



# Today's ideas. Tomorrow's standards.

3000 Pegasus Park | Dallas, TX

Jones Lang LaSalle Brokerage Inc.

**MSP** 

**J. SMALL**  
INVESTMENTS

**LH** **LYDA HILL**  
PHILANTHROPIES

 **JLL**®

# Build the brightest future imaginable

Pegasus Park is a dynamic ecosystem that encourages collaboration, problem-solving, and a healthy dose of good fun.

Located between the Design District and the Southwestern Medical District in Dallas, Texas, Pegasus Park is a 23-acre future focused campus.

The campus offers state-of-the-art facilities and amenities for the daily convergence of entrepreneurs, best of breed companies, strategic business partners, social impact organizations, and Dallas' emerging biotech ecosystem.

Pegasus Park is not just another place to work – it is the place to explore ideas that move the needle in the social sector, biotech, and business.

A place built for interaction, ingenuity, and advancement.

## Four anchors of activity

### **Commercial Tenants**

Modern offices for a diverse array of tenants from entrepreneurial startups to industry leaders looking to attract and retain top talent.

### **Biotech+**

Nearly 40,000 SF of state-of-the-art facilities where life science and health care innovators turn their discoveries into high-performing ventures, and establishing it as the epicenter for regional life science innovation.

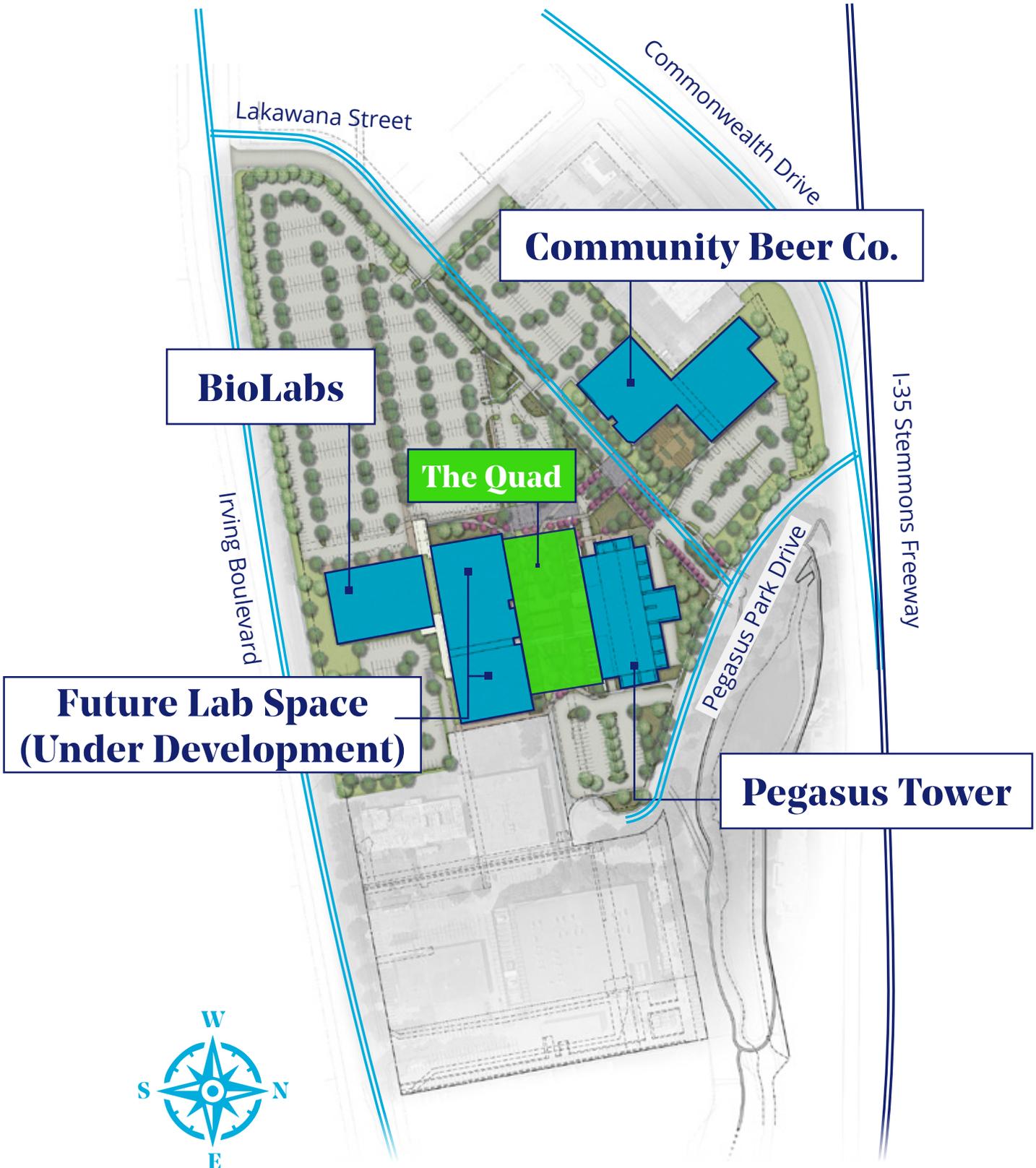
### **Water Cooler**

Up to 175,000 SF of flexible office space and community for nonprofit, philanthropic, and social impact tenants.

### **Entertainment, Dining, & Services**

Anchored by an onsite brewery, restaurant, and taproom, the cutting-edge facilities include a newly renovated conference center, and intentionally designed social and wellness amenities to boost work/life balance.

