

THE FUTURE IS BRIGHT

AT THE PHOENIX
BIOSCIENCE CORE



LEASED BY



DEVELOPED BY

WEXFORD
SCIENCE+TECHNOLOGY

LOCATED AT



INNOVATION LIVES IN PHOENIX

The Phoenix Bioscience Core (PBC) is a premier life science district in Downtown Phoenix, purpose-built to accelerate biomedical innovation and collaboration. Anchored by top-tier universities, cutting-edge research institutes, and a growing community of health and life science companies, PBC offers a dynamic, walkable urban environment with the infrastructure and talent to support discovery and commercialization.

WEXFORD SCIENCE & TECHNOLOGY AT PBC



DELIVERED & MOVE-IN READY

- 850 N. 5th Street
- 7 levels of lab and office space
- Connect Labs by Wexford
- Available: 26,454 SF
- 227,113 SF total
- 14'8" floor-to-ceiling height with full glass line
- 2 loading bays
- Delivered and currently available for occupancy



NOW LEASING

- 800 N. 5th Street
- 6 levels of lab and office space
- Available: 200,000 SF
- 200,000 SF total
- 14'8" floor-to-ceiling height with full glass line
- 2 loading bays
- Now leasing for future tenants



FUTURE DEVELOPMENT OPPORTUNITY

- 843 N. 5th Street
- 10 levels of lab and office space
- 300,000+ SF planned
- 14'8" floor-to-ceiling height with full glass line
- 2 loading bays
- Currently in design, customizable for anchor tenants or build-to-suit



LOCATION HIGHLIGHTS

- Walkable to restaurants, hotels, cultural attractions, and downtown amenities
- Proximity to Arizona State University, University of Arizona, Northern Arizona University, and TGen
- Immediate access to light rail and major transit corridors
- Strong access to research partners, workforce talent, and funding opportunities in a growing biotech ecosystem



850, 800, AND 843 PBC ARE DESIGNED FOR LIFE SCIENCE ORGANIZATIONS READY TO SCALE IN ONE OF THE SOUTHWEST'S FASTEST-GROWING INNOVATION CORRIDORS.

WHETHER YOU'RE SEEKING IMMEDIATE SPACE OR PLANNING YOUR NEXT EXPANSION, THE PHOENIX BIOSCIENCE CORE IS READY TO SUPPORT YOUR GROWTH.



PHOENIX BIOSCIENCE CORE

Phoenix Bioscience Core provides researchers, educators and innovators unique opportunities to cross boundaries in order to gain valuable insight. The core cultivates a niche and provides the city with a stable engine of economic prosperity by creating high-paying jobs in a knowledge-based economy. Phoenix has sparked collaboration and growth in the biomedical industry with a commitment to provide leaders in the field a place to thrive. Much of Phoenix's success in the biomedical industry can be attributed to the lack of barriers to enter the market, steadily growing population and a spirit of entrepreneurialism. Through further leverage of its unique assets, Phoenix will fulfill its bold ambition of becoming a world leader in biomedical sciences.



850 PBC
227,113 SF
DELIVERED



800 PBC
200,000 SF
NOW LEASING



843 PBC
300,000+ SF
FUTURE DEVELOPMENT



MARICOPA COMMUNITY COLLEGES

INNOVATION COMPOUNDS WHEN
GREAT MINDS COME TOGETHER



ANCHORED BY
TRAILBLAZERS

IN COLLABORATION WITH:

ASU[®] Health

Arizona State University

THE ASU HEALTH INITIATIVE INCLUDES:

- School of Medicine and Advanced Medical Engineering
- School of Technology for Public Health
- The Edson College of Nursing and Health Innovation and the College of Health Solutions
- ASU Health Observatory: An early warning system for public health. A one-of-a-kind surveillance system designed for early detection of health threats.
- A network of ASU Clinics to serve the health care needs of communities around Arizona.
- Strategic growth in research especially through the Mayo Clinic and Arizona State University Alliance for Health Care and ASU's Health Innovation zones.
- Clinical training partnership with HonorHealth

ASU HEALTH'S HEADQUARTERS, INCLUDING THE NEW MEDICAL SCHOOL, WILL BE ON THE PBC IN DOWNTOWN PHOENIX

OBJECTIVES:

