



The Life Science Innovation Hub for Bigger and Better

J.Small
Investments



3000 Pegasus Park, Dallas, TX 75247



Fully integrated innovation. In service of a better world.

Pegasus Park is a fully networked 26-acre campus that brings Dallas' premier institutions together.

This is a seamless, scalable, state-of-the-art environment where talent from a thriving community of universities, biotech organizations, non-profits, startups, investors, accelerators and incubators are hard at work building what's next.





William P. Clements Jr.
University Hospital

UT Southwestern
Medical Center

Parkland
Dallas County Hospital

Children's Health

Downtown Dallas

INWOOD RD | VPD: 40,024

N STEMMONS FWY | VPD: 280,306

INTERSTATE
35E

Total acreage or development capacity

PEGASUS PARK IS WITHIN MINUTES OF

- Six major not-for-profit health systems
- Two major for-profit health systems
- Two public health systems
- A major veteran healthcare system
- Seven national corporate healthcare HQs

A road map to two million square feet.

The master plan demonstrates our long-term commitment to Pegasus Park as an ecosystem for bigger and better.

Using a mixed strategy involving both renovation and new builds, we're poised to create an innovative, entrepreneurial environment for Dallas' booming medical, tech, life sciences, and social impact sectors totaling more than 1.5 million square feet spread over 26 acres in a prime Dallas location.

IRVING BLVD

Unrivalled access.

Pegasus Park fills a critical gap in North Texas, offering lab facilities for startups that position it as the city's premier innovation hub. **With a strategic central location, it offers unmatched accessibility and benefits:**

3-MINUTE DRIVE

to UT Southwestern Medical Center

4-MINUTE DRIVE

to the Southwestern Medical District, with 7.1 million square feet of healthcare facilities

