

WESTINGHOUSE BUILDING

2501 Earl Rudder Freeway
College Station, Texas 77845



PROVIDENCE PARK

54 Acre Research & Life Science Campus



INNOVATION. RESEARCH. TECHNOLOGY.

ABOUT PROVIDENCE PARK

Providence Park is a 54 acre research and life science campus in the heart of Bryan-College Station. With its ideal location, directly off of State Highway 6, Providence Park provides excellent accessibility to the “Texas Triangle” – made up of Houston, Dallas/Fort Worth and San Antonio – giving companies the opportunity to reach major markets and millions of people.

Providence Park is poised to become the Brazos Valley’s premier location for innovation, research, and technology. Regardless of size or type, Providence Park is equipped and flexible to support businesses at all stages of growth from start-up to corporate campus. Discover the variety of opportunities available for your business to be located on Earl Rudder Freeway in College Station, Texas.

AT THE CENTER OF TEXAS' EMERGING BIOTECHNOLOGY INDUSTRY CLUSTER

Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st-century region providing access to a highly-educated workforce, a low-cost business environment, and a wonderful quality of life. It makes Providence Park one of the best places to launch, grow and locate your business.

The Brazos Valley provides numerous strategic advantages for the biotechnology industry, including our connectivity to the state of Texas and far beyond. Become part of the hotbed of engineering, agricultural, and biomedical innovations in the Texas Triangle with access to an exceptional labor pool and the research and talent pipeline of Texas A&M University.





THE WESTINGHOUSE BUILDING AT PROVIDENCE PARK

The Westinghouse Building at Providence Park provides immediate access to life science space that is designed to be configured quickly and cost effective to tenants and users. The building offers one of the few opportunities to lease ready to move-in laboratory or research and development space to clients in the Brazos Valley. Dedicate more funds to your research and development with tremendously affordable lease rates with a space that is secured and monitored, has major connectivity supported by fiber optic cable, and power that will support any of your businesses needs.



SECURE

Controlled electronic access to exterior and interior entrances with biometric and RF cards. The campus is monitored with CERK Security cameras, access panels, and a courtesy guard on site.



CONNECTIVITY

Supported by underground fiber optic cable with main trunk-line redundancy from multiple network providers.



UTILITIES

Electricity is provided by underground transmission lines from two separate substations, currently providing 4,000 amps of power with future improvements increasing this up to 11,000 amps. Industrial grade generator backup to meet customer specifications. Specialty services: compressed air, deionized water, and vacuum.