INCREASE THE NUMBER OF
HEALTH CARE PROFESSIONALS
IN THE STATE

IMPROVE HEALTH
OUTCOMES AND
EXPAND RESEARCH

IMPROVE HEALTH LITERACY SO
ARIZONANS CAN MAKE BETTER
HEALTH DECISIONS

EXPAND ACCESS
TO QUALITY
HEALTHCARE

PROVIDE PROFESSIONAL
HEALTH CARE TRAINING
AND UPSKILLING

ADVANCE ASU CLINICS THAT
PROVIDE COMMUNITY CARE
ACROSS THE STATE





A COMMUNITY WITH IMPACT

The Phoenix Bioscience Core connects tenants to Arizona's top institutions and innovation networks. Through strategic partnerships across education, workforce development and the bioscience community, this next-generation district offers access to high-impact programming, talent pipelines and opportunities that accelerate innovation and growth.

LABFORCE BY CEI:

Training and certification for tomorrow's lab professionals

PIPELINE AZ:

A localized platform linking talent with opportunity

VENTURE CAFE:

Weekly gatherings to foster innovation, connection & fund raising

CORE FACILITIES:

Shared use and services of technical equipment

PBC:

Programming and career services





850 PBC LOBBY



800 PBC
COURTYARD

AMENITIES THAT SUPPORT DISCOVERY



CHACONNE PATISSERIE & PEIXOTO COFFEE

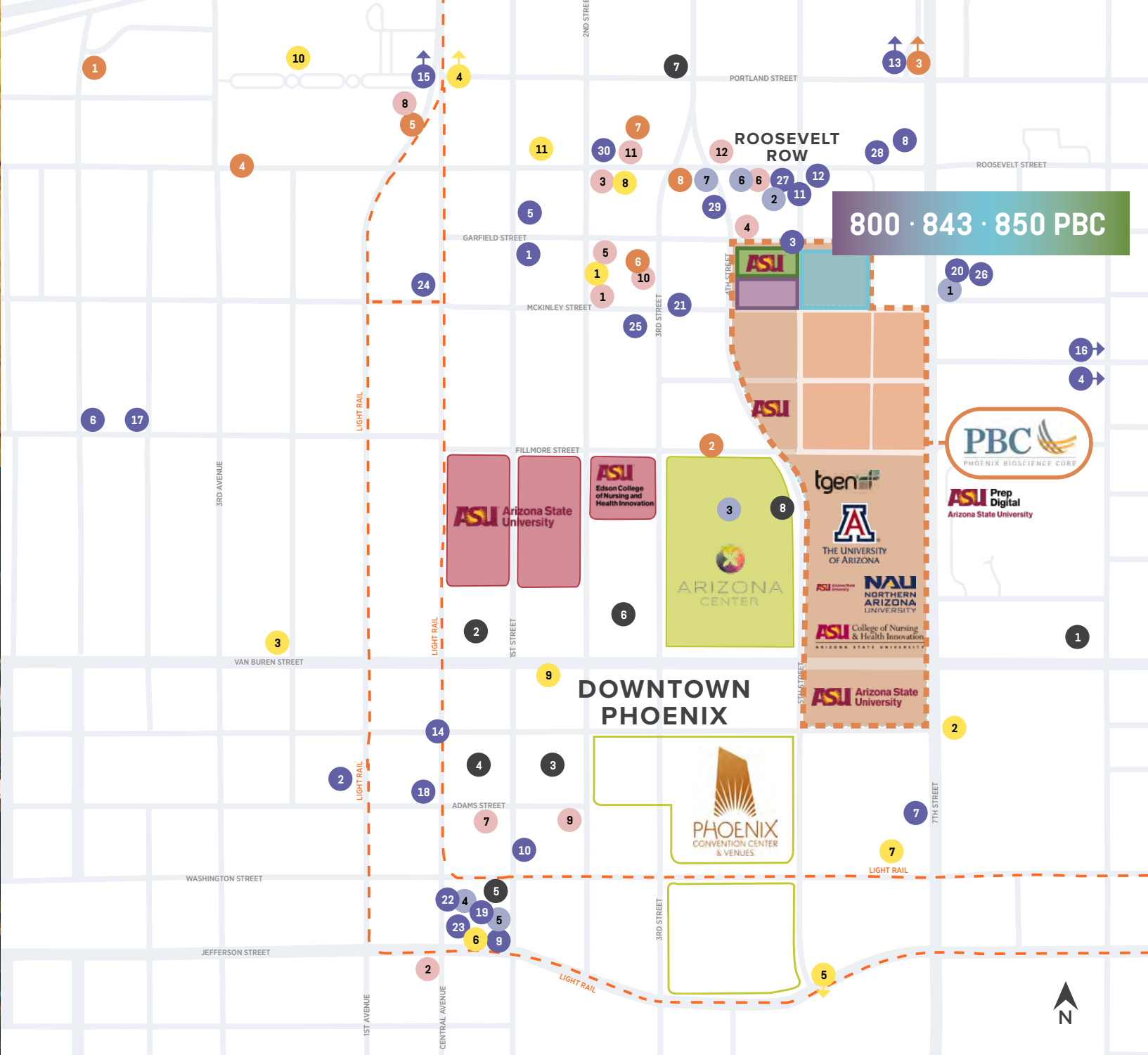


PBC MEETING SPACE

Built for today's life science leaders, PBC 800-850 deliver spaces that power innovation and connection. Conference centers, event-ready venues and open-air lounges support a seamless, hospitality-driven experience.

ART, ENERGY & EVERYTHING NEARBY

Located adjacent to Roosevelt Row, the Phoenix Bioscience Core offers walkable access to award-winning restaurants, hotels and vibrant arts and nightlife. Public parks and more than 3,000 residential units are also nearby, creating a dynamic, livable environment. Whether grabbing happy hour, catching a gallery opening or exploring the First Friday Art Walk, you'll find inspiration around every corner.



RESTAURANTS

1. Matt's Big Breakfast
2. Harumi Sushi & Sake
3. Xin Chao
4. Welcome Diner
5. The Churchill
6. Cibo
7. Pizzeria Bianco
8. Taco Boy's
9. The Arrogant Butcher
10. The Kettle Black Kitchen & Pub
11. Trapp Haus BBQ
12. Taco Chelo
13. Green New American Vegetarian
14. Centrico
15. Forno 301
16. Gallo Blanco
17. The Vig Fillmore
18. Vegan House
19. Chico Malo
20. Cheba Hut Toasted Subs
21. Jackalope Gastropub
22. Breakfast Club- CityScape

23. Blue Hound
24. Snooze Eatery
25. Moira Sushi Bar & Kitchen
26. Tacos Calafia - Downtown
27. Il Bosco Pizza
28. Hot Daisy Pizza
29. Ike's Love and Sandwiches
30. Carly's Bistro

ARTS & ENTERTAINMENT

1. The Van Buren
2. Children's Museum of Phoenix
3. Crescent Ballroom
4. Phoenix Art Museum
5. Chase Field
6. Footprint Center
7. Arizona Science Center
8. Local Art Galleries and Murals
9. Herberger Theater Center
10. Hance Park and Japanese Friendship Garden
11. The Nash Jazz Club

BARS

1. Cobra Arcade Bar
2. Bitter & Twisted Cocktail Parlour
3. Arizona Wilderness DTPHX
4. Bliss Rebar
5. The Farish House
6. Greenwood Brewing
7. Cornish Pasty
8. FEZ
9. Hanny's
10. Sazerac PHX
11. Pedal Haus Brewery
12. The Golden Margarita

