



For Lease ±135,000 RSF

Best-in-Class Life Sciences R&D Labs



Today's ideas. Tomorrow's standards.

3020 Pegasus Park Drive Dallas, TX 75247

Bridge Labs at Pegasus Park: Op

Pegasus Park's biotech+ and life sciences hub convenes North Texas' ecosystem of companies, accelerators, investors, universities, and talent. Bridge Labs at Pegasus Park features 135,000 square feet of purpose-built research and development space. Boasting as the first institutional quality, non-incubator space in the region with best-in-class specifications.

± 67,500 RSF 15'-0" Clear Height

First Floor

± 67,500 RSF 16'-0" Clear Height

Second Floor

Institutional-quality life science specs including upgraded power, HVAC (1.5 CFM/SF), and gas service

Pre-built lab amenities, including shared glass wash, autoclave, lab waste, and chemical storage areas

100,000 SF of shared amenity spaces on campus

Accommodate expansion requirements with ±1 million SF of future on-site development capacity



portunity Overview



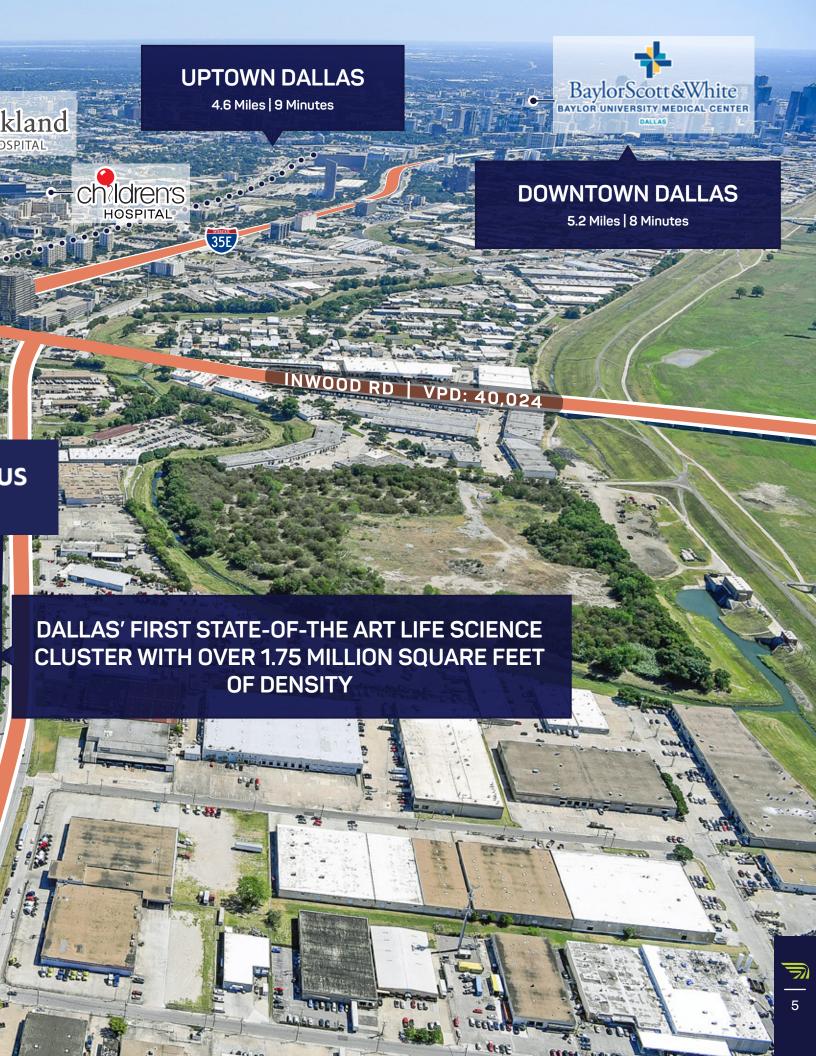












Pegasus Park | Life Science Ecos



ystem



Three Anchors of Activity

The Tower

01

At the center of the campus, the Tower features modern offices for a diverse array of tenants from entrepreneurial startups to industry leaders looking to attract and retain top talent. Pegasus Park has everything your organization and employees need to perform at a higher level.

Biolabs+Bridge Labs

02

BioLabs based flowith 37 flexible The faci science trailblaze breakthe startups into high lab equil to proxin

UTSouthwestern Medical Center









WATER COOLER®



etiraf

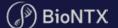


Pegasus Park is a membershipexible life science co-working facility 000 square feet of state-of-the-art lab, training, and office space. lity serves as the epicenter for life innovation and enables biotech ers in their pursuit of the next scientific rough. BioLabs Pegasus Park supplies with everything they need to launch in-growth companies... from shared oment, to mentoring and networking, mity to other innovators.