5-MINUTE DRIVE

to the heart of Dallas Design District

9-MINUTE DRIVE

to Downtown Dallas

10-MINUTE DRIVE

to Dallas Love Field

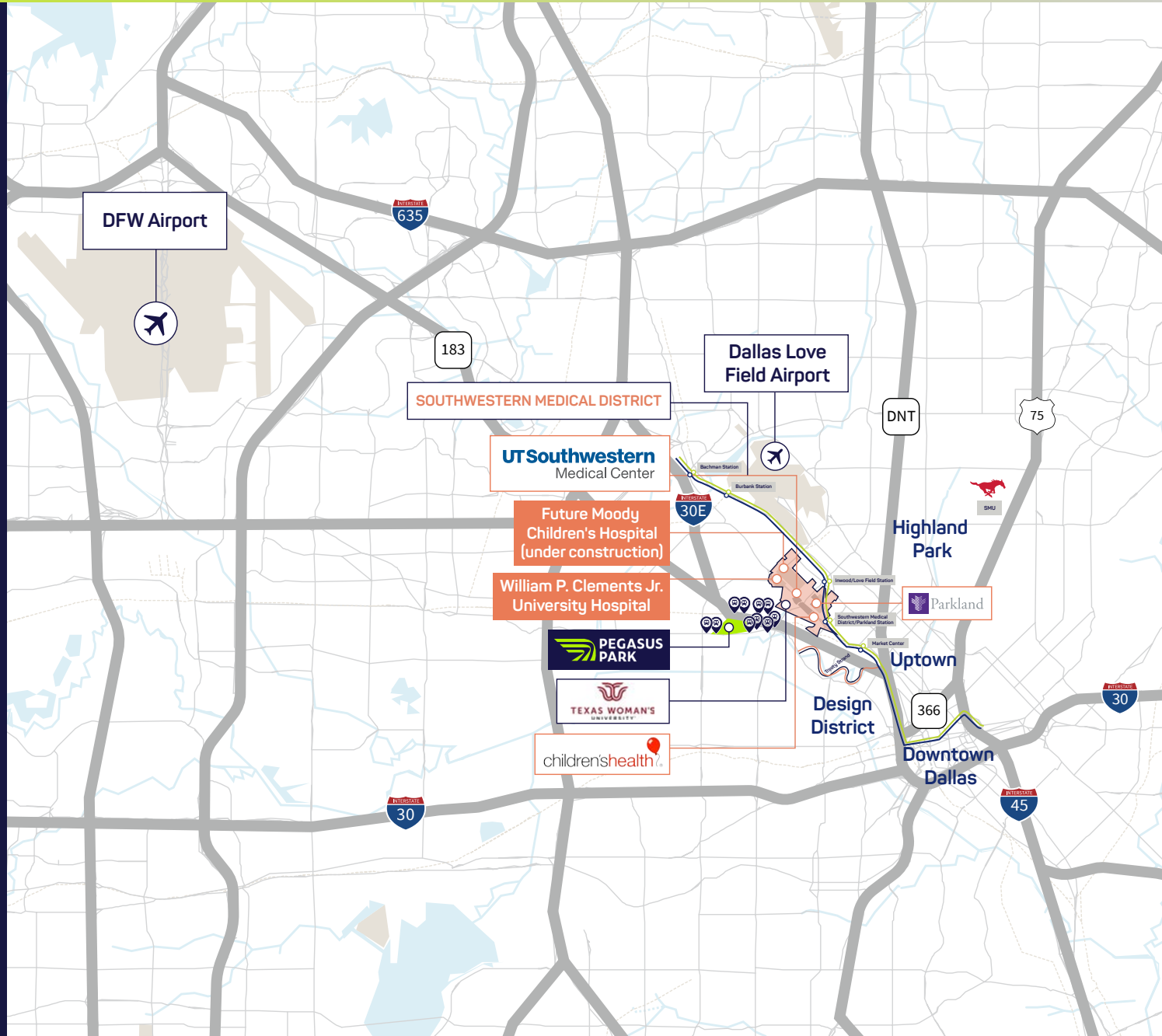
17-MINUTE DRIVE

to DFW International Airport

20-MINUTE DRIVE

to Southern Methodist University

DFW Airport CEIV Certified: DFW is the second airport in North America to achieve IATA CEIV certification for meeting global standards in safe and efficient handling of pharmaceutical products.



THE TOWER

- Center of the campus featuring modern offices
- Home to a diverse array of tenants across North Texas' life sciences ecosystem, including companies, accelerators, universities, and funders
- Water Cooler at Pegasus Park, a community hub within the Tower, dedicated to nonprofit, philanthropic, and social impact organizations

REPRESENTATIVE LIST OF TENANTS

UTSouthwestern
Medical Center

 **HEALTH**
WILDCATTERS

 **WATER COOLER®**
AT PEGASUS PARK

TAYSHA
BIOGEN IDEC GENE THERAPIES

SMU


Highlander
Health

BIOTECH+

Dedicated research and development facilities for life sciences innovators:

BioLabs Pegasus Park

- 37,000 SF
- Flexible co-working labs and offices
- \$5M in shared equipment

Bridge Labs at Pegasus Park

- 135,000 square feet of purpose-built R&D space
- National Center for Therapeutics Manufacturing

REPRESENTATIVE LIST OF TENANTS

 **biolabs**
PEGASUS PARK

 **BRIDGE LABS**
AT PEGASUS PARK

 **BioNTX**

Universal
DIAGNOSTICS 

 **CG**
ONCOLOGY

 **Alloy**
Therapeutics®

AMENITIES

- Social and wellness amenities located on-site
- 16,000 SF conference center
- Café serving breakfast and lunch
- On-site catering service
- State-of-the-art gym with personalized workout classes
- Community Beer Co.'s brewery, restaurant and tap room

REPRESENTATIVE LIST OF AMENITIES

 **THE COMPOUND**
AT PEGASUS PARK

[HIDDEN]
GYM

 **CONFERENCE CENTER**
AT PEGASUS PARK

 **COMMUNITY**
BEER CO.
BEER & GREATER GOOD

Vertical innovation. Personal satisfaction. A push for progress.

The Tower soars 17 stories overhead, serving as the core anchor of activity on campus. It delivers approximately 594,000 SF of office space to a diverse ecosystem of clients, including:

- Biotech companies advancing scientific innovation
- Investors and accelerators like:

 MASSCHALLENGE  HEALTH WILDCATTERS Blackstone LaunchPad

- Higher education institutions including technology transfer, entrepreneurship, and commercialization programing

UT SOUTHWESTERN
 LAUNCHPAD  DALLAS COLLEGE  THE UNIVERSITY OF TEXAS AT DALLAS

- The Water Cooler: 175,000 SF of flexible office and community space housing more than 35 nonprofit and foundation tenants





Adjacent to Bridge Labs at Pegasus Park, BioLabs is a 37,000 SF flexible life science co-working facility.

Equipped with shared and private laboratories and office spaces for more than 30 early-stage scientific ventures.