SHOPPING

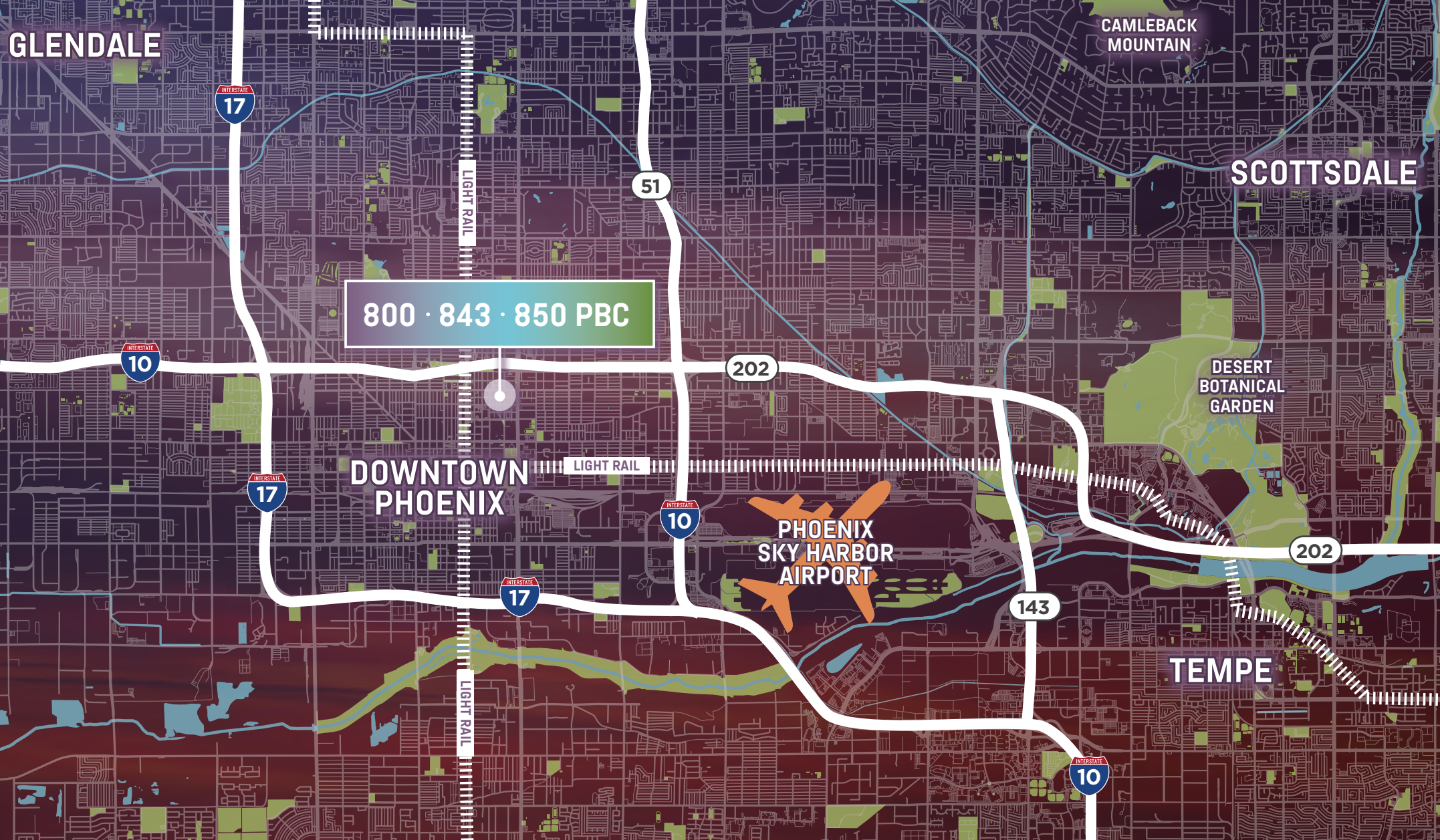
1. Luv Bridal
2. The Lost Leaf
3. Arizona Center
4. CityScape
5. Fry's at CityScape
6. MADE Art Boutique
7. Milk and Honey Market

CAFES

1. Vovomeena
2. Fillmore Coffee
3. Nami
4. Lola Coffee
5. Fair Trade Cafe
6. Songbird Coffee & Tea House
7. Kahvi Coffee + Cafe
8. Jobot Coffee, Bar and Late Night Dim Sum