Amenities

03

The campus offers state-of-the-art facilities and amenities for the daily convergence of entrepreneurs, best-in-class companies, strategic business partners, social impact organizations, and Dallas' biotech ecosystem. Pegasus Park's key amenities include a conference center, café, on-site catering, and state-of-the-art fitness facility. Also on campus is Community Beer Co.'s brewery, restaurant and tap room.

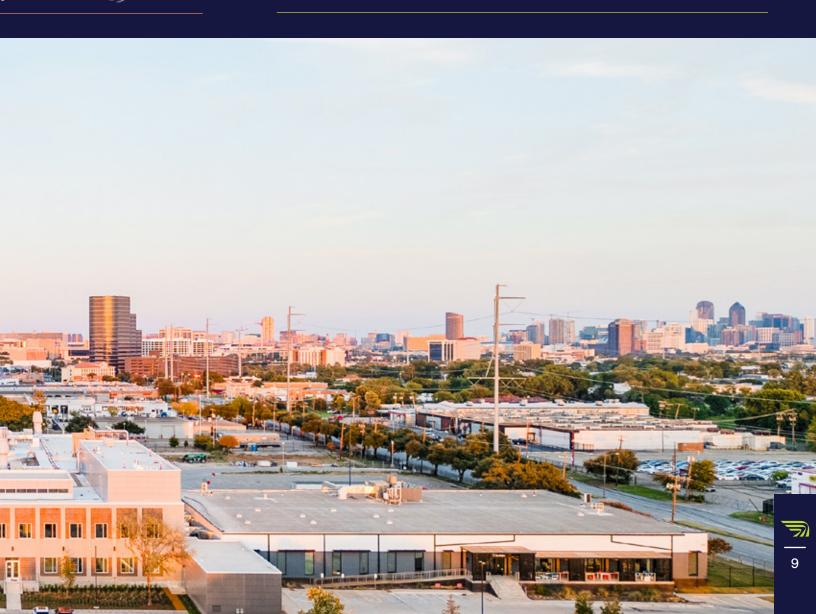






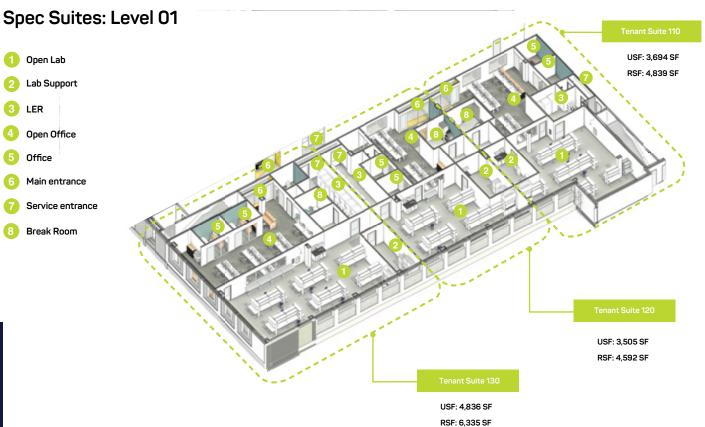






Floor Plans

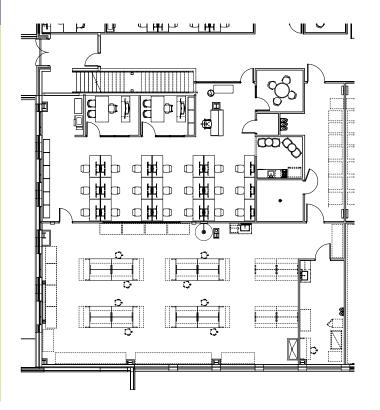




Specifications

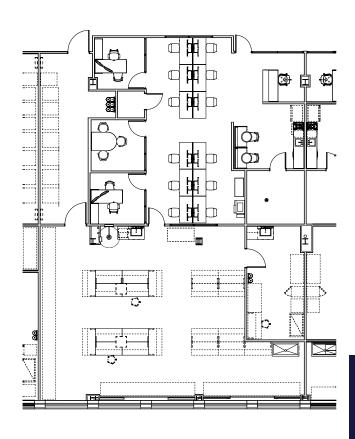
Suite 130 - 6,335 RSF

- 1 FUME HOOD, ADDITIONAL EXHAUST CAPACITY FOR 1 ADDITIONAL HOOD
- 16 5FT MOBILE CASEWORK BENCHES WITH CEILING SERVICE PANEL (CSP) AT EACH 4 PACK
- 4 OVERHEAD CEILING PANELS CONTAIN CDA, LAB VAC, POWER, AND DATA
- 21 OFFICE WORKSTATIONS
- 3 SMALL HUDDLE OR OFFICES
- BREAK AREA SPACE WITH SEATING, COUNTERSPACE, DISHWASHER AND SINK. SPACE FOR FULL SIZE REFRIGERATOR AND MICROWAVE
- 250 SF CELL CULTURE OR ISOLATED LAB ROOM
- 300 SF EQUIPMENT CORRIDOR WITH E-POWER RECEPTACLES



