

# THE FUTURE IS BRIGHT

AT THE PHOENIX  
BIOSCIENCE CORE



LEASED BY



DEVELOPED BY



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.**





850 PBC  
227,113 SF  
DELIVERED



800 PBC  
200,000 SF  
NOW LEASING



843 PBC  
300,000+ SF  
FUTURE DEVELOPMENT

# 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.

MARICOPA COMMUNITY COLLEGES



ANCHORED BY  
TRAILBLAZERS

INNOVATION COMPOUNDS WHEN  
GREAT MINDS COME TOGETHER



IN COLLABORATION WITH:



**JOHN SHUFELDT SCHOOL OF MEDICINE  
AND MEDICAL ENGINEERING**

OBJECTIVES:

INCREASE THE NUMBER OF  
HEALTH CARE PROFESSIONALS  
IN THE STATE

IMPROVE HEALTH LITERACY SO  
ARIZONANS CAN MAKE BETTER  
HEALTH DECISIONS

PROVIDE PROFESSIONAL  
HEALTH CARE TRAINING  
AND UPSKILLING

IMPROVE HEALTH  
OUTCOMES AND  
EXPAND RESEARCH

EXPAND ACCESS  
TO QUALITY  
HEALTHCARE

ADVANCE ASU CLINICS THAT  
PROVIDE COMMUNITY CARE  
ACROSS THE STATE

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



# 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



CHA CONNE PATISSERIE & PEIXOTO COFFEE



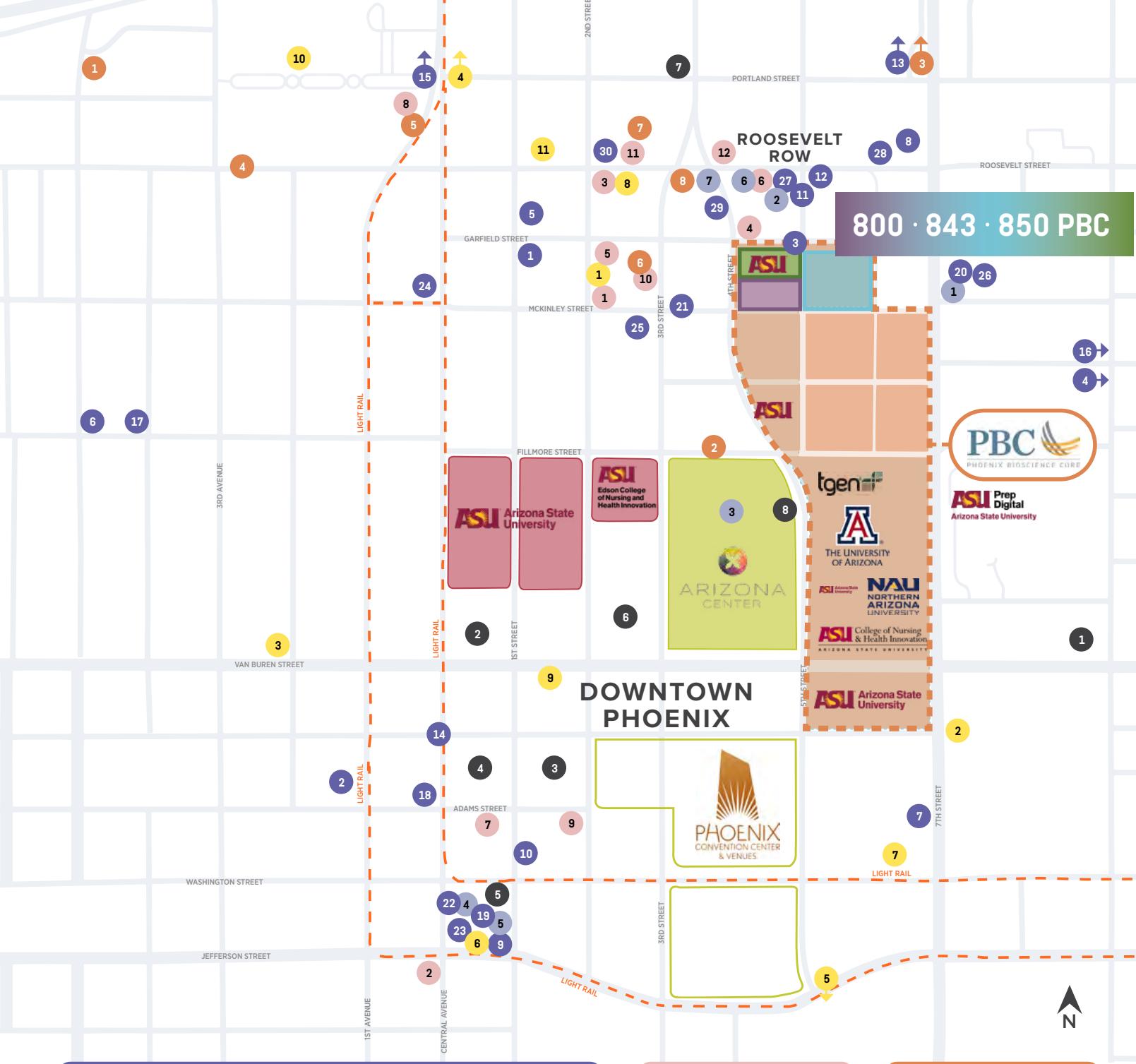
PBC MEETING SPACE