# Pegasus Park Site Plan



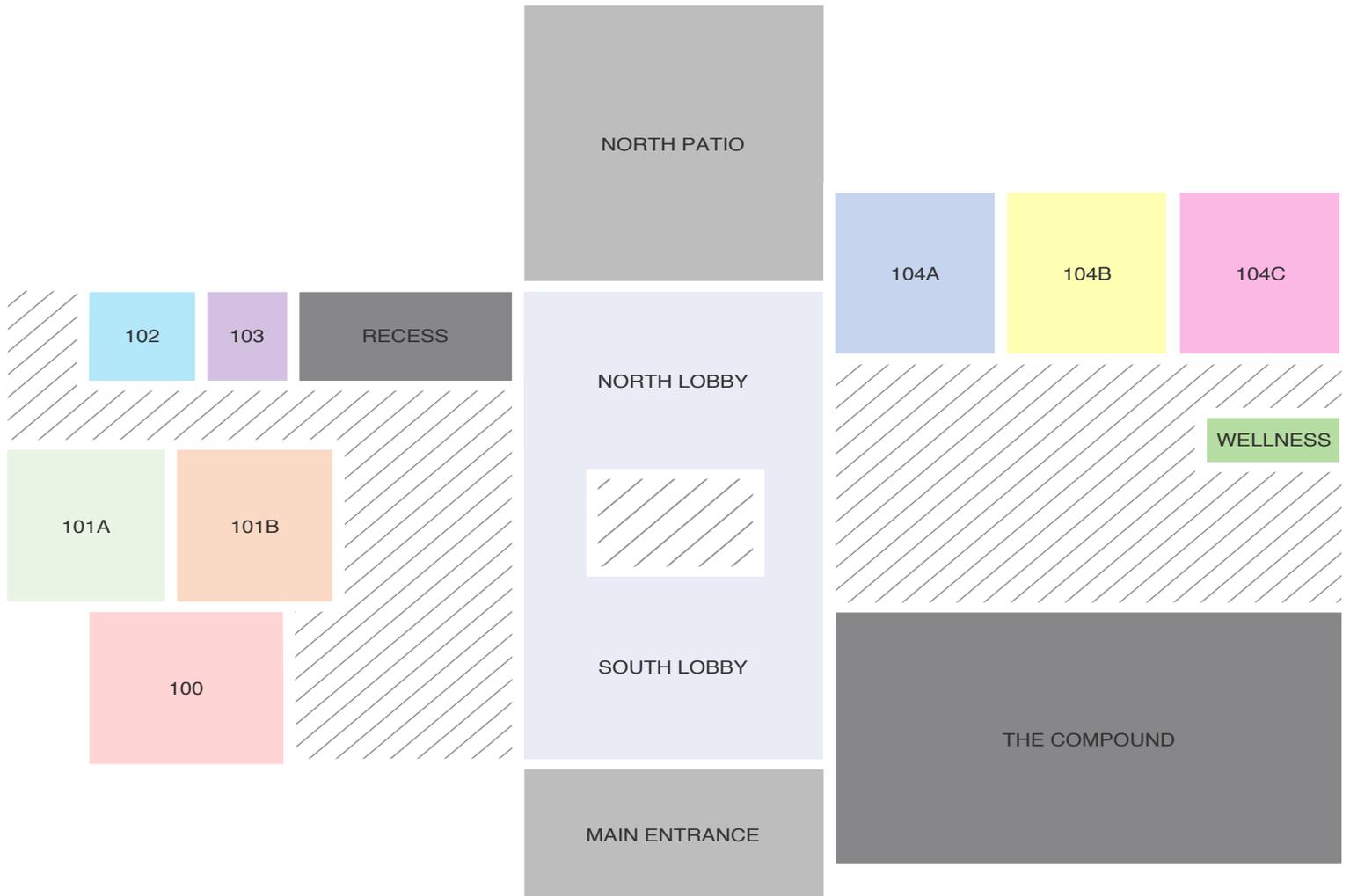
# Features & Amenities



- 16,000SF Convene conference center with room to accommodate groups up to 200.
- Outdoor patio with firepits for meeting, dining, and entertaining.
- Monthly concerts and events.
- On-campus café offering grab-and-go food and catering service.
- Indoor/ outdoor lounge serving cocktails, coffee and snacks.
- Unparalleled access to fiber optic data connectivity & free campus WiFi.
- 24/7 on-site security.
- Hidden Gym fitness center.
- On-site property management and maintenance.
- USPS mail room and overnight delivery center.
- Recycling service.



# The Lobby







# Health & Wellness



- Adjacent to city park with walking path and pond.
- Bike & scooter storage.
- Minutes away from Trinity Strand Trail & Katy Trail.
- Near Trinity River with biking and walking paths.
- Onsite state-of-the-art-fitness center with yoga classes.



# Community Beer Co.

Pegasus Park's on campus brewery, taproom, and restaurant.

# BioLabs

- New fully equipped 32,000 SF flexible life science co-working facility.
- Shared and private laboratory and office spaces for early-stage scientific ventures.
- Equipped with \$3.4M worth of a broad array of premium scientific equipment.
- Resident companies have access to campus services and amenities.
- Affiliation with LaunchBio that will support scientific entrepreneurs to start and grow successful companies at the Biotech+ Hub at Pegasus Park.

Biolabs tenants will have access to UTSW's core facilities with discounted rates, 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



## Interactive Floor Plan



# Why Dallas



01