Suite 120 - 4,592 SF

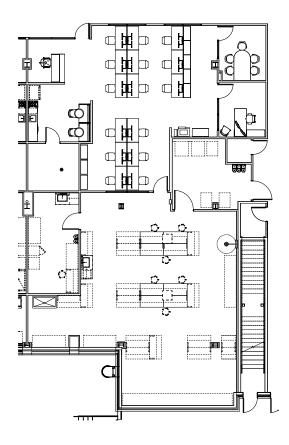
- 1 FUME HOOD, ADDITIONAL EXHAUST CAPACITY FOR 1 ADDITIONAL HOOD
- 8 5FT MOBILE CASEWORK BENCHES WITH CEILING SERVICE PANEL (CSP) AT EACH 4 PACK
- 2 OVERHEAD CEILING PANELS CONTAIN CDA, LAB VAC, POWER, AND DATA
- 12 OFFICE WORKSTATIONS
- 3 SMALL HUDDLE OR OFFICES
- BREAK AREA SPACE WITH SEATING, COUNTERSPACE, DISHWASHER AND SINK. SPACE FOR FULL SIZE REFRIGERATOR AND MICROWAVE
- 230 SF CELL CULTURE OR ISOLATED LAB ROOM
- 300 SF EQUIPMENT CORRIDOR WITH E-POWER RECEPTACLES