# AMENITIES THAT SUPPORT DISCOVERY

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

- Matt's Big Breakfast
- Harumi Sushi & Sake
- Xin Chao
- Welcome Diner
- The Churchill
- Cibo
- Pizzeria Bianco
- Taco Boy's
- The Arrogant Butcher
- The Kettle Black Kitchen & Pub
- Trapp Haus BBQ
- Taco Chelo
- Green New American Vegetarian
- Centrico
- Forno 301
- Gallo Blanco
- The Vig Fillmore
- Vegan House
- Chico Malo
- Cheba Hut Toasted Subs
- Jackalope Gastropub
- Breakfast Club- CityScape
- Blue Hound
- Snooze Eatery
- Moira Sushi Bar & Kitchen
- Tacos Calafia - Downtown
- Il Bosco Pizza
- Hot Daisy Pizza
- Ike's Love and Sandwiches
- Carly's Bistro

## ARTS & ENTERTAINMENT

- The Van Buren
- Children's Museum of Phoenix
- Crescent Ballroom
- Phoenix Art Museum
- Chase Field
- Footprint Center
- Arizona Science Center
- Local Art Galleries and Murals
- Herberger Theater Center
- Hance Park and Japanese Friendship Garden
- The Nash Jazz Club

## BARS

- Cobra Arcade Bar
- Bitter & Twisted Cocktail Parlour
- Arizona Wilderness DTPHX
- Bliss Rebar
- The Farish House
- Greenwood Brewing
- Cornish Pasty
- FEZ
- Hanny's
- Sazerac PHX
- Pedal Haus Brewery
- The Golden Margarita