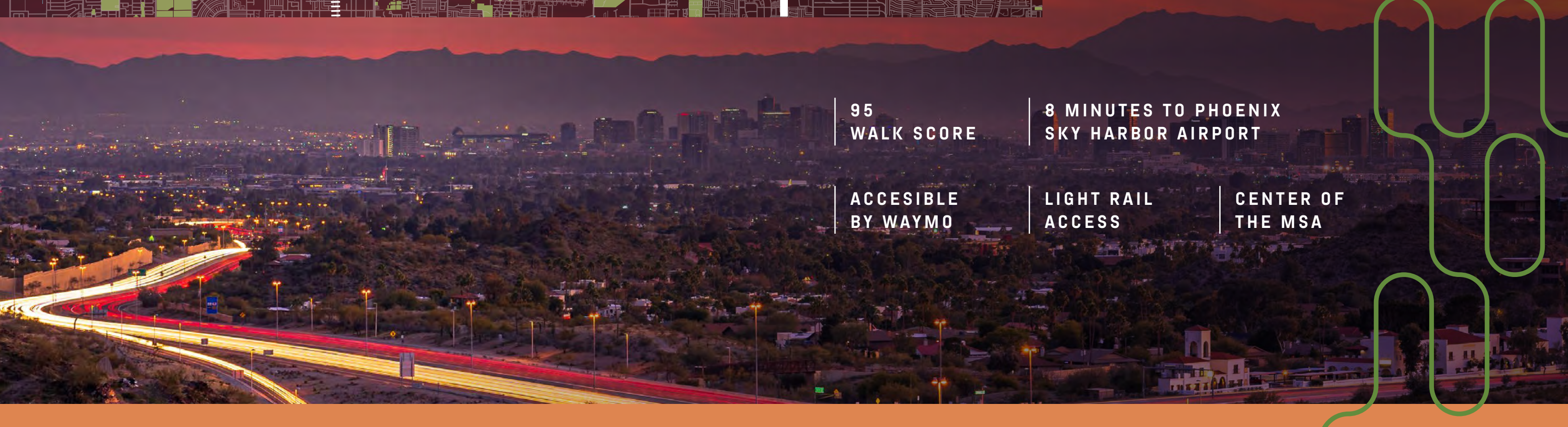
HOTELS

1. Springhill Suites Marriott
2. Westin
3. Hyatt Regency
4. Renaissance Hotels
5. Palomar Hotel by Kimpton
6. Sheraton
7. Cambria Hotel
8. AC Hotel Phoenix Downtown



DESIGNED FOR EASY ACCESS

Strategically located to support travel across Phoenix and beyond, the Phoenix Bioscience Core offers unrivaled access to tenants, partners and visitors. Just minutes from I-10, I-17, Sky Harbor International Airport and multiple Valley Metro light rail stations, it brings regional convenience together with urban walkability.



95
WALK SCORE

8 MINUTES TO PHOENIX
SKY HARBOR AIRPORT

ACCESIBLE
BY WAYMO

LIGHT RAIL
ACCESS

CENTER OF
THE MSA

WHY PHOENIX?

Anchored by the 30-acre Phoenix Bioscience Core, Phoenix is the nation's top markets for life science job growth among emerging markets, offering a powerful mix of research, talent and industry momentum. With a growing healthcare network, robust academic pipeline and market-defining wage growth, this is where the next chapter of biotech is being written.

#5

LARGEST CITY
IN THE U.S.

