



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, nonprofits, 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

±5 Available Acres

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.

Unrivaled 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





Designed for you.

Pegasus Park is a testament to user-focused design and planning: meeting and exceeding the needs of both today's and tomorrow's tenants. Dedicated to the highest standards of sustainability.

Programmed for maximum connectivity and collaboration.

Positioned for convenience and seamless access.

Imbued with a real sense of place. With parks, plazas, parking, and so much more, it's a place that supports North Texas' innovators as people first and foremost.

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



BIOTECH+

Dedicated research and development facilities for life sciences innovators:

BioLabs Pegasus Park

- 37,000 square feet
- 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



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



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 square feet of office space to a diverse ecosystem of clients, including:

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

 **MC MASSCHALLENGE**  **HEALTH WILDCATTERS** Blackstone LaunchPad

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

 **UT SOUTHWESTERN LAUNCHPAD**  **DALLAS COLLEGE**  **UTD THE UNIVERSITY OF TEXAS AT DALLAS**

- The Water Cooler: 175,000 square feet 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 20 early-stage scientific ventures.

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

- HLPC Microscopes
- 3D Printers
- Blot and Gel Imagers
- Plate Readers and Washers
- Multiple Systems
- 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 and the University of Texas at Arlington 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 more.

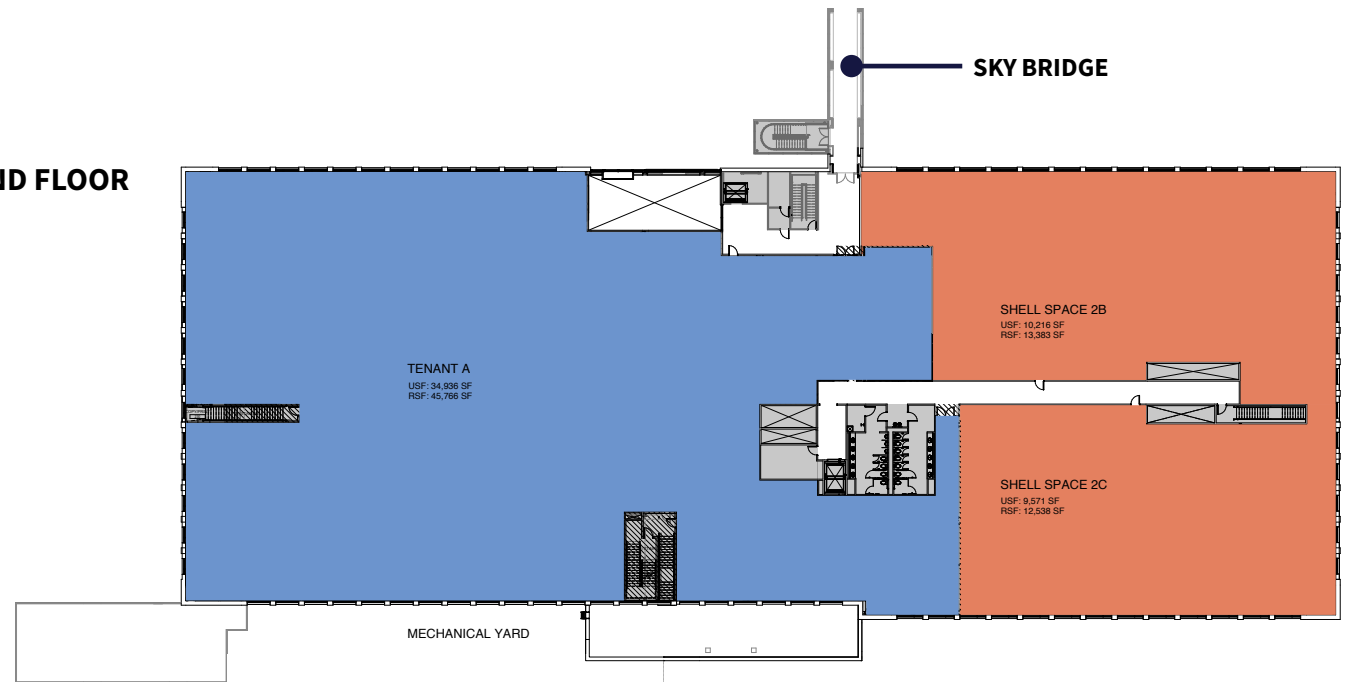




BioLabs is the property manager delivering best-in-class purpose-built shell lab space + spec suites ranging from 4,526 RSF to 7,722 RSF.