## CAFES

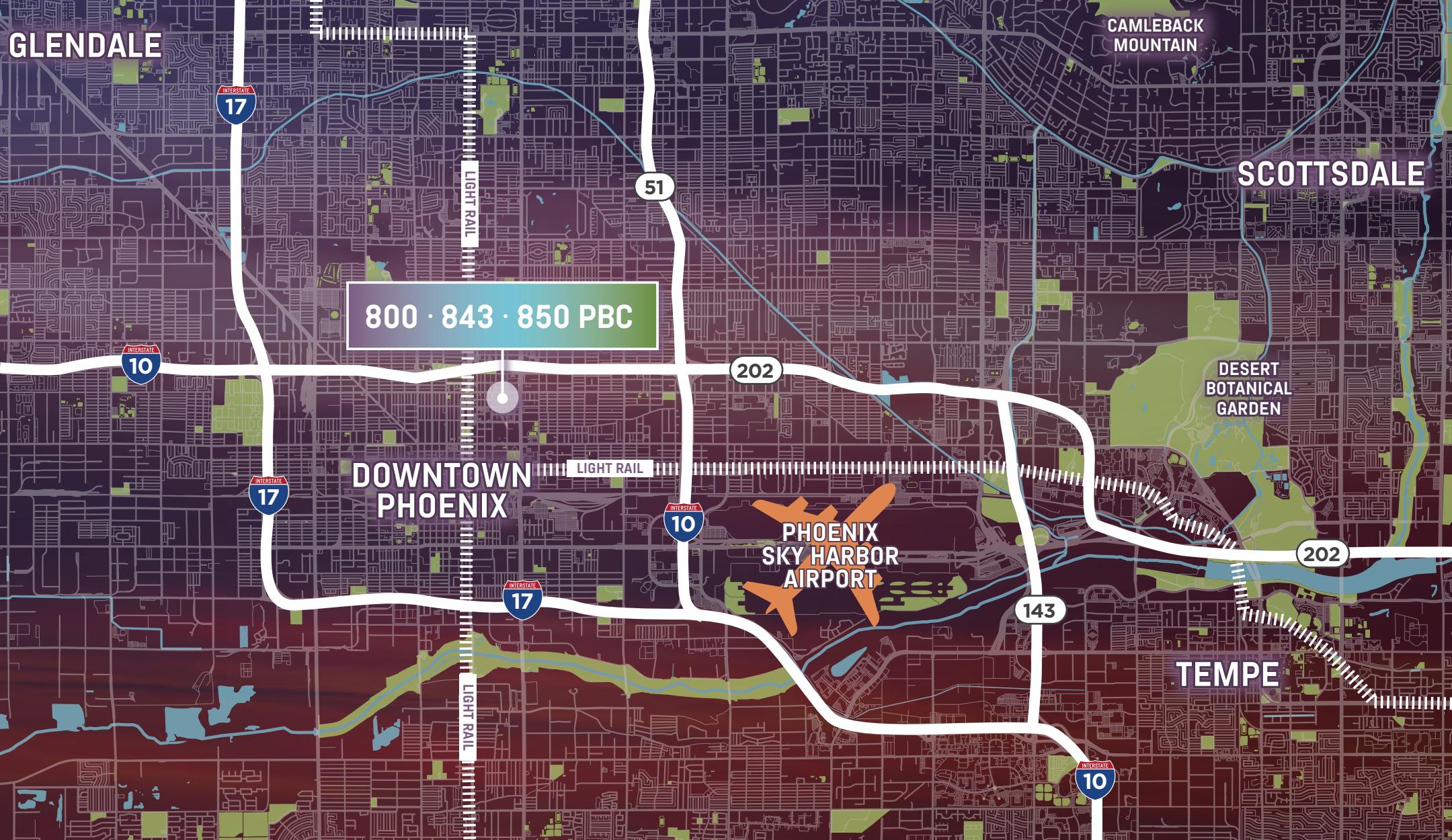
- Vovomeena
- Fillmore Coffee
- Nami
- Lola Coffee
- Fair Trade Cafe
- Songbird Coffee & Tea House
- Kahvi Coffee + Cafe
- Jobot Coffee, Bar and Late Night Dim Sum

## HOTELS

- Springhill Suites Marriott
- Westin
- Hyatt Regency
- Renaissance Hotels
- Palomar Hotel by Kimpton
- Sheraton
- Cambrria Hotel
- AC Hotel Phoenix Downtown

## SHOPPING

- Luv Bridal
- The Lost Leaf
- Arizona Center
- CityScape
- Fry's at CityScape
- MADE Art Boutique
- Milk and Honey Market



# 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

ACCESSIBLE  
BY WAYMO

8 MINUTES TO PHOENIX  
SKY HARBOR AIRPORT

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.