Member companies have access to ~\$5M of premium scientific equipment, including:

- HPLC
- Microscopes
- 3D Printers
- Blot and Gel Imagers
- Plate Readers and Washers
- Flow Cytometry
- Cell Counters
- Thermal Cyclers
- Fume Hoods
- Sterilizers and Autoclaves
- Freezers (-80° and -20°)
- Refrigerators
- Centrifuges
- Biosafety Cabinets
- Chemical Storage

BioLabs member companies have access to services, amenities, and acceleration programming and capital at Pegasus Park.

BioLabs member companies have access to core facilities at UT Southwestern Medical Center, the University of Texas at Arlington, and the University of North Texas including DNA Genotyping, Electron Microscopy Core, Flow Cytometry Core, Human Genetics Clinical Laboratory, Mouse Genome Engineering Core, Next Generation Sequencing Core, Proteomics Core, Sanger Sequencing Core, and many





BRIDGE LABS - BUILDING SPECIFICATIONS

BUILDING SIZE

135,000 RSF

BUILDING COMPOSITION

- First floor: 67,500 RSF, 15'-0" floor-to-floor height
- Second floor: 67,500 RSF, 16'-0" floor-to-floor height w/enclosed roof penthouse

STRUCTURE

- Structural steel frame with composite metal deck and concrete slab
- Floor loading design to 100 lbs/SF 30' x 40' bay dimensions

FAÇADE

New glass curtain wall assembly, new architectural brick façade

MAIN LOBBY

Finishes include concrete flooring, wood ceiling, painted drywall with selected areas of millwork/wall treatment, exposed ceilings with acoustical ceiling panel accents, indirect/direct LED lighting

PARKING

Parking ratio of 2.5 per 1,000 SF

ELEVATORS

- One (1) two-stop 3,000 lb passenger elevator
- One (1) two-stop 5,000 lb service elevator

LOADING

Two (2) covered exterior dock leveler loading bays

PLUMBING

- Central gas fired water heaters
- Natural gas service
- Compressed lab air
- Lab vacuum distribution

HVAC

- 1.50 CFM/SF for lab area ventilation with 8 ACH for lab areas
- 100% outside air system with chilled water coils and hot water preheat coils
- Automatic temperature and humidity control utilizing direct digital controls for base building equipment

ELECTRICAL

- (2) 4,000A main electric service at 480/277V, 3 phase, 30 W/SF gross load
- Base building generator allowance of 4 W/SF for standby power in tenant suites

COMMUNICATIONS

Telephone/data distribution provided by AT&T and Spectrum

SECURITY

24/7 building access(key fob/card access)

FIRE PROTECTION

Ordinary Hazard Group 2 Occupancy

100% LEASED
within 18 months

NCTM²

National Center for
Therapeutics Manufacturing



in partnership with



HANDS-ON COURSES

- Biopharma Bootcamp
- Advanced Certificate in Biopharmaceutical Manufacturing
- CGMP Biomanufacturing of Vectors for Gene Therapy
- Advanced Downstream Processing: Chromatography and TFF Optimization and Design