- SPEC LAB**
- SHELL SPACE**
- COMMITTED TENANT**

SECOND FLOOR



FIRST FLOOR





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 facade

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 distributon

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

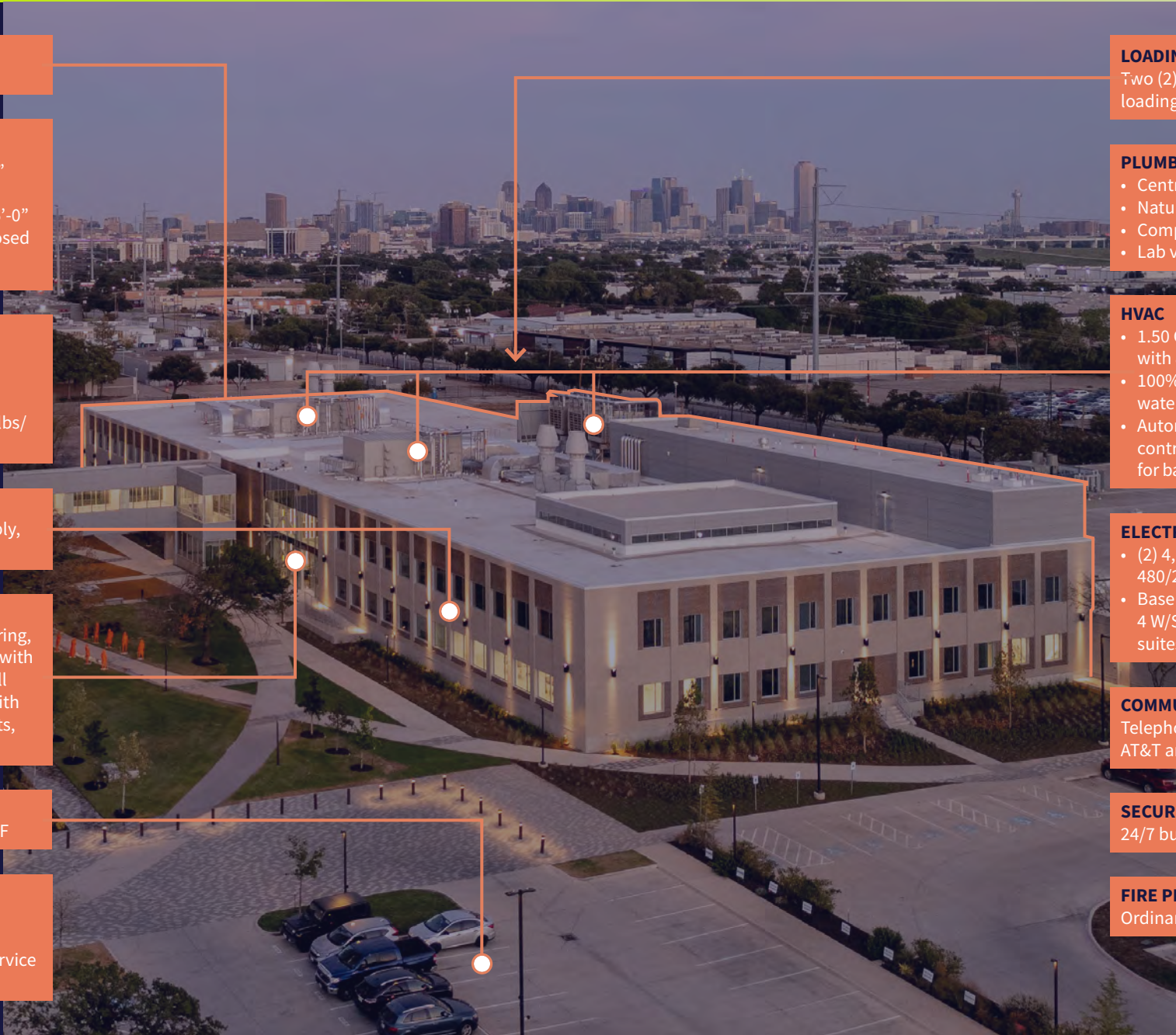
Telephone/data distribution provided by AT&T and Spectrum

SECURITY

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

FIRE PROTECTION

Ordinary Hazard Group 2 Occupancy



Crossing into the next era.



Directly adjacent to The Tower is Bridge Labs, Dallas' first institutional-quality spec lab space. Designed to accommodate high-growth and established companies, this site design enables teams to grow their businesses, staff up, and increase their footprint—all without leaving the Pegasus Park campus. Bridge Labs adds approximately 135,000 square feet of brand new lab and office space, split evenly across two floors.

