



**For Lease ±160,000 RSF**  
**Ready for Occupancy January 2028**

**Center of Excellence for R&D, Advanced Manufacturing,  
Diagnostics, Technology and Innovation.**



**3000 Pegasus Park Drive**  
**Dallas, TX 75247**







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**3000 Pegasus Park Drive**  
**Dallas, TX 75247**







**Pegasus Park's biotech+ and life sciences hub convenes North Texas' ecosystem of companies, accelerators, investors, universities, and talent. Styx River Bend at Pegasus Park features 160,000 square feet of purpose-built innovation and technology space.**

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± 40,000 RSF 20'-0" Clear Height

First Floor

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± 75,000 RSF 20'-0" Clear Height

Second Floor

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± 40,000 RSF 20'-0" Clear Height

Third Floor

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

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100,000 SF of shared amenity spaces on campus

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

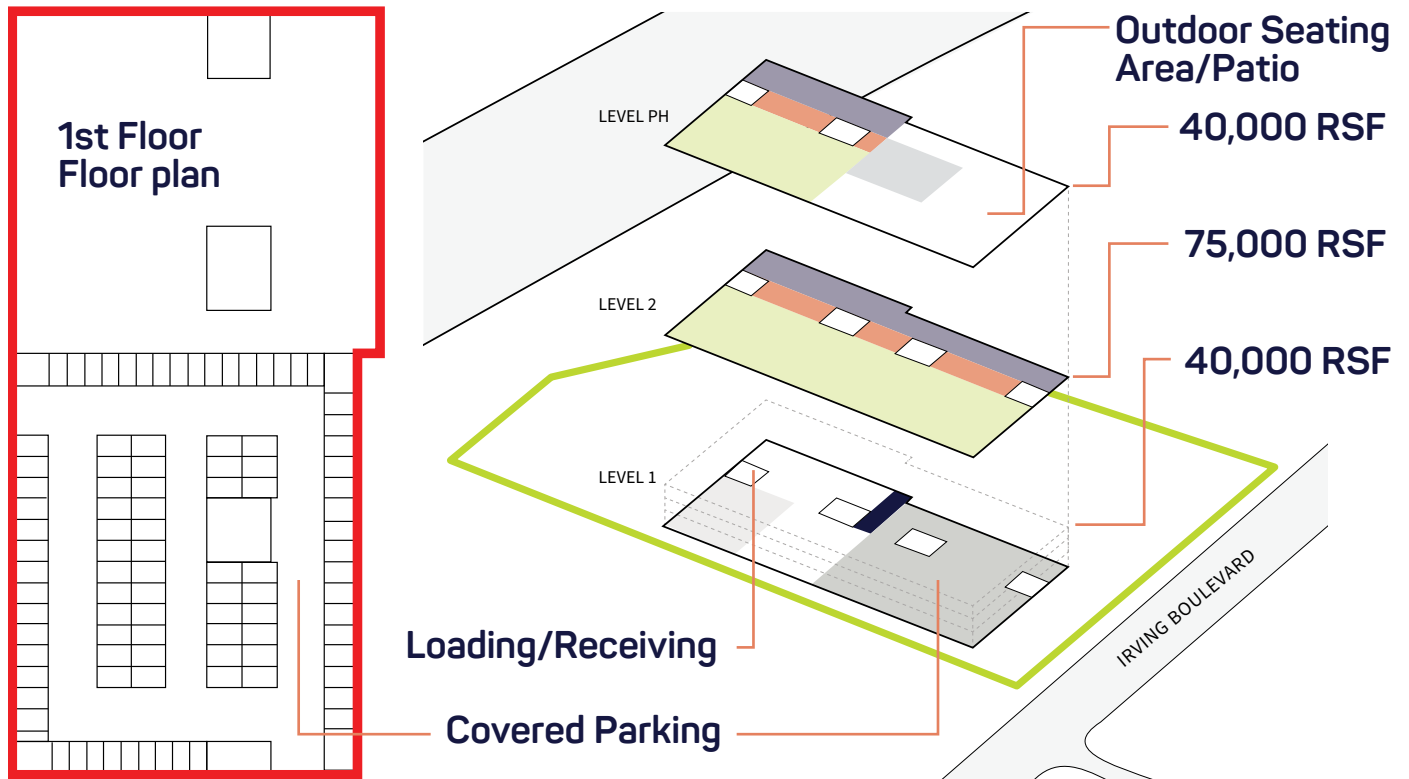
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## Amenities