8.1%

BIOSCIENCE JOBS GREW
FASTER THAN NATIONAL
RATE OF CHANGE

Top 20

IN LIFE SCIENCE
MARKETS

85%

OF THE YEAR IS
BRIGHT AND SUNNY

250K

STUDENTS LIVE
WITHIN 100 MILES

39,000

NEW HEALTHCARE JOBS
EXPECTED BY 2035

Top 10

FOR JOB GROWTH
AND WAGE GAINS

\$368M

AWARDED IN
NIH FUNDING

15,000

COLLEGE STUDENTS
LOCATED IN OR
AROUND DOWNTOWN
PHOENIX

90K+

NEW JOBS PROJECTED
IN THE NEXT DECADE

\$800M

INVESTED IN BIOSCIENCE
GROWTH FROM ARIZONA
UNIVERSITIES





DELIVERED

227,113 SF

BUILDING WITH APPROX. 34,630 SF FLOOR PLATES

7 Levels

LAB + OFFICE SPACE 14'8" FLOOR-TO-CEILING HEIGHT WITH FULL GLASS LINE

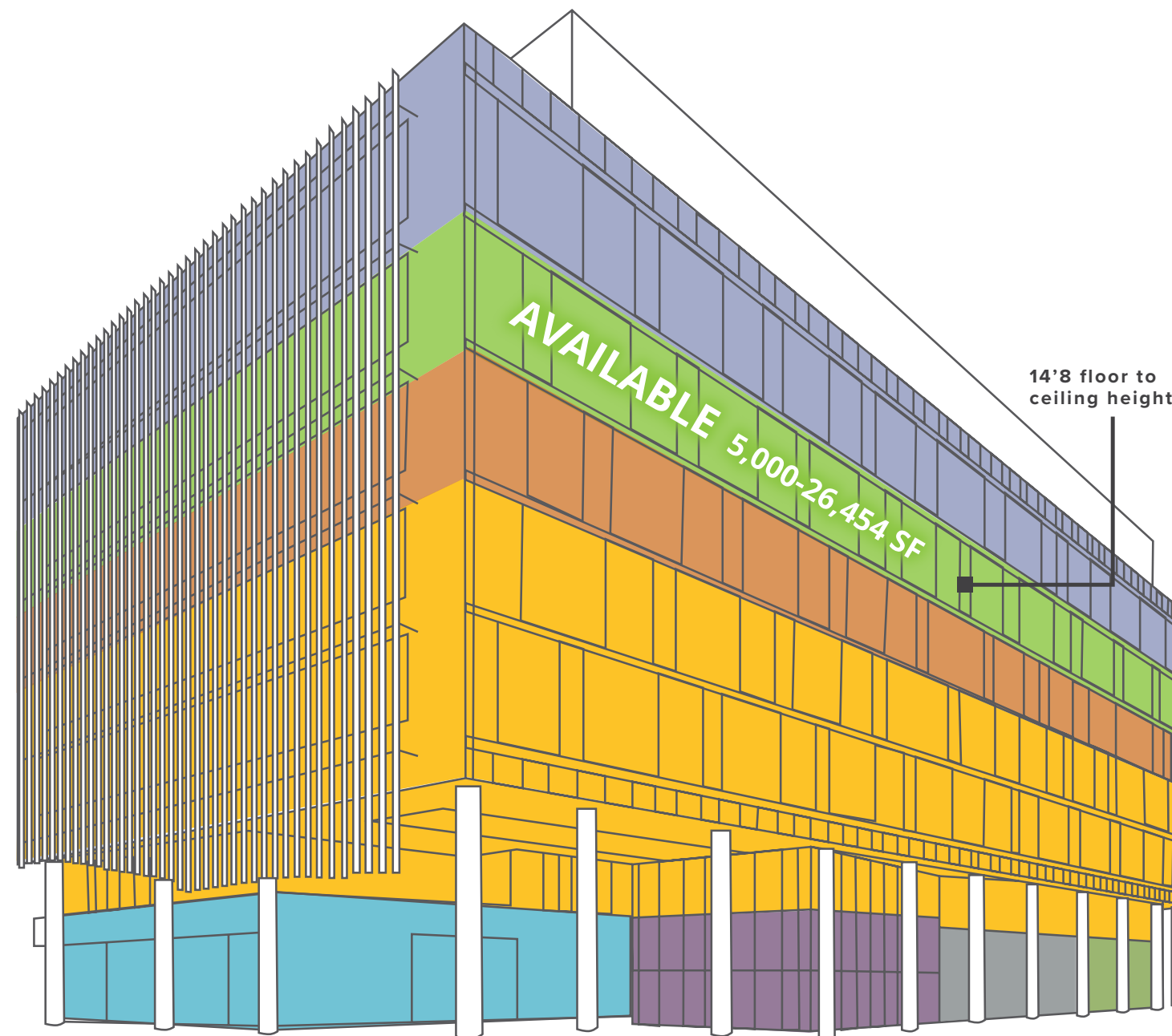
2

LOADING BAYS

2/1,000 SF

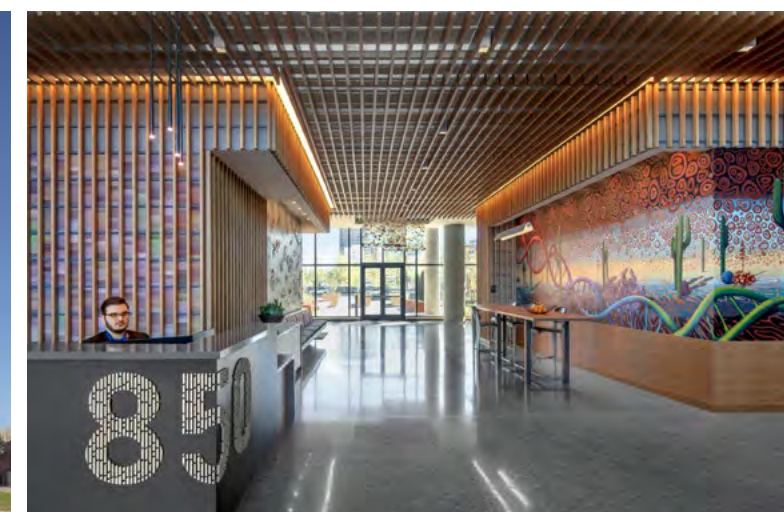
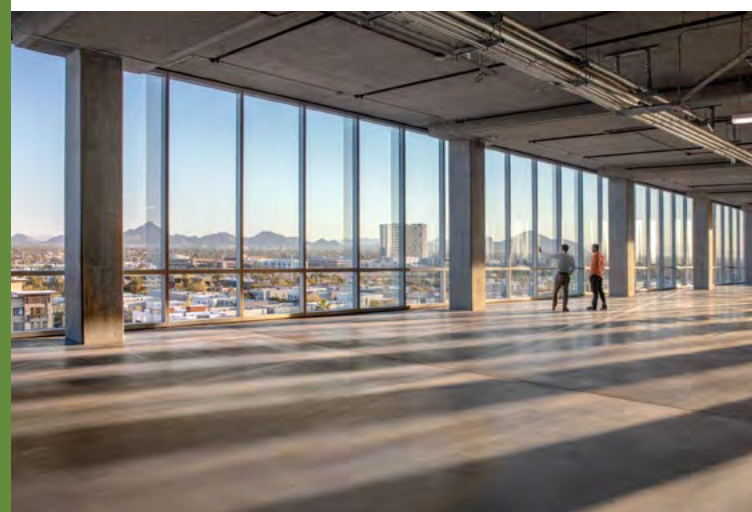
PARKING AVAILABLE