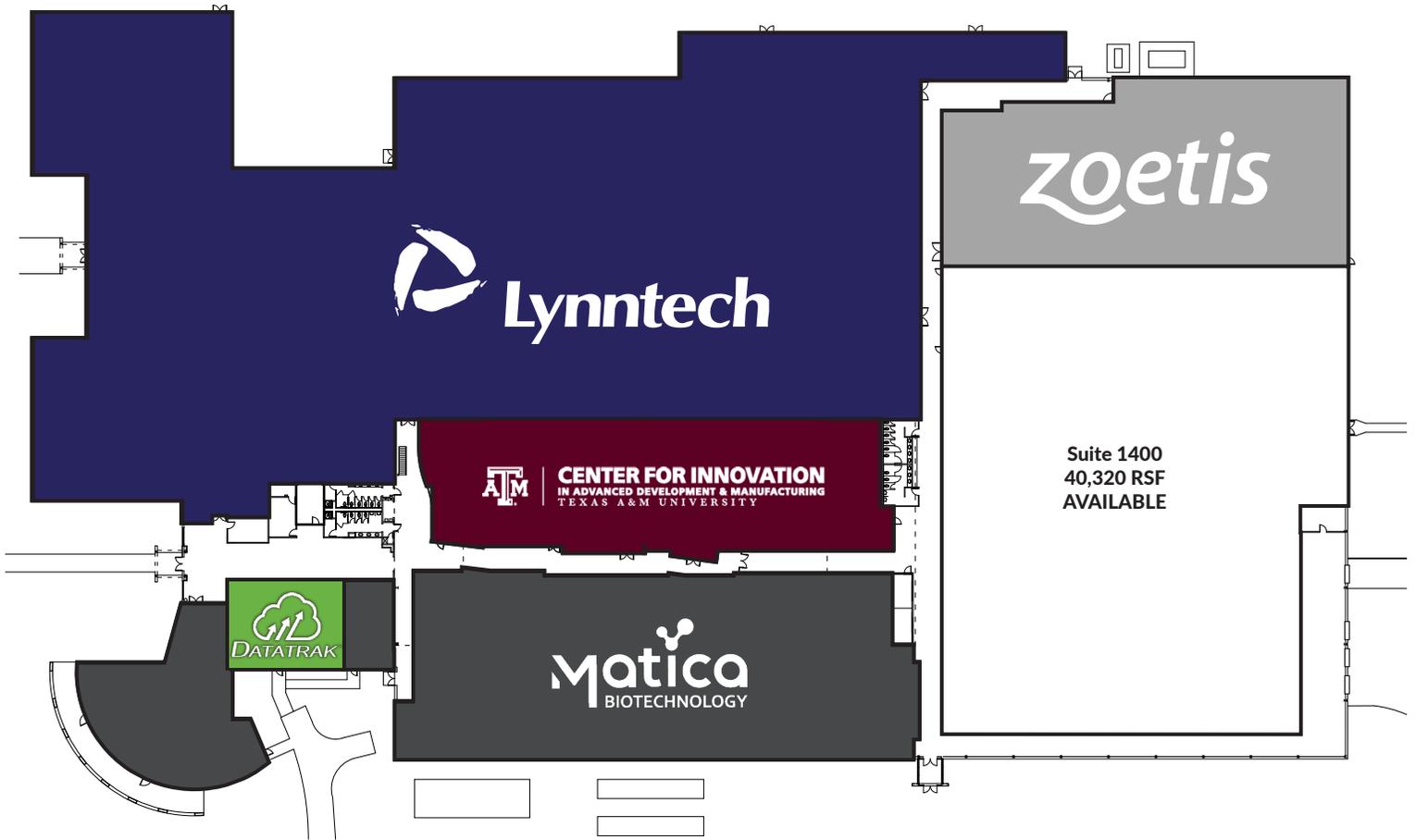


SHIPPING & LOGISTICS

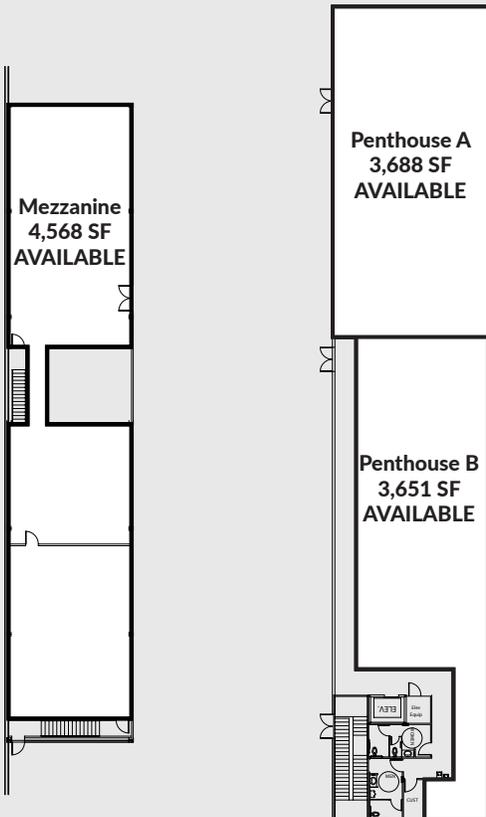
Space and zoning that will allow a light industrial trucking and shipping operation inclusive of a secure open air shipping and receiving area. The shared shipping and receiving area is equipped with a 20' roll up door ramp loading dock, a 15' roll up door dock high loading dock, and a 10' roll up door dock high loading dock.

