



TRANSWESTERN

REAL ESTATE
SERVICES



HOUSTON, TX

THE ION

TranswesternHub:
Driving Efficiency in Operations

The Ion is a new creative office building anchoring Rice University's 16-acre, mixed-use Innovation District. The District will serve as the nucleus for Houston's innovation ecosystem, connecting downtown businesses with the Museum District, the Texas Medical Center, and area universities. The Ion's 266,000 square feet brings together entrepreneurs, corporations, academic institutions and community members to collaborate under one roof. Supported by customized programs and amenities, the space is designed to spur sustainable economic growth in Houston.

As property manager for the Ion, Transwestern completely transformed the site of a former Sears department store built in the 1930s to a full-service, Class A office asset, overseeing both building operations and construction. From inception, the Ion embraced an Internet of Things approach by deploying TranswesternHub, a tenant engagement app that seamlessly integrates siloed building software systems. The app promotes a remote, touchless experience for tenants to access the building, make HVAC changes, request maintenance, reserve common spaces, manage visitors and communicate with management.

“TranswesternHub is the glue that binds the many working pieces of The Ion's management operations – construction, programming, tenant interface and coworking – to create a cohesive unit. The Hub allows us to efficiently manage myriad daily tasks so that we can focus on the larger, more complex initiatives.”

German Guevara
Property Manager