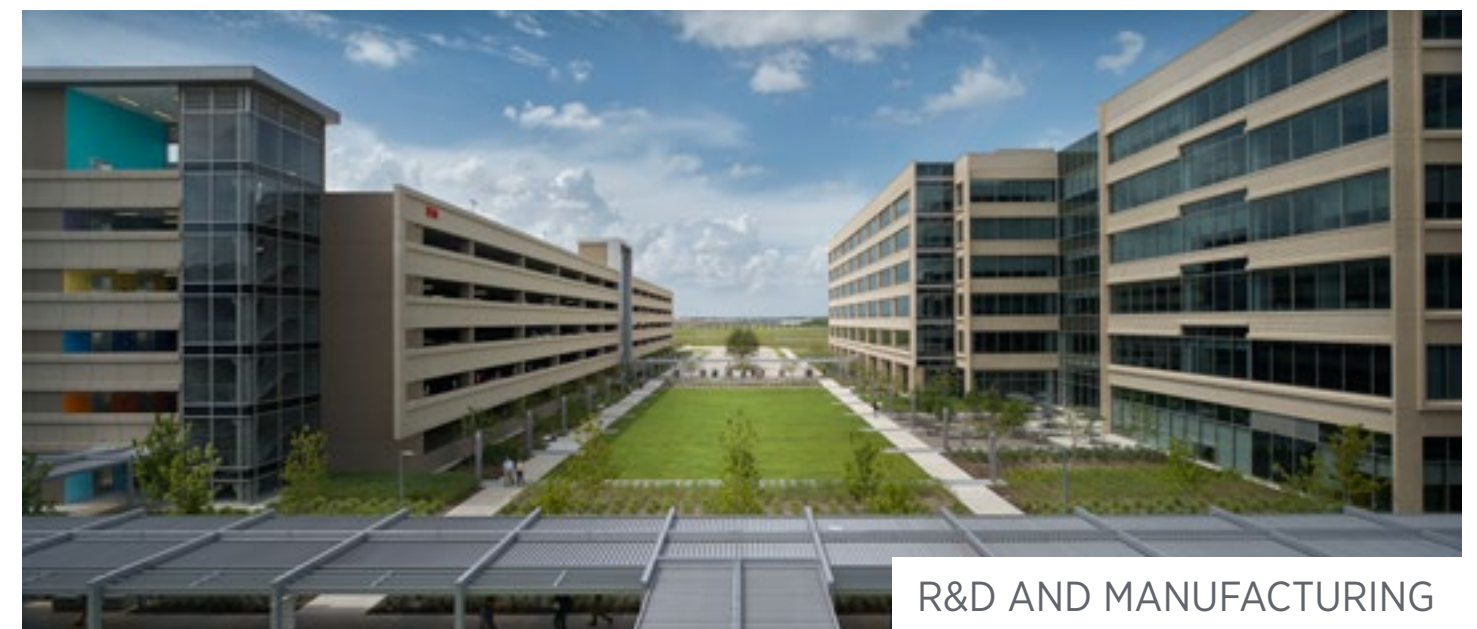
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LIFE SCIENCE