FLOOR PLAN & AVAILABILITIES

Westinghouse Building



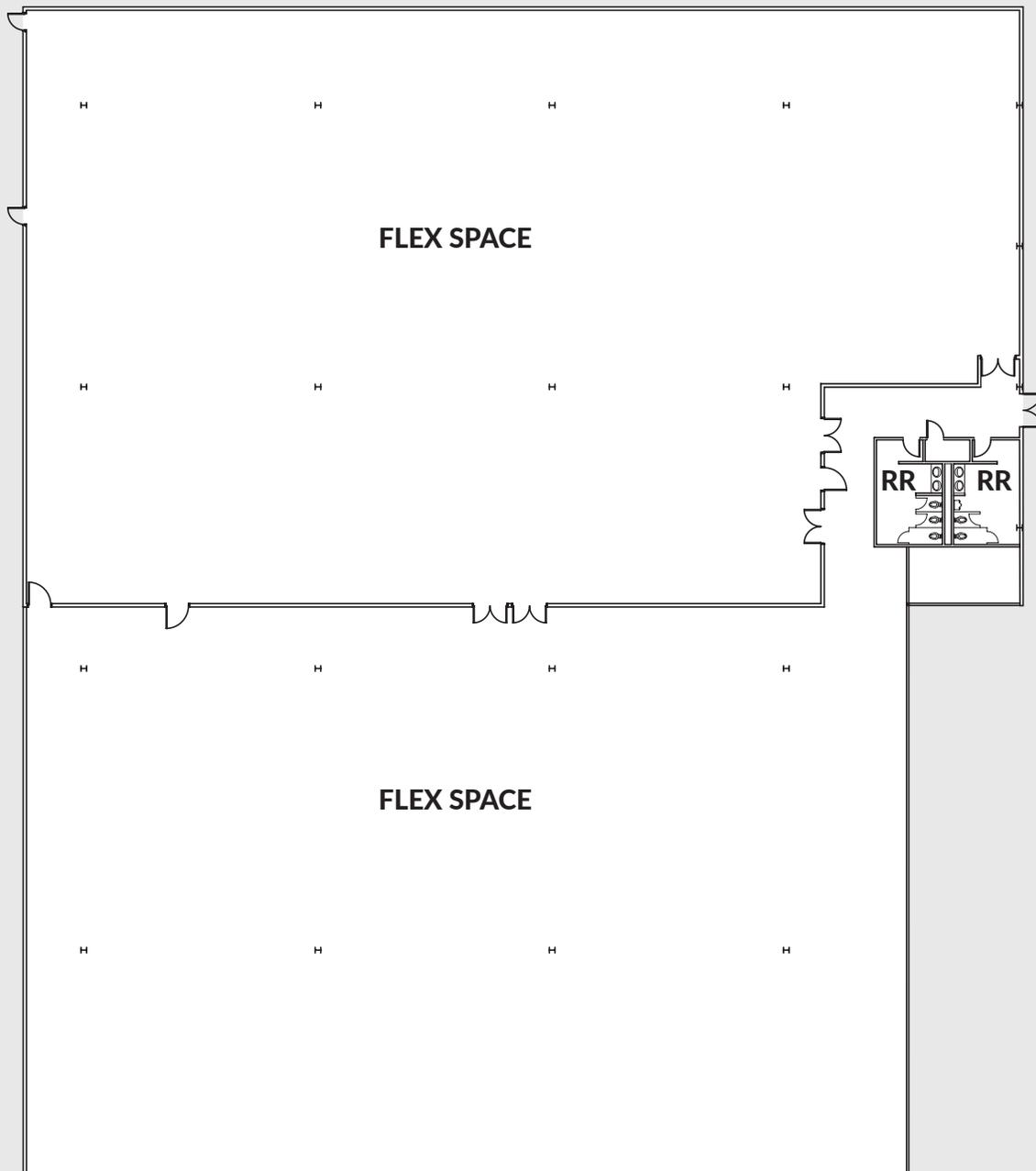
Mezzanine & Penthouses | For Lease



- Mezzanine - 4,568 SF
Penthouse A - 3,688 SF
Penthouse B - 3,651 SF
- Shell space available for immediate occupancy
- Secure and managed key-card access to all exterior and interior doors. Common areas and parking are monitored by video along with courtesy guard on site
- Space and zoning that will allow a light industrial operation inclusive of a secure open air shipping and receiving area
- Shared conference rooms and co-working space available to tenant
- Efficient floor plates, allowing for low NNN's
- TI's or build-out allowances available for qualified tenants
- The process of planning and review is expedited through the office of the City of College Station

Suite 1400 | For Lease

- 40,320 SF of flex space available for immediate occupancy
- Shared shipping and receiving area equipped with 3 loading docks with one 20' roll up door with ramp, 15' roll up door dock high, 10' roll up door dock high
- 10' wide corridors for forklift access
- 22-25' ceilings for high bay activity
- Constructed on a 12" steel reinforced concrete slab, reducing static electricity
- Secure and managed key-card access to all exterior and internal doors. Common areas and parking are monitored by video along with courtesy guard on site
- Space and zoning that will allow a light industrial operation inclusive of a secure open air shipping and receiving area
- Shared conference rooms and co-working space available to tenant
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TEXAS A&M UNIVERSITY

Center for Innovation in Advanced Development & Manufacturing

The Texas A&M Center for Innovation in Advanced Development and Manufacturing (Texas A&M CIADM), one of three centers established as public-private partnerships with the U.S. Department of Health and Human Services to develop and manufacture countermeasures.

CIADM is designed to facilitate rapid research and development (R&D), promote novel product development through both public and private partnerships, ensure domestic manufacturing surge capacity, assist in FDA approval of products, as well as mentor the next generation of public health professionals through workforce training and outreach. The center will not only enhance the nation's ability to produce life-saving countermeasures quickly and nimbly, it will also transition processes and technologies that will broadly impact both national and global public health.