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## **Sector Diversity**

Dallas' innovation ecosystem expands across many industries in a variety of sectors.

02

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## **Dallas/Fort Worth Diverse Workforce**

DFW ranks No. 1 in the country for job creation and No. 5 in most high-tech occupations added.

03

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## **Access to Innovative Academic Institutions**

University of Texas Institutions are ranked No. 3 in the Top 100 Worldwide Universities Granted U.S. Patents for 2019.

04

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## **Access to Capital**

As of 2019 more than \$5.5B were invested in highly valuable companies that were founded in North Texas.

05

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## **Solution to an Ever-Growing Problem**

As innovation ecosystems become saturated in the East and West coasts, Dallas is a great hub to expand biotech development in the middle of the country.

# Dallas: By the Numbers



**#1** In total job growth.

**#2** Largest state based on population.

**#3** For number of patents received annually.

**#6** Largest tech talent pool nationally.

**#6** U.S. in highest retention rate of higher education graduates who stay and work in the region.

**#9** In world's largest economies, home to 20+ Fortune 500 companies.



## **2nd Largest**

DFW International Airport is 2nd largest airport in the U.S.

## **Access**

Access to every major city in the continental U.S. within 4 hours.

## **Airline Hub**

Dallas Love Field Airport is hub to Southwest Airlines, the largest domestic airline in the country.