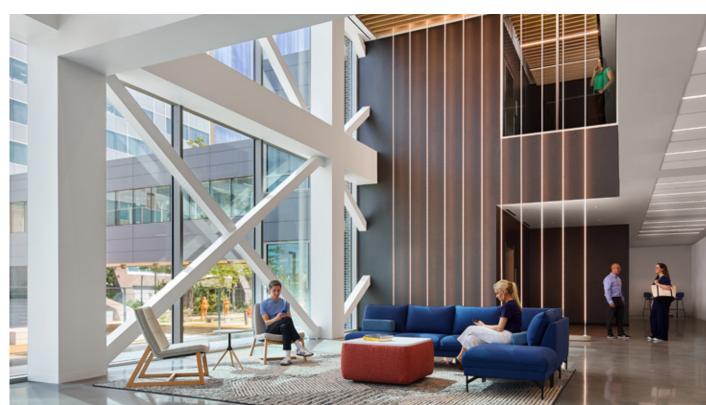


Specifications

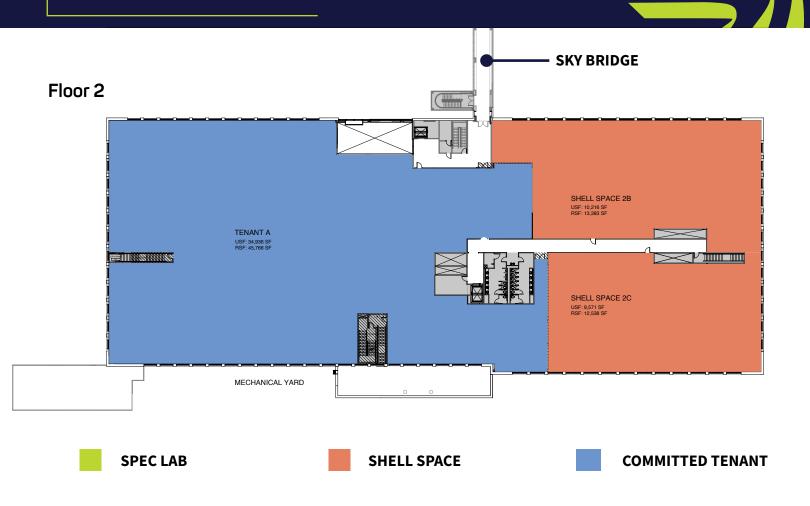
Suite 110 - 4,839 SF

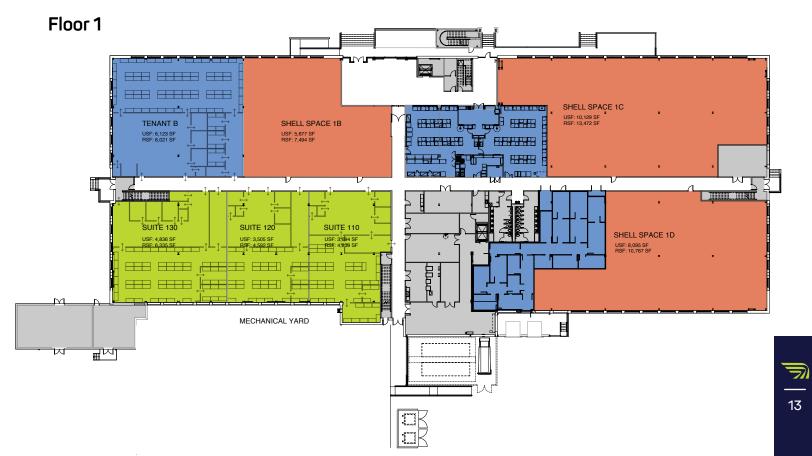
- 1 FUME HOOD, ADDITIONAL EXHAUST CAPACITY FOR 1 ADDITIONAL HOOD
- 8 5FT MOBILE CASEWORK BENCHES WITH CEILING SERVICE PANEL (CSP) AT EACH 4 PACK
- 2 OVERHEAD CEILING PANELS CONTAIN CDA, LAB VAC, POWER, AND DATA
- 15 OFFICE WORKSTATIONS
- 2 SMALL HUDDLE OR OFFICES
- BREAK AREA SPACE WITH SEATING, COUNTERSPACE, DISHWASHER AND SINK. SPACE FOR FULL SIZE REFRIGERATOR AND MICROWAVE
- 230 SF CELL CULTURE OR ISOLATED LAB ROOM
- 220 SF EQUIPMENT CORRIDOR WITH E-POWER RECEPTACLES



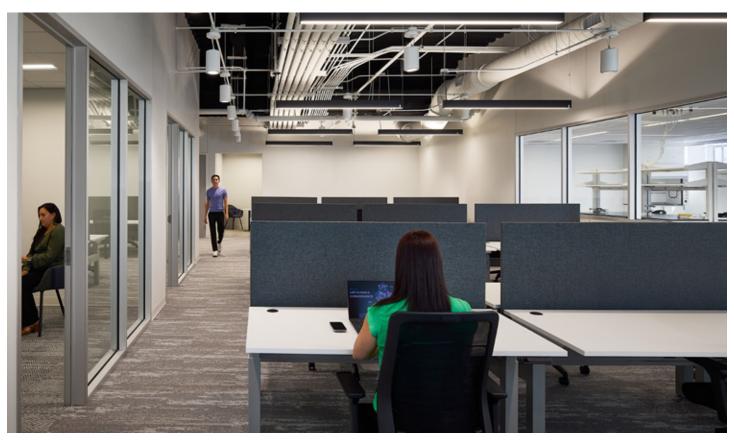


Floor Plans





Spec Suites





Open Lab Space (60%)

- 11' lab bench spacing modules
- Fixed and mobile casework with resin counter tops and overhead utility ceiling panels
- Lab areas designed to 8 ACH, 1.50 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/breakroom space
- IT/AV/security closet for tenant use within suite
- Space provided for flex reception

Mechanical Systems

- One (1) fume hood provided by landlord per suite, with additional capacity based on CFM allocations
- 100% outside air units located on roof with integral UV light

Electrical Systems

- Dedicated security card access into suites
- Emergency electrical receptacles for equipment with allocation of up to 4W/SF

Plumbing Systems

- Lab sinks with hot/cold water and wall pegboards
- Emergency eyewash and showers
- Compressed air and vacuum plumbed to lab workstations

Building Specifications

BUILDING SIZE	• 135,000 RSF
NUMBER OF FLOORS	Two (2) w/Enclosed Roof Penthouse
FLOOR SIZES	First floor: 67,500 RSFSecond floor: 67,500 RSF
LANDSCAPING	Native plantings, new lawn, and seeding with smart irrigation system and concrete amenity terrace
STRUCTURE	 Structural steel frame with composite metal deck and concrete slab Floor loading design to 100 lbs/SF 30' x 40' bay dimensions
FLOOR-TO-FLOOR HEIGHTS	Level 1: 15'-0"Level 2: 16'-0"
FAÇADE	New glass curtain wall assembly, new architectural brick facade at typical floors, metal panel cladding at penthouse
MAIN LOBBY	 Finishes include tile or concrete flooring, wood ceiling, painted drywall with selected areas of millwork/wall treatment, exposed ceilings with acoustical ceiling panel accents, indirect/direct LED lighting, and touchless entry doors
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 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 Electrical distribution capable of serving 30 W/SF Base building generator allowance of 4 W/SF for standby power in tenant suites Automatic transfer switches for life safety, elevator, and required equipment
COMMUNICATIONS	 Telephone/data distribution provided by AT&T and Spectrum
SECURITY	 24/7 building access (key fob/card access)
FIRE PROTECTION	New wet pipe fire protection riser and base building system