CIADM is founded on an initial \$285.6 million public-private partnership with the U.S. Department of Health and Human Services (DHHS) and Biomedical Advanced Research and Development Authority (BARDA). The public/private partnership includes an initial investment of \$176.6 million from the U.S. government with the remainder cost-shared by commercial and academic partners as well as the State of Texas Emerging Technology Fund. The Center for Innovation was awarded to the Texas A&M University System in June 2012 and is part of a national strategy recommended in the August 2010 Public Health Emergency Medical Countermeasures Enterprise Review.

The Center is part of the Public Health Preparedness and Response initiative that has been established at the Texas A&M Health Science Center (TAMHSC).



Matica Biotechnology, Inc., is a contract development and manufacturing organization (CDMO) specializing in the production of virus-based cell & gene therapeutics, oncolytic vectors, and vaccines for their clients.

Supported by their parent company, CHA Biotech, their new GMP facility at Providence Park provides comprehensive support for viral products including: GMP production in suspension platforms, QC Release & Stability Testing, Process Development & Scale-up, Assay Development & Phase-appropriate Validation, and Cell & Virus Banking



Lynntech, is an interdisciplinary team of experienced scientists and engineers with a wide range of expertise in areas of molecular & cellular biology, genetics, proteomics, biochemistry, chemistry, electrochemistry, physics, electronics, and engineering.

Support staff is on site to carry out accounting, document preparation, and administrative functions.

Lynntech's proximity to the Texas A&M University's campus allows access to its academic resources and facilities, which has fostered several collaborative research activities.



Zoetis, the world's leading animal health company. Zoetis has an agreement with Texas A&M University's Health Science Center for Innovation in Advanced Development and Manufacturing (CIADM) establishing a facility for accelerating the development of transboundary and emerging disease vaccines.

Working side by side with Zoetis scientists, CIADM staff collaborates in the development of processes, assays, and formulations used to produce new vaccines.