CORPORATE OFFICE



R&D AND MANUFACTURING



## HOME TO THE NEXT GENERATION OF BIOMED DEVELOPMENT AND MANUFACTURING

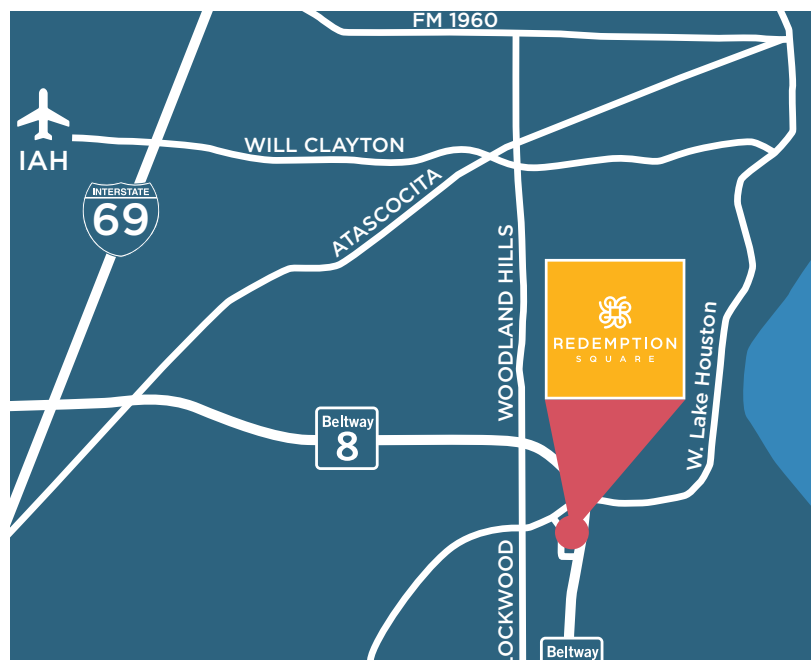
Bio-informatics and other disruptive technology will drive therapy development at a rate never before seen in the history of mankind. The pandemic has illuminated the need to re-shore and secure our country's supply chains to safeguard our future.

McCord, with a foundation in Boston, an experienced team in life sciences, resilient infrastructure, and strategic planning has positioned Generation Park to be home to the next generation of on-shore therapy development and biopharma & medical device manufacturing.



## CELEBRATE CULTURE AT REDEMPTION SQUARE

Filled with restaurants, shops, a Courtyard Marriott hotel, luxury apartments, trails and parks, Redemption Square is designed to help companies attract and retain the best talent. The carefully crafted environment instills a sense of calm with lush trees and a seemingly endless breeze. After hours, Redemption Square's energy intensifies with live entertainment, group fitness classes, and happy hours.



## A HIGHER STANDARD

Views like these are part of our value proposition, and this is just the infrastructure. The philosophy at Generation Park is that the trees, trails, parks, and lakes provides as much value as world class buildings. These enhancements translate into happier people, and happy people perform.



## EXPERIENCE LIFE AT GENERATION PARK

Ever wonder what life is like at one of the largest commercial developments in the world? Wonder no more. Watch and see why Generation Park is one of the best places for businesses of all sizes and people from all walks of life.



Scan to watch on mobile

# A PLACE FOR TEAM BUILDING



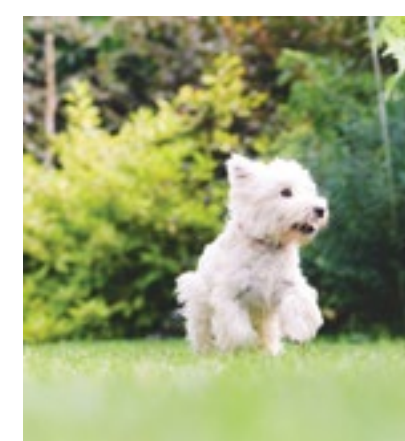
## GROW IN THE #1 PLACE TO LIVE IN TEXAS

With award winning schools and world class neighborhoods, Lake Houston is a people magnet. It is ranked the **#1** place to live in Texas<sup>1</sup> and is the fastest growing zip code in Houston<sup>2</sup>. Whether your employees are fresh out of school, starting families or well established, Generation Park and the greater Lake Houston area have housing selections to fit their lifestyles and budgets.

For those wanting to be in the action, Redemption Square offers luxury apartment living with walkable access to everything they could ever need, including a Kroger Marketplace.

Those who desire a home with a lush yard have a wide range of options in existing and new master-planned communities, both on and off Lake Houston, with prices from the \$200,000s to \$1 million-plus.