* Other options may be available



BUILDING PROGRAM & AVAILABILITY

- FLOOR 7**
 National Institutes of Health
Turning Discovery Into Health
- FLOOR 6**
5,000 - 26,454 sf
Available for Lease
- FLOOR 5**
250 - 10,000 SF
connect labs
BY WEXFORD
- FLOORS 1 - 4**
 Arizona State University
ASU Research Labs
ASU Edson Entrepreneurship + Innovation Institute
ASU Conference Center
- CENTER FOR ENTREPRENEURIAL INNOVATION**
Life Science Certification Training
- Hospitality Lobby



FLOOR 5 - 850 PBC:

connect labs

BY WEXFORD

Specifically created for emerging and growth companies in the life sciences, computational, engineering, medical device, and energy industries, Connect Labs offers pre-built and furnished lab, support, and office space with a purposefully curated set of amenities, services, and shared equipment that provides companies the space to grow and attract talent; specialized equipment to leverage and conserve capital; intentional proximity to peers, experts and potential strategic partners; and opportunities to conduct research to improve the human condition and drive economic impact.



LEARN MORE

MEMBERSHIP INCLUDES:

- Private and secure work space
- Office furnishings provided
- Access to reserved use of Core Lab equipment
- Access to the common break room and lounge
- Basic office materials (printers & paper)
- Onboarding and training on Core Lab Equipment
- Discounts on lab equipment, consumables, and preferred vendor services
- Exclusive Connect Labs Community Events and other frequent events in the building
- Potential collaborations with PBC academic units or other companies
- Utilities and WiFi
- Receptionist and Office management weekdays
- Access to conference and huddle rooms
- Packages and mail service
- Kitchen access with snacks & drinks
- Introductions to vetted service providers & advisors