As part of the agreement, Zoetis has built out a secure, biocontainment lab at Providence Park, utilizing modular cleanroom technology.



Datatrak built its multi-component, cloud-based solution through a single, unified clinical research platform leveraging a single database architecture and expanded this concept to include services delivery from the Datatrak's service group. The Company delivers a complete portfolio of software products designed to accelerate the reporting of clinical research data from sites to sponsors and ultimately regulatory authorities more efficiently than loosely integrated technologies.

The Datatrak Enterprise unified platform is deployed to countries around the world through its cloud offering. Their system supports pre-clinical, Phase I, Phase II, Phase III and Phase IV drug and device studies. Their solution is also available in multiple languages.

THE BRAZOS VALLEY



THE BRAZOS VALLEY is a high growth area at the center of the Texas Triangle. By 2050 approximately 35 million people, or 70% of the population of Texas, will live in the metropolitan areas that compose the Texas Triangle, a globally competitive megaregion. The demographic information presented below is for the College Station - Bryan MSA.

The Brazos Valley's location gives companies significant advantages. Unique connectivity to four of the largest metros in the U.S. will place your business in the center of the vast majority of the state's 29 million residents. By 2050, more than 35 million people are projected to live in the Texas Triangle mega-region of Dallas-Fort Worth, San Antonio and Houston, which also includes Austin. Access to the Port of Houston's global distribution network, rail-served sites and one of the fastest internet highways in the nation with up to 1 gigabit per second download speed make it easy to reach the state, the nation and the world.



#1

Best Small Places for Business
and Careers in Texas
(Forbes)

12%

Lower Cost of Living
than the National Average
(BrazosValleyEDC)

#1

Fastest Job Growth Rate in Texas
in Mid-Sized Metro Areas
(Business Facilities)

The Brazos Valley is at the nexus of life sciences in the state of Texas; offering unprecedented industry opportunities to unite plant, animal and human health breakthroughs. From initial research, through pre-clinical and clinical testing, to scalable pharmaceutical and medical device manufacturing and production, the Brazos Valley leverages the unique expertise, research centers, institutes and agencies of The Texas A&M University System spanning agriculture, engineering, veterinary and public health.

Leverage the strength of Texas A&M University's World-renowned doctors and researchers

#1

Total University Research
Expenditures in Texas;
Top 20 in the U.S.
(National Science Foundation)

\$1.131B

In Annual
Research Expenditures

(Texas A&M University Division of Research)

#1

In National Science Foundation
Funding in Texas;
Top 5 in the U.S.
(Texas A&M University Division of Research)

TEXAS A&M UNIVERSITY SYSTEM

Texas A&M University serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies. College Station, Texas serves as the headquarters for the following state agencies:

- Texas A&M AgriLife Research
- Texas A&M Engineering Experiment Station
- Texas A&M Forest Service
- Texas A&M AgriLife Extension Service
- Texas A&M Engineering Extension Service
- Texas A&M Veterinary Medical Diagnostic Lab
- Texas A&M Transportation Institute

RELLIS CAMPUS

Located just minutes from Texas A&M University, the RELLIS campus unites future-focused companies, faculty and students in a unique, 21st century community purpose-built to foster advanced research, technology development, testing and evaluation, higher education and hands-on career training. Through partnerships with Texas A&M University System, Blinn College, workforce training organizations and the private sector, RELLIS is the first integrated education, research and testing institution in the state of Texas.

HEALTH CARE SERVICES

Healthcare is one of the largest, fastest growing and rapidly changing segments of the national economy. Massive research conducted at the university in this field emphasizes the important role that the Brazos Valley plays in impacting global health in both human and animal populations. The Brazos Valley is home to exceptional healthcare providers that are dedicated to keeping the citizen's of the Brazos Valley healthy.

- CHI St. Joseph Health
- Baylor Scott & White Medical Center
- The Physicians Centre
- Caprock Health

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer / Tenant / Seller / Landlord Initials

Date



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