

westchase technology center

11300 RICHMOND



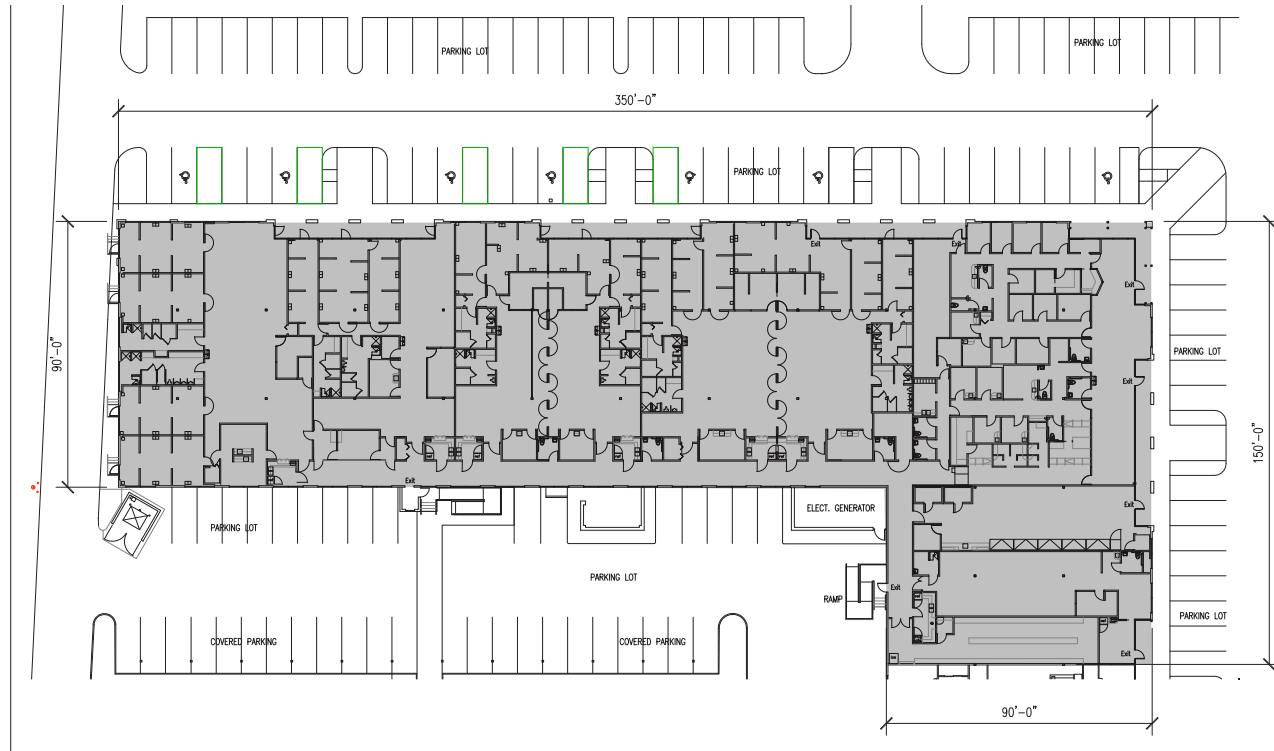
availability
36,900 RSF

parking
4:1,000

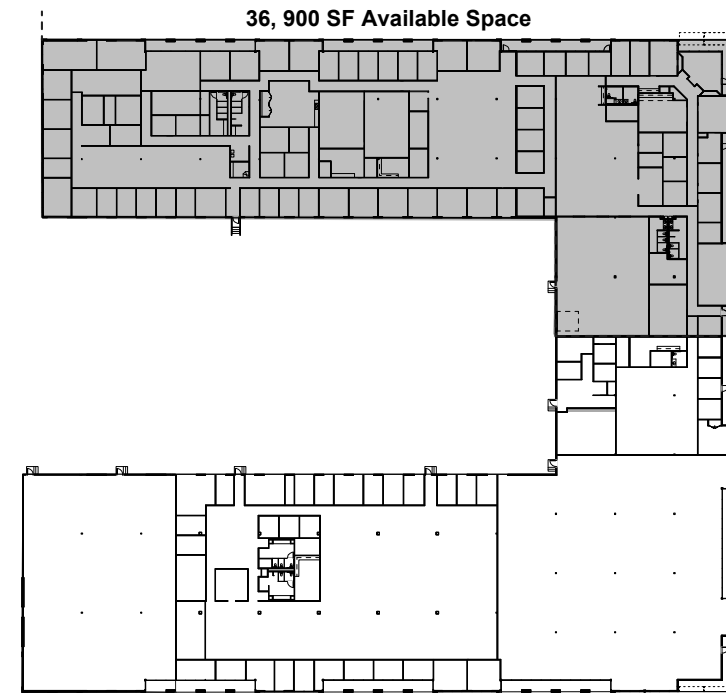
leased by



+/- 37,000 square foot early-stage clinical facility



Site Plan



**Westchase Technology Center
11300 RICHMOND**

Clinic Capacity

Clinic 1	40 beds
Clinic 2	28 beds
Clinic 3	16 beds
Clinic 4	24 beds
Clinic 5	40 beds
Clinic 6	76 beds
Hospital Clinic (7)	13 beds
Total	237