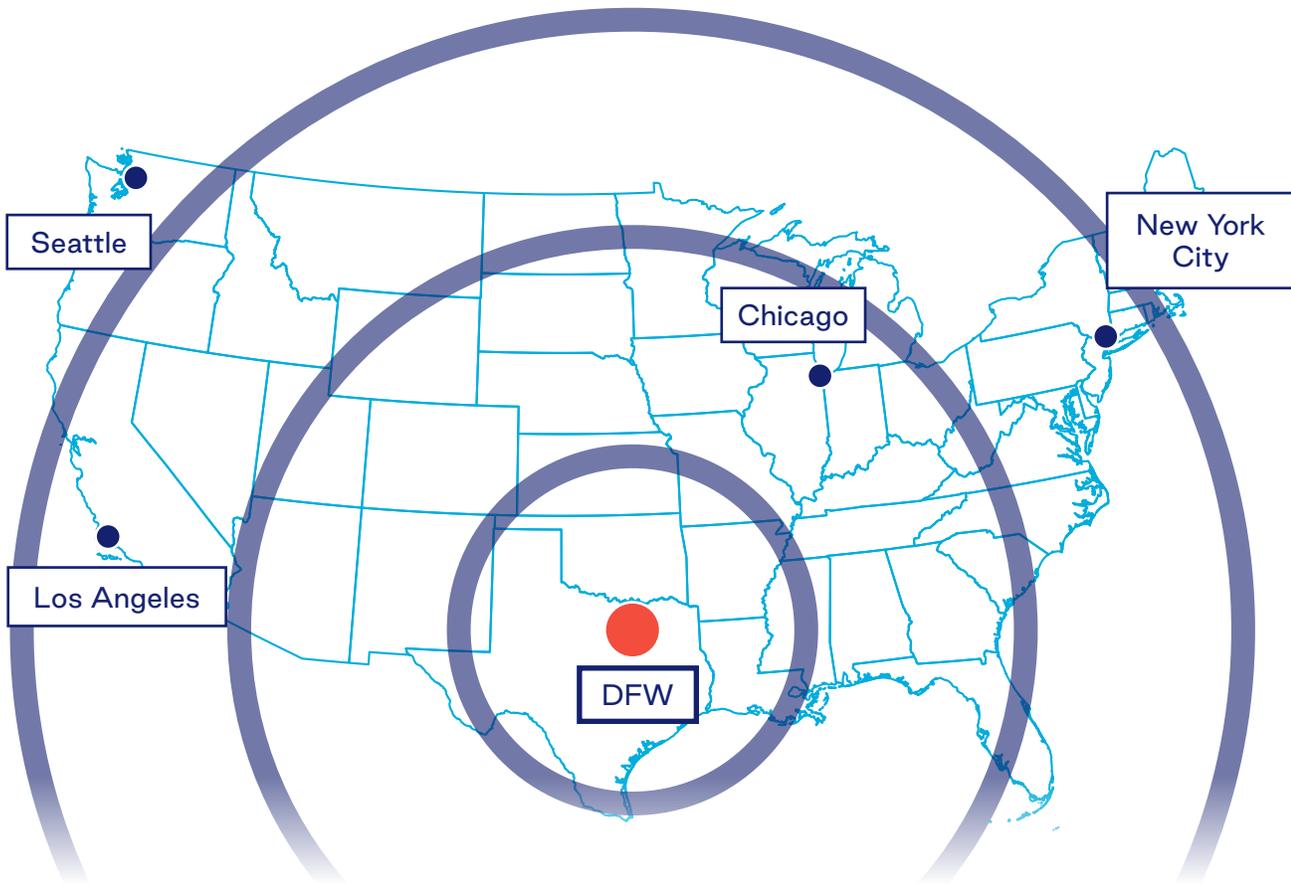
## **28 Major Hubs**

DFW International Airport is the hub for American Airlines and also a cargo network that connects the region to 28 major hubs around the world.

## **Affordable**

No personal or corporate income tax.