<sup>1</sup>Areavibes.com - <sup>2</sup>Chron.com - 77044

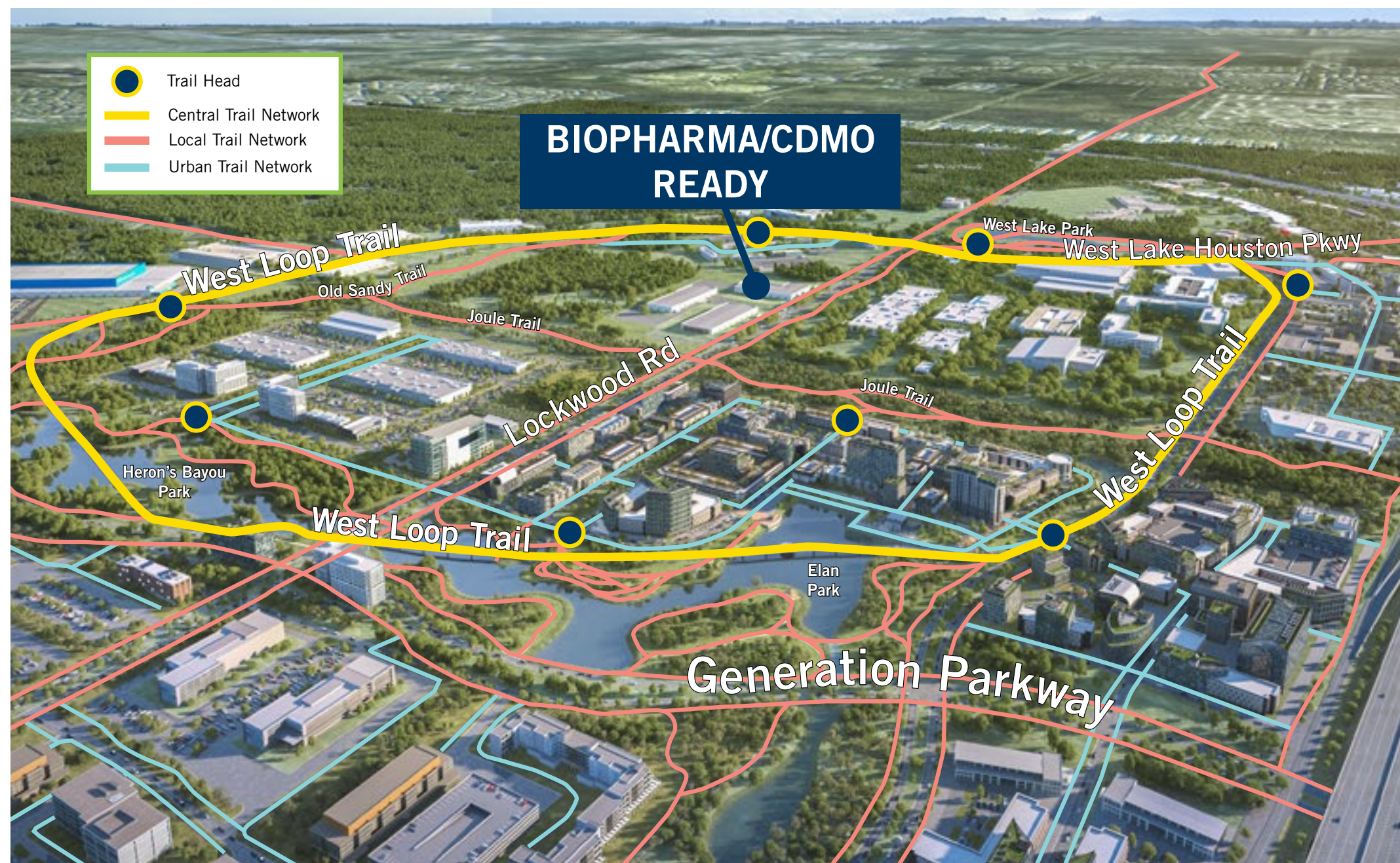




## WELLNESS EMPHASIZED

Connecting you to everything is the West Loop Trail, an extra-wide bike and pedestrian super-highway linking the businesses, hospitality, and residences of Generation Park via a 4-mile loop.

Departing the West Loop Trail takes you to a series of local parks, meandering wooded trails, open waterways, and scenic lookouts meant to calm the soul. Go just beyond nature and you'll find yourself at your favorite restaurant, shopping destination, or enjoying live music or movie in a plaza.





# The Block Party at Redemption Square

McCord hosts hundreds of community events and programs every year at Generation Park's Redemption Square. From live music and farmers markets, to movies on the lawn and outdoor fitness classes, and everything in between.



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