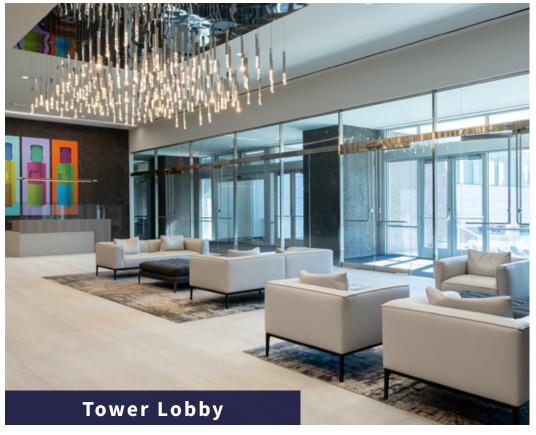
Campus-Wide Amenities

Features & Amenities

- Convene Conference Center: 16,000 SF conference center with space to accommodate groups up to 200 people
- Community Beer Co: On-site brewery, taproom, and restaurant
- Hidden Gym: State of the art fitness center with yoga classes
- The Compound: On-site cafe serving breakfast and lunch offering sit-down, takeout, and in-suite catering options
- Unparalleled access to fiber-optic data connectivity & free campus Wi-Fi
- On-site property management, maintenance, and 24/7 security
- Full time concierge planning tenant events and programming

Health & Wellness

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













BioLabs Pegasus Park

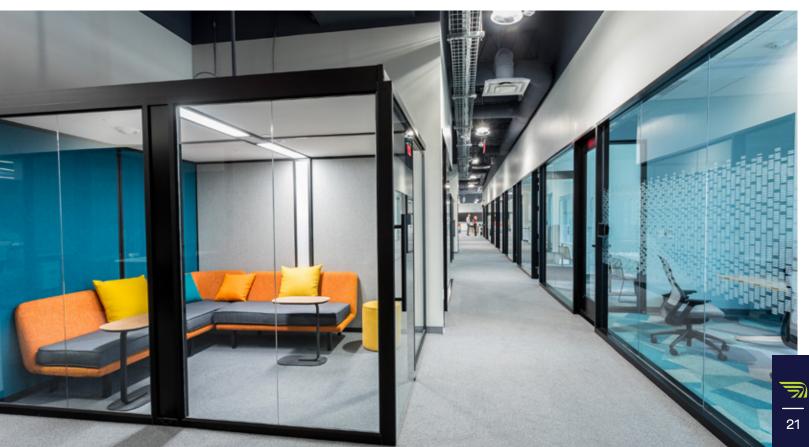


PEGASUS PARK

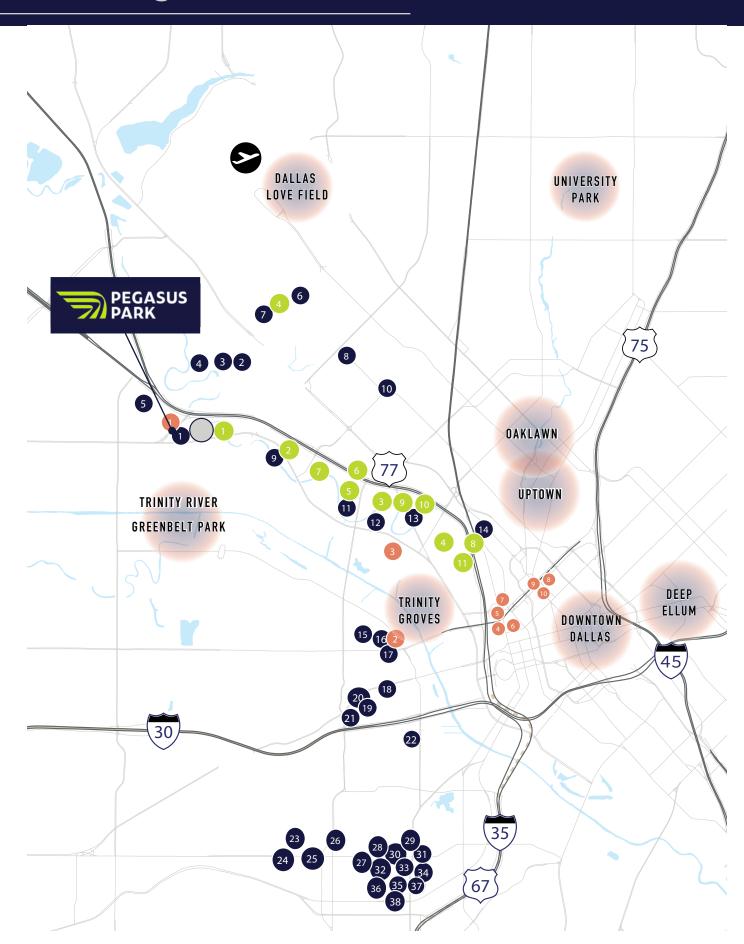
- Adjacent to Bridge Labs at Pegasus Park, BioLabs is a new, fully-equipped 38,000 RSF flexible life science co-working facility
- Equipped with shared and private laboratories and office spaces for early-stage scientific ventures
- Member companies have access to ~\$4M of premium scientific equipment
 - 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 entrepreneurial programming on campus at Pegasus Park
- BioLabs member companies have access to UT Southwestern's core facilities, 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