Screening Area

- 2 medical history rooms
- 1 medical history review room
- 2 vital signs rooms
- 2 exam rooms
- 2 consent rooms

Processing Lab

- negative 20 freezers
- negative 80 freezers
- 5 centrifuges

Entertainment:

Fully wired for: Cable TV/DVD, Ethernet, Wi-Fi

Clinic Features

- Negative Pressure Dosing Chamber
- Nurses stations (LPN/RN)
- Hard ceiling sleeping areas
- Dedicated blood draw areas
- Thorough bag check and check in areas
- Data Vox security system for sleeping areas
- Participant intake changing rooms (into scrubs)
- Dedicated food serving/catering areas (no kitchens)
- Lockers for participant belongings
- Alarms on exit doors, divisible conduct space
- Hospital nearby; approximately 1 mile

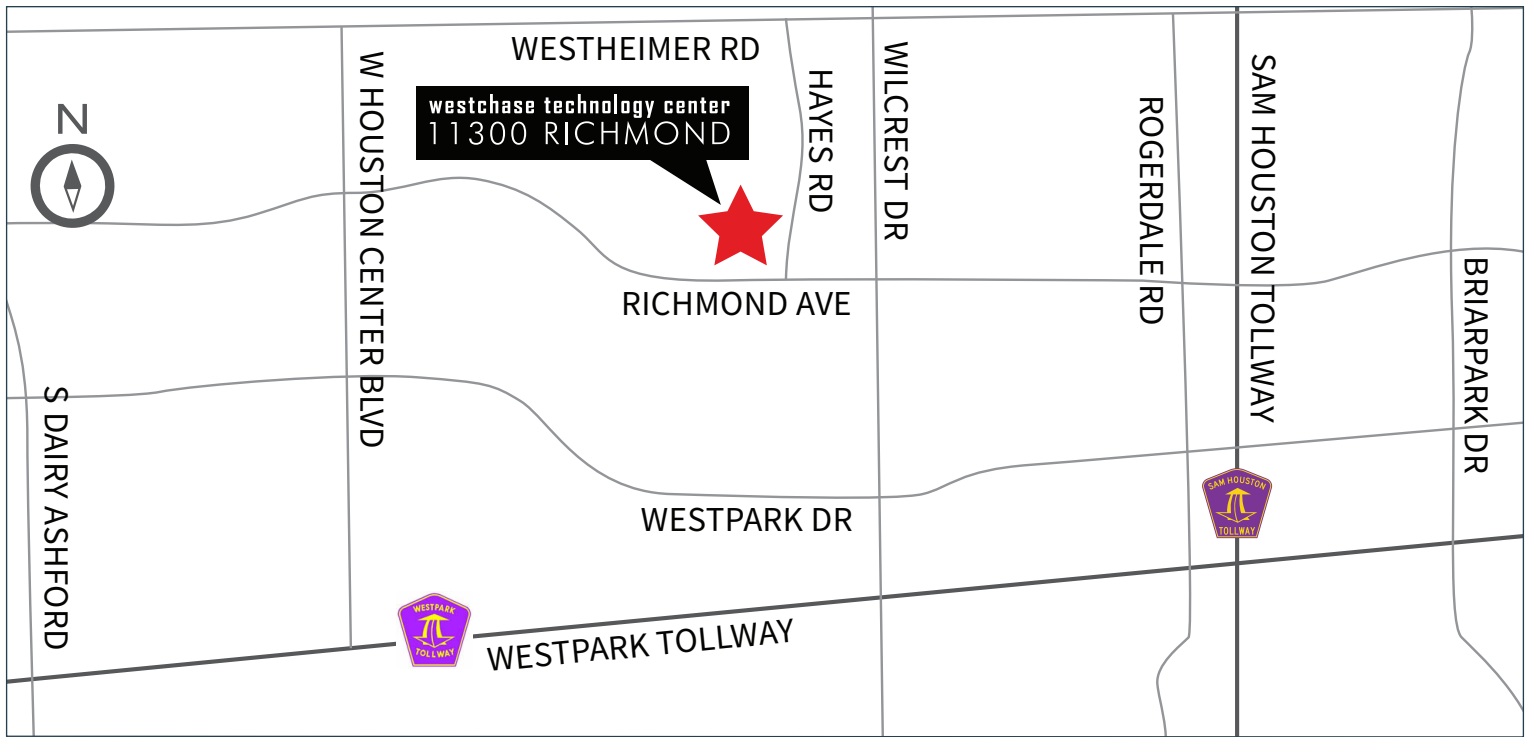
Pharmacy /Storage Pharmacy

- Mesa Safe Co. MF3 170DD-E
- Limited biometric (finger print) access
- Motion sensor alarm
- Double lock system
- Closed circuit TV monitoring
- Hard Ceiling
- Dasy Lab System (temperature monitor)
- Dedicated back up HVAC

Technical Features

Taylor Power TG300 natural gas powered backup generator
 Convergentz HVAC automation system
 Fully wired for central access control system





Phil Davis, Vice President
phil.davis@am.jll.com
 713 366 3143

The information contained herein is obtained from sources believed to be reliable; however, JLL makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.