# Transportation



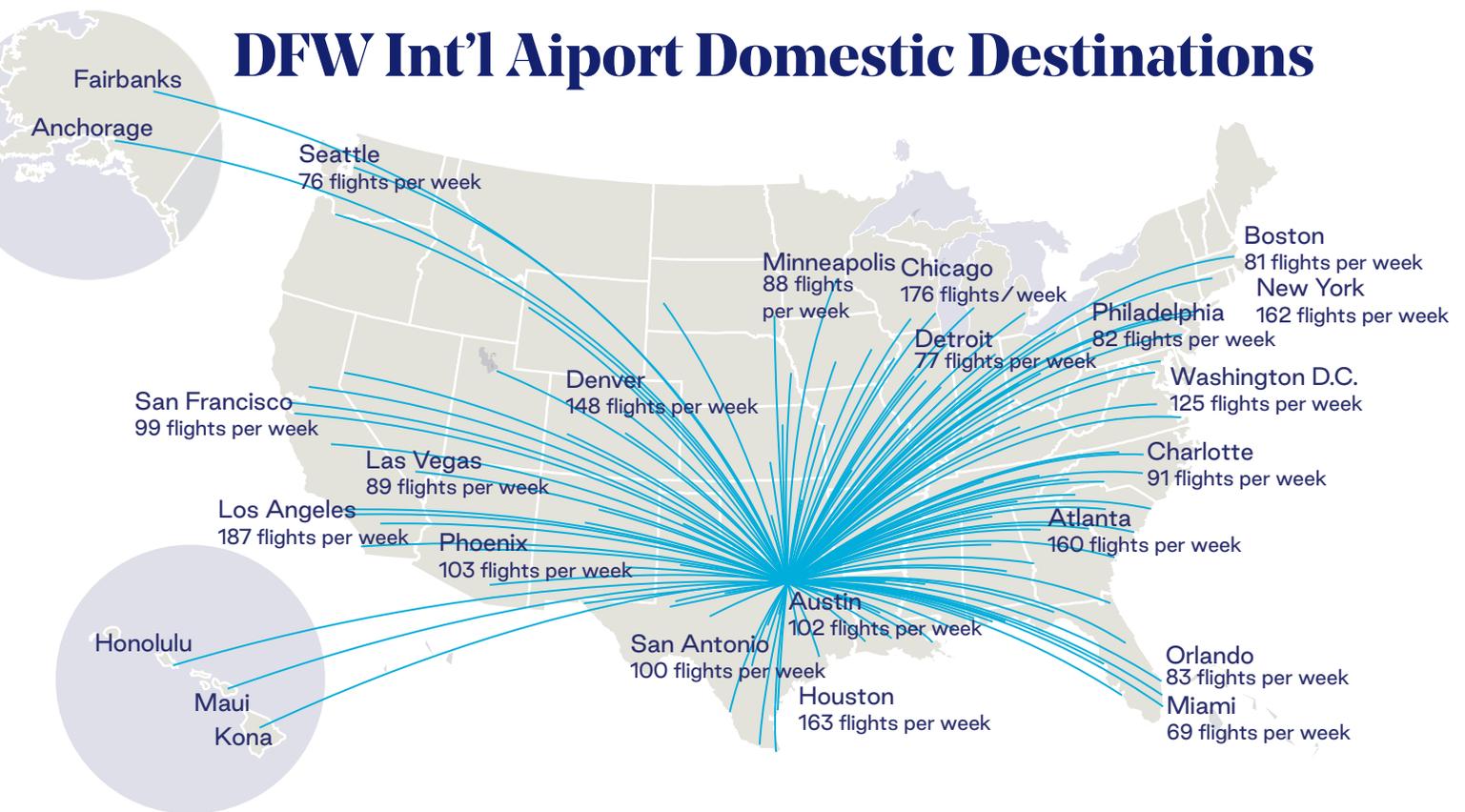
## Truck Transit Times and Population Served

Ring	Hours	Miles	Kilometers	% of US Pop. Served
1	10	600	966	16%
2	24	960	1,545	37%
3	48	1,800	2,887	93%

# Flight Time from DFW

New York, NY (NYC)	3 Hours 15 Minutes
San Diego, CA (SAN)	2 Hours 5 Minutes
Toronto, On, Canada (YTO)	2 Hour 50 Minutes
Mexico City, Mexico (MEX)	2 Hours 32 Minutes
Boston, MA (BOS)	3 Hours 50 Minutes
Seattle, Washington (SEA)	4 Hours 15 Minutes

## DFW Int'l Airport Domestic Destinations



## Airports by the Numbers

### DFW Int'l Airport (2019)

Daily Passengers	205,663
Total Passengers	75,066,956
International Passengers	9,578,478
Total Cargo (Metric Tons)	984,850

### Dallas Love Field (2019)

Daily Passengers	45,973
Total Passengers	16,780,158
International Passengers	231,879
Travel time from Dallas	11 minutes

# In Good Company

DFW has a growing community of seasoned and successful biotech entrepreneurs, ventures, and leading corporations.