Nearby Amenities



Restaurants & Bars

- 1. Community Beer Co.
- 2. **Blues Burgers**
- 3. Smokey John's Bar-B-Que & Home Cooking
- 4. Pho Chau
- 5. **Outfit Brewing**
- 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
- 13. Rodeo Goat
- 14. Katy Trail Ice House
- 15. Cake Bar
- 16. Beto & Son
- 17. Steam Theory Brewing Company
- 18. Manhattan Project Beer Company
- 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 and 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.** Botanist Craft Cocktail Lounge
- **36.** Botanist
- **37.** Paradiso
- 38. Nora Restuarant & Bar

Entertainment

- Sammons Center for the Arts
- 2. **ArtPark Trinity Groves**
- 3. Bowlounge
- 4. The Dallas World Aquarium
- 5. House of Blues
- 6. Dallas Museum of Art
- 7. Perot Museum of Nature & Science
- Nasher Sculpture Center
- 9. Klyde Warren Park
- 10. Dallas Arts District

Hotels

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

Pegasus Park is conveniently loc





Multiple nearby DART Bus Stops and Rail Stations

Minutes away from the Trinity Strand & Katy Trail

15 minute shuttle service between Pegasus Park and UT Southwestern Medical Center

Drive Times			
Downtown	5.2 miles	9 minutes	
Design District	3.4 miles	5 minutes	
Southwestern Medical District (UT Southwestern Medical Center, Children's Medical Center, Parkland Hospital)	2.0 miles	3 minutes	
Uptown	4.2 miles	11 minutes	
Plano	30 miles	32 minutes	
Arlington	20 miles	29 minutes	
Denton	35 miles	44 minutes	
Fort Worth	32 miles	33 minutes	
DFW International Airport	17 miles	17 minutes	
Dallas Love Field Airport	4.2 miles	10 minutes	

Why Dallas | Life Science Ecosys















BlueCross BlueShield





LEADERS





























UTSouthwestern

Medical Center



























tem Partners



HUB

PERS

J.Small Investments











INCUBATORS & ACCELERATORS

> HEALTH **SYSTEMS**















EXAS Corporation

















































MENT OMIC

MENT

Accelerators at Pegasus Park

Dallas is home to several highly reputable accelerator programs that recruit companies globally and help launch them into high-growth ventures.

Blackstone LaunchPad



Located in Pegasus Park, UT Southwestern's Blackstone LaunchPad (BLP) is the front door to all entrepreneurial tools, programs, and resources on UT Southwestern's campus and has established the Texas Health Innovation Center at Pegasus Park. BLP provides students, faculty, and postdoctoral researchers access to what they need to pursue entrepreneurial learning and opportunities. UT Southwestern's Blackstone LaunchPad offers entrepreneurial seminars and boot camps via partnerships with organizations such as LaunchBio, 3 Day Startup (3DS), and TechFW, among others. The goal is to educate UT Southwestern students, faculty, and postdoctoral researchers about company formation and to help develop and support entrepreneurial interests in the UT Southwestern community.





Located in Pegasus Park, MassChallenge is a global non-profit organization aimed at supporting innovation through collaboration and development. MassChallenge invests in North Texas entrepreneurship by hosting a zero-equity, industry agnostic, early-stage accelerator program for startups. Participants can expect hands-on support from top mentors and experts, free co-working space for the duration of the program, access to MassChallenge's unrivaled network of corporate partners, tailored workshops and office hours, and the opportunity to win cash awards and other prizes.