NOW
LEASING

200,00 SF

BUILDING WITH APPROX. 34,630 SF FLOOR PLATES

6 Levels

LAB + OFFICE SPACE 14'8" FLOOR-TO-CEILING HEIGHT
WITH FULL GLASS LINE

2

LOADING BAYS

2/1,000 SF

PARKING AVAILABLE

* Other options may be available





FUTURE
DEVELOPMENT

300,000+ SF

BUILDING WITH APPROX. 34,630 SF FLOOR PLATES

10 Levels

LAB + OFFICE SPACE 14'8" FLOOR-TO-CEILING HEIGHT
WITH FULL GLASS LINE

2

LOADING BAYS

2/1,000 SF

PARKING AVAILABLE

* Other options may be available



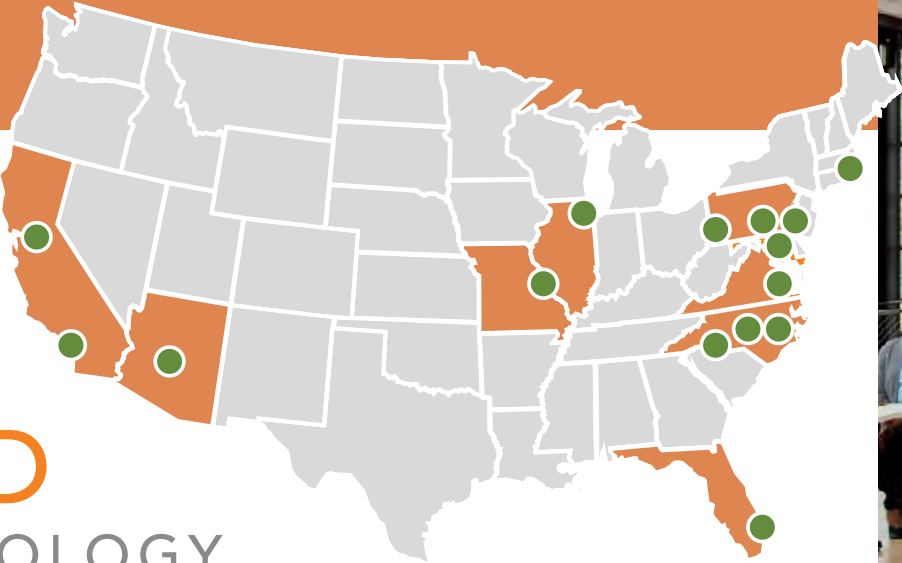
CREATING A NATIONAL PLATFORM OF RESEARCH, TALENT, CORPORATE INNOVATION, AND COLLABORATION

Wexford Science & Technology is a real estate development company exclusively focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use Knowledge Communities that are built on a foundation of discovery, innovation, entrepreneurial activity, corporate engagement and community inclusion.

9.8M SF
developed, under development and managed

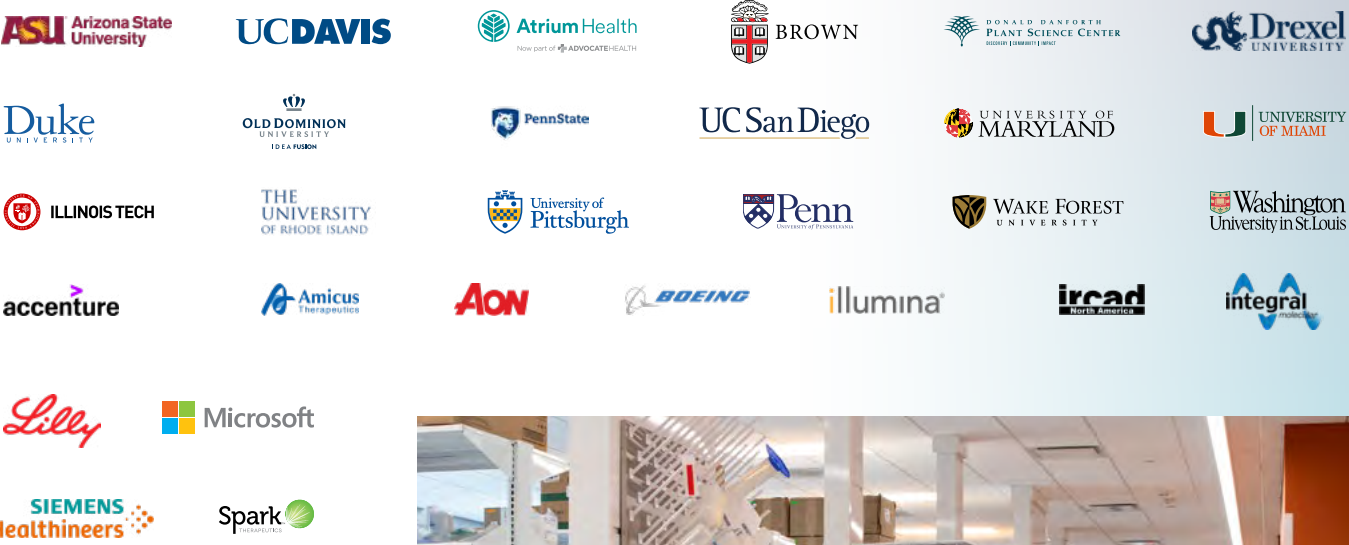
315+
research and innovation tenants

31
institutional partners



WEXFORD
SCIENCE+TECHNOLOGY

WEXFORD'S ANCHOR INSTITUTIONAL + TENANT RELATIONSHIPS





LEASED BY _____



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Paige Blanzzy
Associate
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DEVELOPED BY _____



Kyle Jardine
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LOCATED AT _____



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