**Alcon**

**Atrion**<sup>®</sup>  
Medical

 **BlueCross.  
BlueShield.**

**B|BRAUN**  
SHARING EXPERTISE

  
**Celanese**

**COVANCE**

 **DSM**

**DUNLEE**

**ESSILOR**

  
eyevenSYS

 **Greatbatch**<sup>™</sup>  
Medical

 **GRADALIS**



HOYA

labcorp

MCKESSON

Medtronic

onconano  
medicine

ORTHOFIX<sup>®</sup>

Peloton  
Therapeutics

REATA<sup>™</sup>  
PHARMACEUTICALS

ReCode  
THERAPEUTICS

smith&nephew

stryker

TAYSHA  
GENE THERAPIES

Teleflex<sup>®</sup>

Tenet  
Health

TEXAS  
INSTRUMENTS

Virbac

CARIS<sup>®</sup>  
LIFE SCIENCES

SIGHT  
SCIENCES

Lantern  
Pharma.



# Universities



College of  
Medicine



SCHOOL of  
MEDICINE



UNIVERSITY OF  
TEXAS  
ARLINGTON



UT Southwestern  
Medical Center



Tarrant  
County  
College

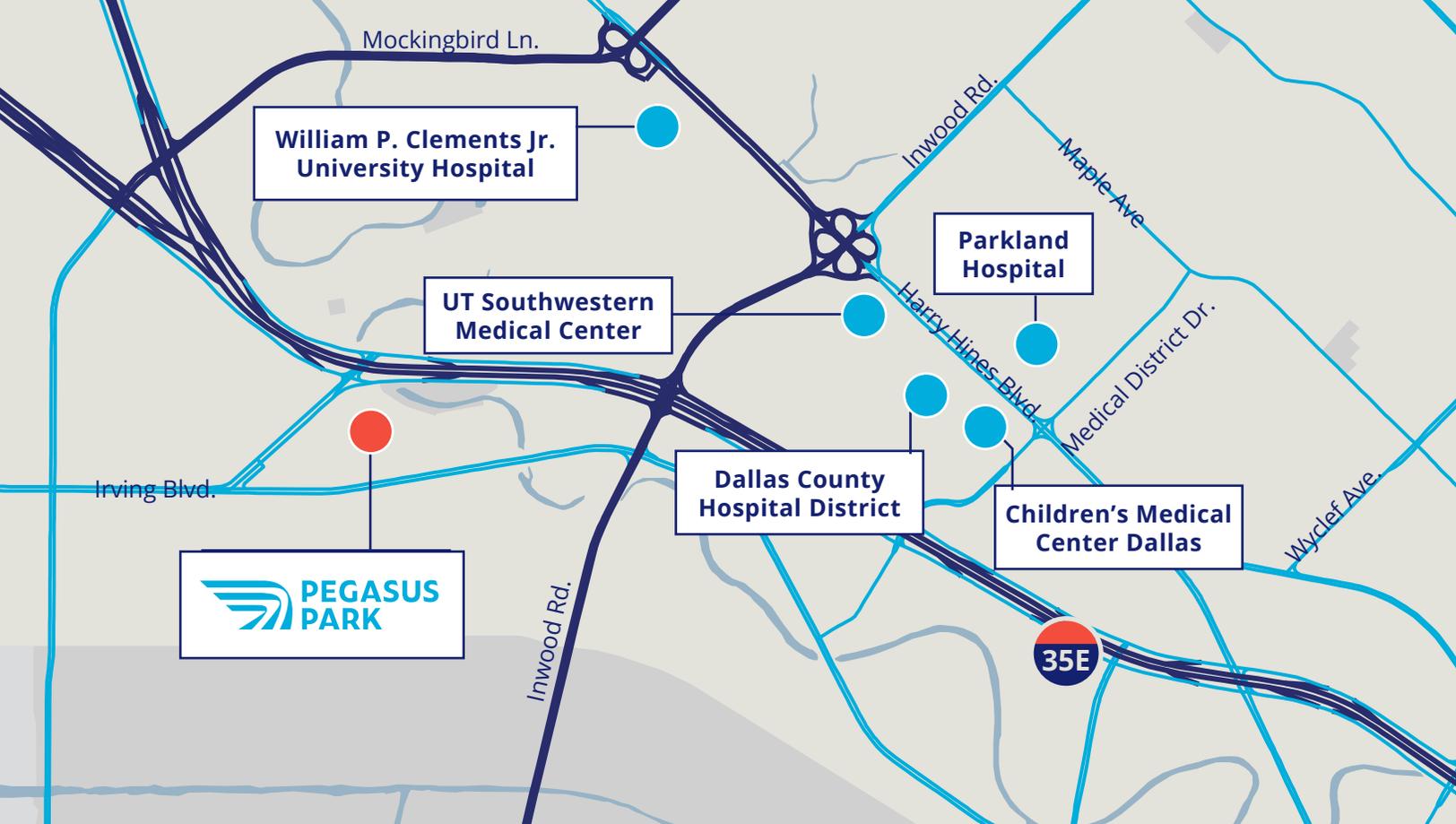


TARLETON  
STATE UNIVERSITY  
Member of The Texas A&M University System



THE UNIVERSITY of NORTH TEXAS  
HEALTH SCIENCE CENTER at FORT WORTH





DFW has 3 Carnegie R-1 Universities.

**\$1.1 Billion**  
in Venture Capital Funding.

**\$400M**

Received by UTSW in National Institutes of Health (NIH) funding annually.



UTSW Medical Center is the only academic medical center in the world to serve as home to 6 Nobel Laureates.

**\$3.1 Billion**

R&D expenditures across UT institutions, the highest in Texas and second highest in the nation among public higher education systems.