Spec suite features

OPEN LAB SPACE (60%)

- 11' lab bench spacing modules
- Fixed and mobile casework with resin counter tops and overhead utility ceiling panels
- Compressed air and vacuum plumbed to lab workstations
- Lab areas designed to 8 ACH, 1.60 CFM/SF for ventilation
- Equipment room allocated for tenant FFE with emergency electrical receptacles
- Roller shades provided on exterior windows

FUNCTIONAL OFFICE (40%)

- 2–3 offices per suite
- Kitchenette/break room space
- IT/AV/security closet for tenant use within suite
- Space provided for flex reception
- Open seating office workstations provided

MECHANICAL SYSTEMS

- One (1) fume hood with additional capacity based upon CFM allocations
- 100% outside air units located on roof with integral UV light

ELECTRICAL SYSTEMS

- Colored coded emergency receptacles in equipment room and strategically located.
- Generator backup power allocation of 4W/SF
- Shell Switchgear: 8000A 480 / 277V 3P

PLUMBING SYSTEMS

- Lab sinks with hot/cold water non-potable water and wall pegboards
- Emergency eyewash and showers on tepic water loop
- Polypropylene lab waste and vent risers

SPEC SUITES SHARE ACCESS TO

- Glass wash with RODI rinse
- Autoclave
- Shared bulk chemical storage room
- Shared chemical waste room

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



PHASE 2

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

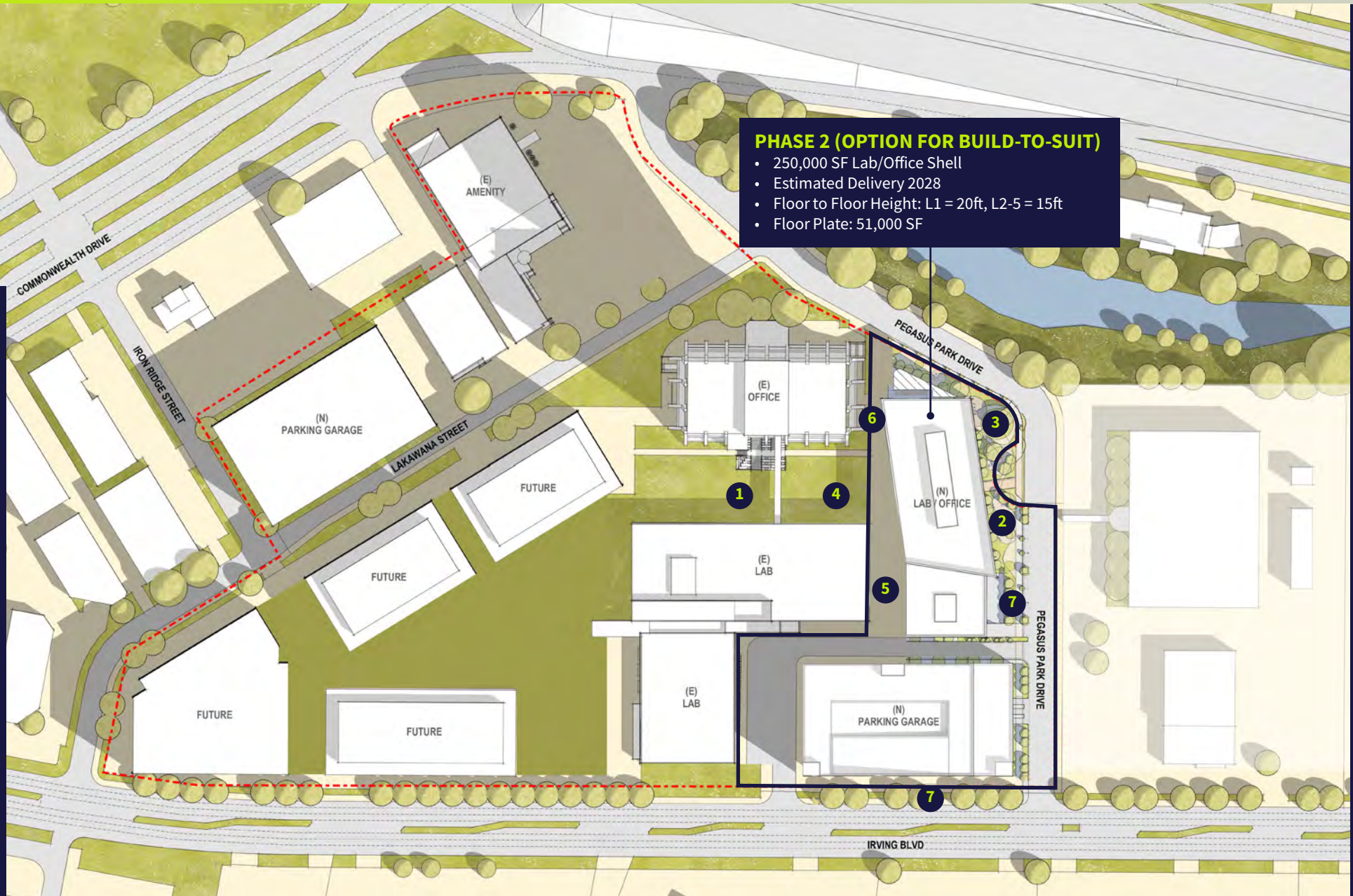
Transitional space that directs people from the garage to the entry and provides small seating opportunities