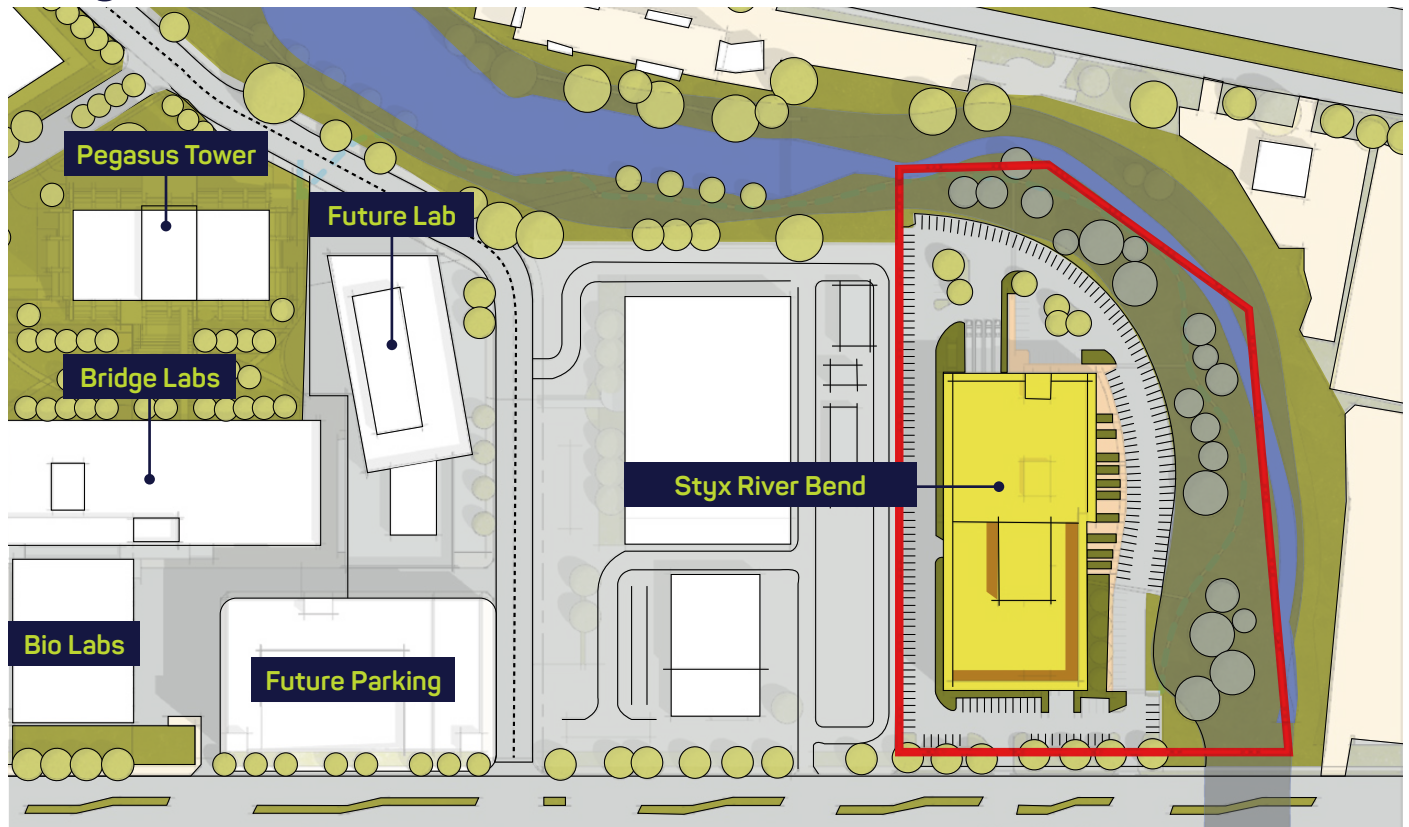
- Direct access to Trinity River and Trail network
- Enclosed MEP penthouse
- Exterior MEP equipment yard
- At grade and recessed loading docks (4 dock doors)
- Dual substation feeds for electrical redundancy
  - ▶ 8000 amp power
  - ▶ 1 MW backup generator
- 2.5/1000 parking ratio
- 6 inch water main
- 1 service elevator and 1 passenger elevator



# Floor plan and Site plan



## Pegasus Park





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