**\$585M**

Awarded by Cancer Prevention & Research Institute of Texas (CPRIT) to DFW since 2009.



Mary Crowley Research Center located at Medical City Dallas hospital is one of the world's largest gene therapy investigative facilities.

**76%**

Of UTD students graduate with STEM Degrees.

# Nearby Amenities

## Restaurants & Bars

- 1. Blues Burgers
- 2. Smokey Johnson's Bar-B-Que & Home Cooking
- 3. Pho Chau
- 4. Outfit Brewery
- 5. Community Beer Co.
- 6. In-N-Out Burger
- 7. Chipotle Mexican Grill
- 8. Celestial Beerworks
- 9. Cidercade Dallas
- 10. Maple & Motor
- 11. Pegasus City Brewery
- 12. Peticolas Brewing Company Taproom
- 13. Rodeo Goat
- 14. Katy Trail Ice House
- 15. Cake Bar
- 16. Beto & Son
- 17. Steam Theory Brewing Company
- 18. Manhattan Project Beer Co.
- 19. Another round
- 20. TEN Ramen
- 21. Banh Mi Station
- 22. Lone Star Donuts
- 23. PhD - Pour House Dallas
- 24. Nova
- 25. Norma's Cafe
- 26. Tiny Victories
- 27. Whitehall Exchange
- 28. Parker Barrow's Craft House & Deli
- 29. Oak Cliff Social Club
- 30. Lockhart Smokehouse BBQ
- 31. Stock & Barrel
- 32. Emporium Pies
- 33. Ten Bells Tavern

- 34. Dallas Grilled Cheese Co
- 35. Lucia
- 36. Botanist
- 37. Paradiso
- 38. Nora Restaurant and Bar

