

The Next Chapter of Pegasus Park is Here: **Phase II**



PHASE 2

PEGASUS PARK / PHASE II UNVEILED . THE NEXT CHAPTER

Where science meets **community**

250K

EST. DELIVERY

2028

250,000 SF / 51,000 SF plates / Floor to floor height: L1= 20ft, L2-5 = 17ft

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



SPECS AND FLOOR PLANS

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

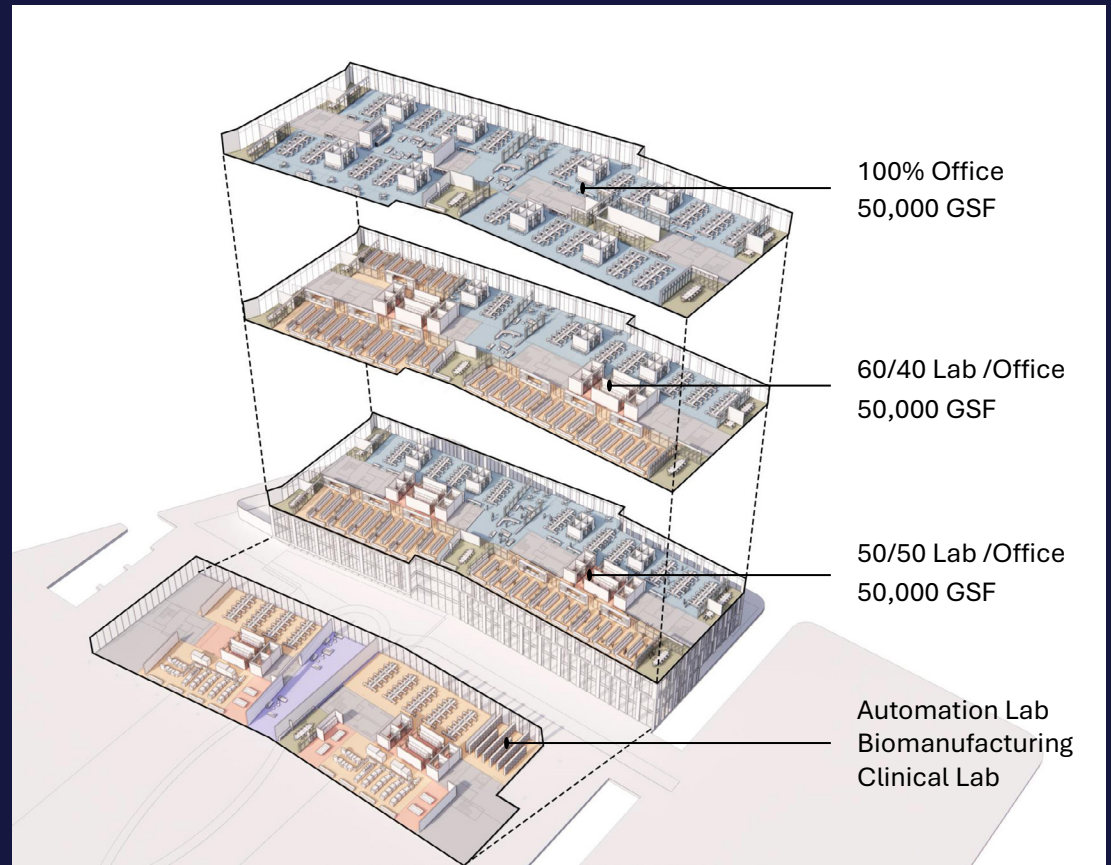
Typical Floor Loading Capacity:

100 PSF Live Load (LL)

25 PSF Superimposed Dead Load (SDL)

LEGEND

	Lobby		Lab /
	Office		Clinical Manufacturing
	Conference		Support Lab





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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

The Tower

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:



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



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



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
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Ethan Garner	480568	Ethan.garner@jll.com	+1 214 438 6515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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