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



BUILD-TO-SUIT OR LAND ACQUISITION OPPORTUNITY

ZONING

IR – Industrial Research

USES

Research and Development, Light Industrial, Office, and Supporting Commercial Uses

LOT

7.265 Acres

CONCEPT DESIGN

3 Story, 160,000 SF intended use Next Generation Medical Testing and Diagnostics Facility

SITE ELECTRICAL

Dual Electrical Substation Feeds in Adjacent Property

CIVIL UTILITIES BENEATH IRVING BLVD

12in Water Main, 27in Waste Main, and 8in Gas Main



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 & 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



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 within the North Texas region
- Over the past 5 years, 50+ North Texas life science startups had successful exits

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.

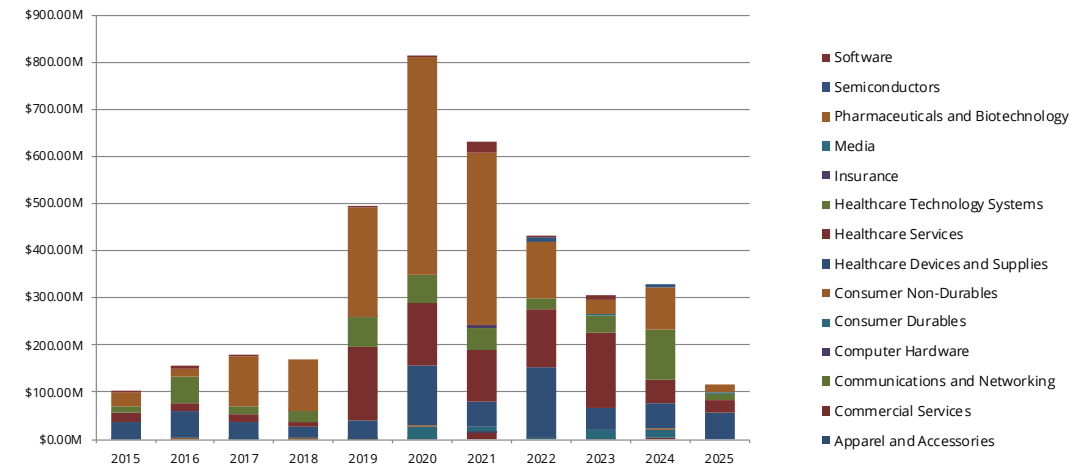
COST EFFICIENCY AND INCENTIVES

- 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
- Taysa Gene Therapies

Capital Invested by Primary Industry Group

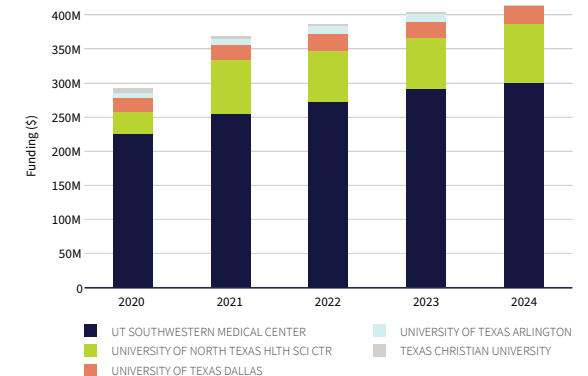


Source: PitchBook Data, Inc.

NIH FUNDING FOR NORTH TEXAS INSTITUTIONS (2020-2024)

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

More than 50 institutions/organizations received grants between 2020-2024.



Source: NIH.gov

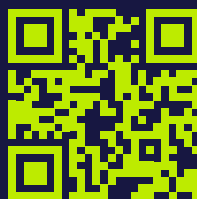


The next great life sciences cluster. At home in North Texas.

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.

To learn more
about Pegasus
Park, visit our
website ►



Click or scan





Dallas-Fort Worth

Ethan Garner
214.438.6515
Ethan.Garner@jll.com

Paula Whitman
214.244.6160
Paula.Whitman@jll.com

Boston

Matt Daniels
617.531.4220
Matt.Daniels@jll.com

Carly Kiernan
617.531.4142
Carly.Kiernan@jll.com

J.Small Investments



ADDRESS:
P.O. Box 35828, Dallas, TX 75235

PHONE:
214-785-0850

EMAIL:
pegasuspark@jsmall.com

MEDIA INQUIRIES:
jeanne@culverpr.com



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.
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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:

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Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Whitman	707198	Paula.whitman@jll.com	+1 214 244 6160
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Ethan Garner	480568	Ethan.garner@jll.com	+1 214 438 6515
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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