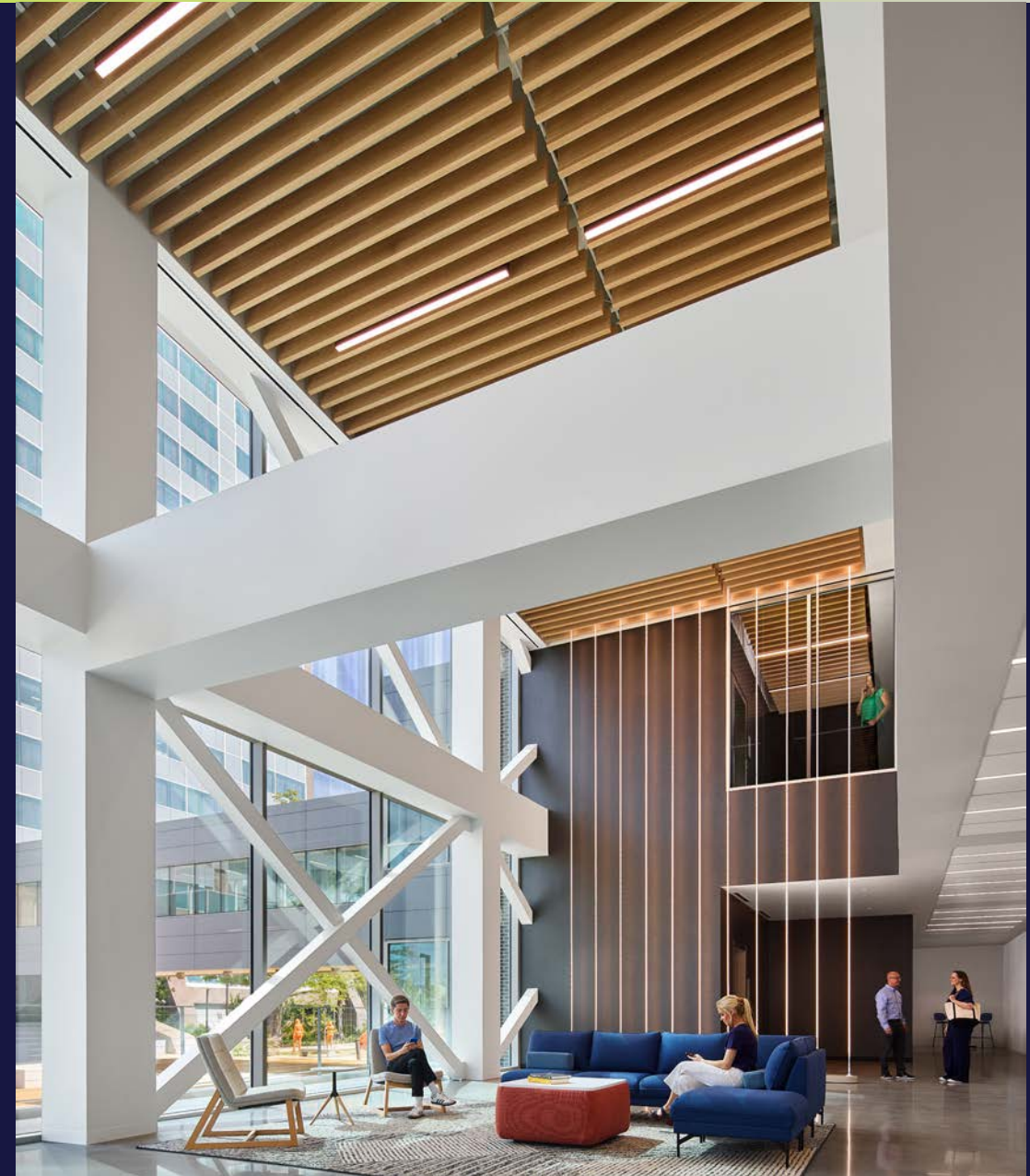
OTHER TRAINING OPPORTUNITIES

- Customizable Curriculum
- Asynchronous, online courses

PROGRAM DETAILS

- Small cohorts (12 participants max)
- Instructors from industry
- Internationally recognized curriculum
- Capacity for up to 600 students trained in the various programs on an annual basis

Visit nctm.tamu.edu for a list of current course offerings.



PEGASUS PARK / PHASE II UNVEILED

Where science meets **community**

51,000 SF plates / Floor to floor height: L1= 20ft, L2-5 = 17ft

250K SF

EST. DELIVERY 2028

1. EXISTING QUAD

2. BUILDING ENTRY - Welcoming walkways that direct people to key building locations

3. RETAIL TERRACE/PLAZA - Outdoor seating opportunities provide a visual connection to the adjacent park space

4. TECH TERRACE - Space provides capabilities for outdoor work that anchors the east side of quad

5. PASEO - Transitional space that directs people from the garage to the entry and provides small seating opportunities

6. PROMENADE - Flexible transitional space for pedestrians, service access, and an opportunity to stage food trucks

7. STREETScape - Shaded walkways that provide a safe and comfortable user experience





Building Lab & Office: 250,000 GSF

Building Stories: 5 Levels + PH

Typical Floor Plate: 51,000 GSF

Typical Structural Bay: 42'0" x 21'0"

Ground Floor to Floor: 20 Ft

Typical Floor to Floor Height: 17 Ft

Service: 3 loading docks

Typical Floor Loading Capacity:

100 PSF Live Load (LL)

25 PSF Superimposed Dead Load (SDL)

LEGEND

	Lobby		Lab / Clinical Manufacturing
	Office		Support Lab
	Conference		



The next great life sciences cluster. At home in North Texas.

With a foundation built on world-class research institutions, a strong talent pipeline, and a business-friendly environment, North Texas is primed for continued biotech growth.