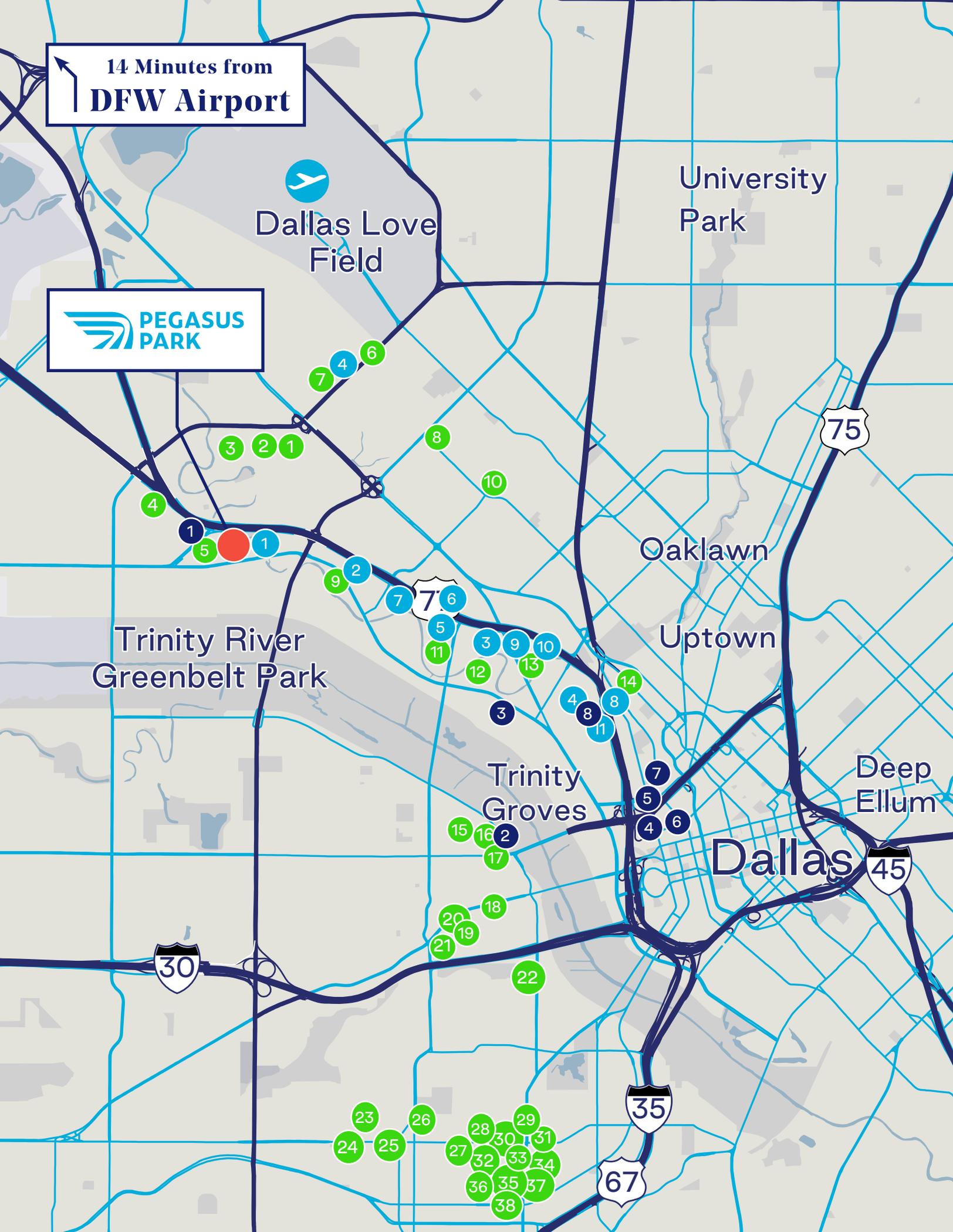
## Entertainment

- 1. Samms Center for the Arts
- 2. The Art Park at Trinity Groves
- 3. Bowlounge
- 4. The Dallas World Aquarium
- 5. House of Blues
- 6. Dallas Museum of Art
- 7. Perot Museum of Nature and Science
- 8. Medieval Times Dinner & Tournament

## Hotels

- 1. Hampton Inn & Suites Dallas Market Center
- 2. Embassy Suites by Hilton Dallas Market Center
- 3. Hilton Anatole
- 4. Alost Dallas Love Field
- 5. Hilton Garden Inn Dallas Market Center
- 6. Renaissance Dallas Hotel
- 7. Dallas Marriot Suites Medical/Market Center
- 8. The Guild Victory Park | Katy Trail
- 9. Courtyard by Marriott Dallas Medical Center
- 10. Tru by Hilton Dallas Downtown Market Center
- 11. Virgin Hotel

14 Minutes from  
**DFW Airport**





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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.



### 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.

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Jones Lang LaSalle Brokerage, Inc	591725	renda.hamptom@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
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
Ethan Garner	480568	ethan.garner@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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