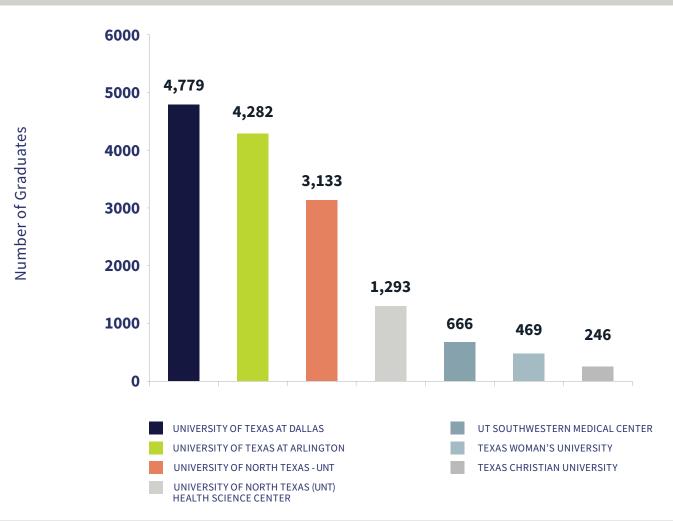
Health Wildcatters



Located in Pegasus Park, Health Wildcatters addresses the need for a health innovation hub in the burgeoning Dallas/Fort Worth Metroplex healthcare industry. Since its inception in 2013, the Health Wildcatters portfolio has grown to 88 startups and has raised over \$250 million, thereby solidifying Health Wildcatters as one of the top healthcare accelerators in the country.

Why Dallas | Life Science Overvie

SOUTHWESTERN LIFE SCIENCES GRADUATES BY INSTITUTION (2022)

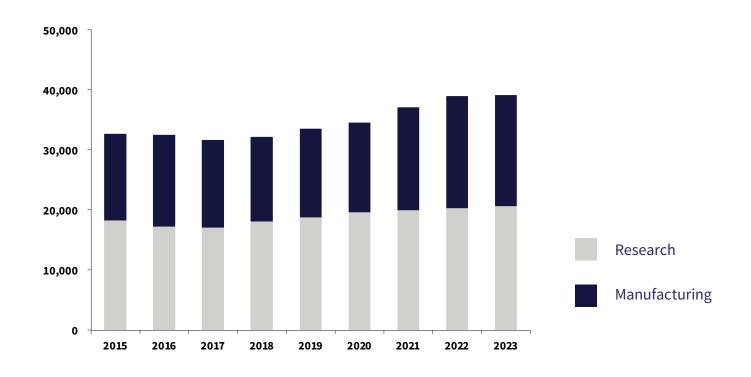


SOUTHWESTERN MEDICAL DISTRICT QUICK FACTS (2023)

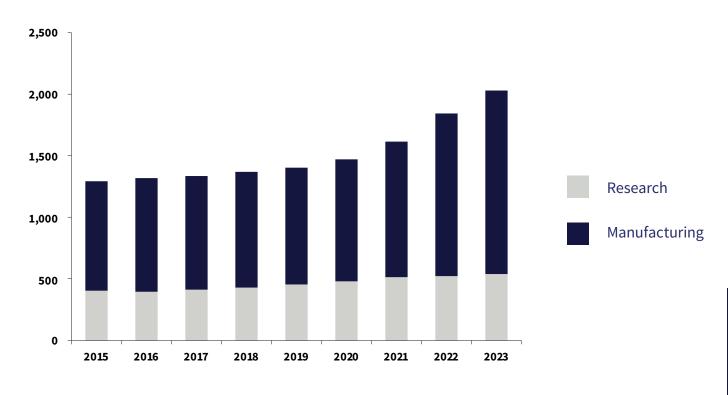
	UT Southwestern Medical Center	Parkland Health & Hospital System	Children's Medical Center	Total Southwestern Medical District
Licensed Beds	793	882	490	265
Employees	23,500+	13,394	5,284	42,178+
Patients Seen Annually	25,444	59,613	25,505	110,562
Visits to Clinics and ERs	1,582,365	1,398,315	351,621	3,332,301
Students / Residents / Fellows	3,791			3,791







DFW LIFE SCIENCES ESTABLISHMENTS BY TYPE



Why Dallas | Economic Factors

Incentives

Texas has several incentives and initiatives to help support life sciences, including the Cancer Prevention & Research Institute of Texas, the Texas Enterprise Fund, the Product Development & Small Business Incubator Loan Program, and Stem Cell Regulation

Talent

- North Texas schools produce the 3rd most STEM and healthcare graduates, and 52% of them remain in the region after graduation
- North Texas produces more engineering, health, and computer science degrees than the national averages in these sectors
- The rate of life sciences graduates grew 22% from 2018 to 2022
- North Texas ranks #1 nationally for net migration (net 83.8k from 2015-'19); those coming to North Texas are more educated and more likely to be of working age than those leaving
- More people are coming to North Texas for life science industries than are leaving for life science industries
- There are ~145,500 biotech and life science jobs in North Texas

Access to capital

- Over the past 5 years, North Texas attracted \$90B in private capital, \$2.1B 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, 52 North Texas life science startups had successful exits

Intellectual capital

- 71% of North Texas higher education R&D spending goes to life sciences
- Over the last 10 years, 2,864 US patents have been granted in North Texas