As the epicenter of this thriving regional ecosystem, Pegasus Park convenes cross-sector tenants for daily collaboration, surrounds innovators with the infrastructure and network needed to scale successful businesses, and accelerates health and social innovation.



An environment that supports innovation and interaction.



TOWER LOBBY



THE COMPOUND CAFÉ



COMMUNITY BEER CO.



CONFERENCE CENTER

CONFERENCE CENTER

16,000 SF with space to accommodate groups of up to 200 and dedicated event planning and programming team

OUTDOOR PATIO WITH FIREPITS

for meeting, dining, and entertaining

ON-SITE PROPERTY MANAGEMENT AND MAINTENANCE

24/7 ON-SITE SECURITY

THE COMPOUND CAFÉ

serving breakfast and lunch including on-campus catering

HIDDEN GYM FITNESS CENTER

with yoga classes

UNPARALLELED ACCESS

to fiber optic data connectivity and free campus WiFi

RECYCLING SERVICE

USPS MAIL ROOM

North Texas by the numbers.

This region has the existing assets to continue expanding as one of the nation's fastest growing life science hubs.

HEALTH AND CORPORATE ECOSYSTEM

- 8 major health systems
- 7 national corporate healthcare HQs
- 43 Fortune 1,000 HQs
- 24 Fortune 500 HQs
- 60+ established life science companies
- 160+ life science startups

TALENT

- #1 in the U.S. for new high-tech jobs
- 4th most computer, mathematical, engineer, and engineering tech jobs in the U.S.
- 5th most life science and biotech jobs in the U.S.
- 83k+ life science related jobs
- 72% retention rate of college students post-graduation

INTELLECTUAL CAPITAL

- 70+ accredited higher education institutions; 25% nationally ranked
- UT Southwestern Medical Center home to 6 Nobel Laureates and ranked #1 by Nature for publishing biomedical research



INFRASTRUCTURE

DFW International Airport, the nation's 2nd busiest airport in the world, is the hub for American Airlines as well as a cargo network that connects the region to 28 major hubs around the world; it is one of only two airports in North America to have a IATA CIEV Pharma certified cold storage logistics facility.

COST EFFICIENCY AND INCENTIVES

- 0% state income tax
- Up to 5% lower cost of doing business compared to the national average
- 30%-50% lower real estate costs compared to east and west coast life science markets
- Variety of city and state incentives, including the Cancer Prevention & Research Institute of Texas, the Texas Enterprise Fund, the Product Development & Small Business Incubator Loan Program, and Stem Cell Regulation
 - 250+ economic incentive deals in the DFW area at an average of \$3.7M per deal over the past 5 years

50+ SUCCESSFUL ACQUISITIONS/IPOS OVER THE LAST 5 YEARS, INCLUDING:

- Caris Life Sciences
- Peloton Therapeutics
- Instil Bio
- Reata Pharmaceuticals
- Vaxxinity
- Taysha Gene Therapies

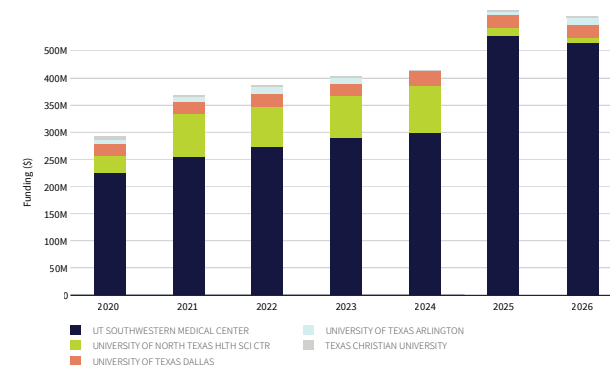
ACCESS TO CAPITAL

- Over the past 5 years, North Texas attracted \$90B in private capital, \$4.4B of which went into life sciences
- Over the past 5 years, 72% of investments in North Texas life sciences startups came from out-of-state investors; within Texas, most investment came from the North Texas region
- Over the past 5 years, 50+ North Texas life science startups had successful exits

NIH FUNDING FOR NORTH TEXAS INSTITUTIONS (2020-2026)

Over 3,700 NIH grants totaling \$2.4 billion were awarded in North Texas since 2020.

More than 50 institutions/organizations received grants between 2020-2026.





To learn more
about Pegasus
Park, visit our
website ►



Click or scan

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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.

11-19-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Whitman	707198	Paula.whitman@jll.com	+1 214 244 6160
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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