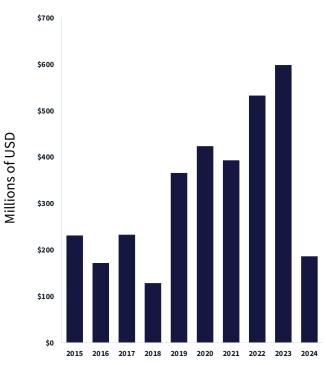


TOP COMPANIES BY VENTURE CAPITAL RAISED

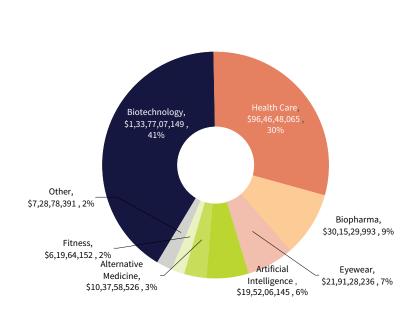
- ReCode Therapeutics
- Colossal Biosciences
- Peloton Therapeutics
- Instil Bio

- Neurolens
- Renibus Therapeutics





HEALTH & LIFE SCIENCE VC FUNDING IN DFW

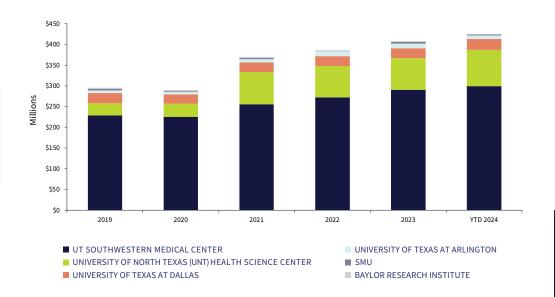


NIH FUNDING FOR LARGEST 6 INSTITUTIONS (2019-2024)

Over 4,400 NIH grants totaling

\$2.27 billion

were awarded in North Texas since 2019



Established Corporate presence

IN GOOD COMPANY

North Texas has a growing community of seasoned and successful biotech entrepreneurs, ventures, and leading corporations





























































UNIVERSITIES























DFW has 3 Carnegie R-1 Universities

\$1.1 Billion

Billion in venture capital funding in 2022 & 2023

UT Southwestern Medical Center is the only academic medical center in the world with 6 Nobel Laureates

\$300M

for UT Southwestern in NIH Funding

\$3.7 Billion

To date, CPRIT has awarded 1,776 grants totaling more than \$3 billion in Texas

71%

Of North Texas higher education R&D spending goes to life sciences

\$4.7 Billion

Mary Crowley Research Center located at Medical City Dallas is one of the world's largest gene therapy investigative facilities In R&D expenditures across UT institutions, the highest in Texas and second highest in the nation among public higher education systems

Transportation

Airline Hub

- Dallas Love Field Airport, located ~4 miles away, is the hub for Southwest Airlines, the largest domestic airline in the country
- 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

Access

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



Affordable

No personal or corporate income tax

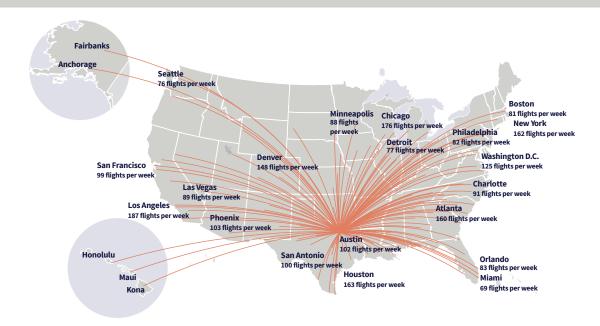
TRUCK TRANSIT TIMES & POPULATION SERVED

Ring	Hours	Miles	Kilometers	% Of US Pop. Served
1	10	600	966	19%
2	24	1,000	1,609	53%
3	48	1,800	2,887	97%

FLIGHT TIMES FROM DFW

New York, NY (NYC)	3 Hours 15 Minutes
San Diego, CA (SAN)	2 Hours 5 Minutes
Toronto, On, Canada (YTO)	2 Hours 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 DESTINATION



AIRPORT BY THE NUMBERS

DFW INT'L AIRPORT 2023

Daily Passengers	224,011
Total Passengers	81,764,044
International Passengers	11,156,658
Total Cargo (Metric Tons)	774,034

DALLAS LOVEFIELD ARIPORT 2023

Daily Passengers	48,196
Total Passengers	17,591,609
International Passengers	251,988
Travel time from Downtown Dallas	11 minutes

bridgelabsdallas.com

Dallas/Fort Worth

Ethan Garner

+1 214 438 6515

ethan.garner@jll.com

Paula Whitman

+1 214 244 6160

paula.whitman@jll.com

Boston

Matt Daniels

+16175314142

matt.daniels@jll.com

Carly Kiernan

+16175314142

carly.kiernan@jll.com



J.Small Investments







For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500° company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.