250K

STUDENTS LIVE  
WITHIN 100 MILES

15,000

COLLEGE STUDENTS  
LOCATED IN OR  
AROUND DOWNTOWN  
PHOENIX

8.1%

BIOSCIENCE JOBS GREW  
FASTER THAN NATIONAL  
RATE OF CHANGE

39,000

NEW HEALTHCARE JOBS  
EXPECTED BY 2035

90K+

NEW JOBS PROJECTED  
IN THE NEXT DECADE

Top 20

IN LIFE SCIENCE  
MARKETS

Top 10

FOR JOB GROWTH  
AND WAGE GAINS

85%

OF THE YEAR IS  
BRIGHT AND SUNNY

\$368M

AWARDED IN  
NIH FUNDING

\$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

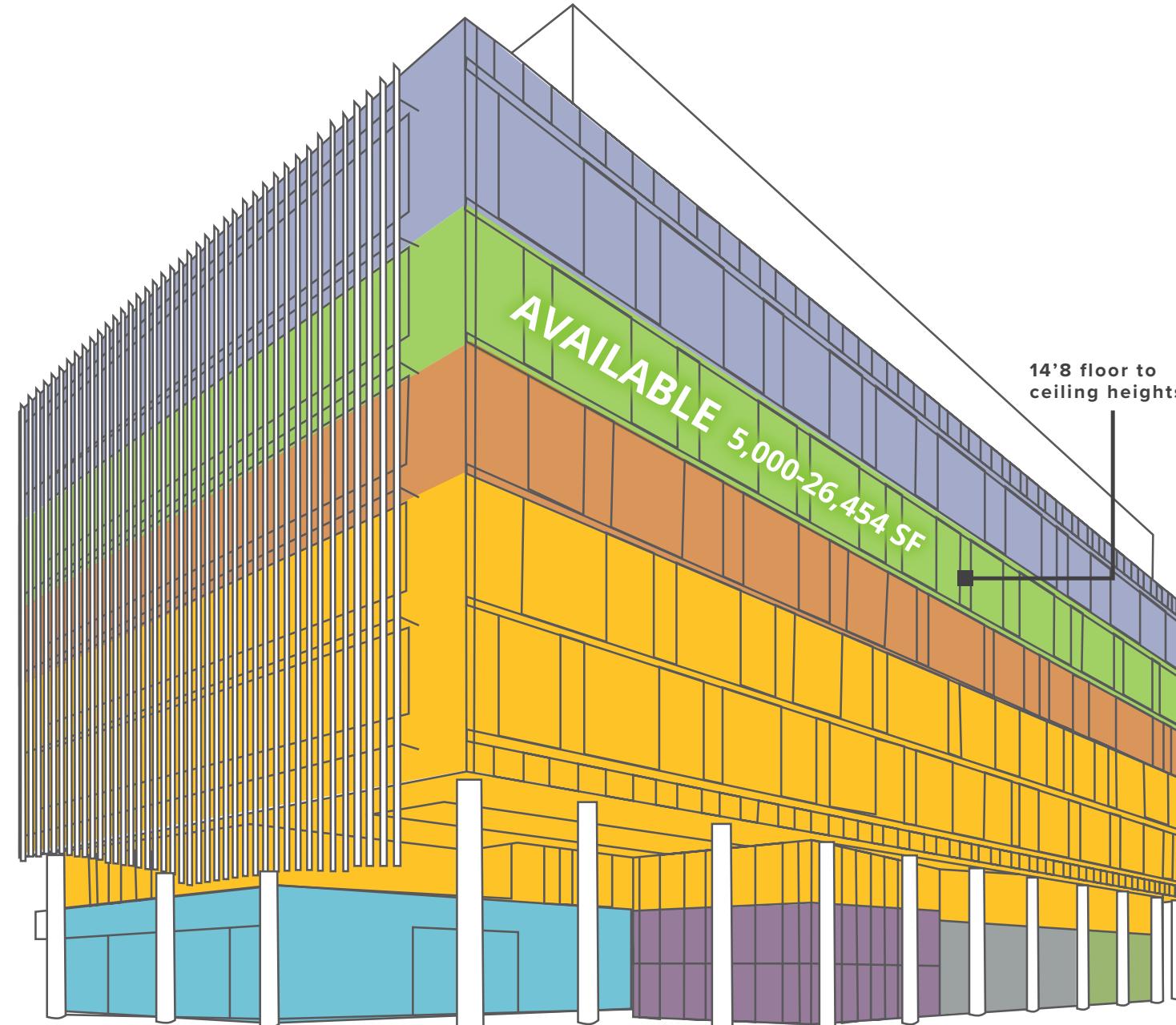
2

LOADING BAYS

2/1,000 SF

PARKING AVAILABLE

\* Other options may be available



## BUILDING PROGRAM & AVAILABILITY

### FLOOR 7

**NIH** 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

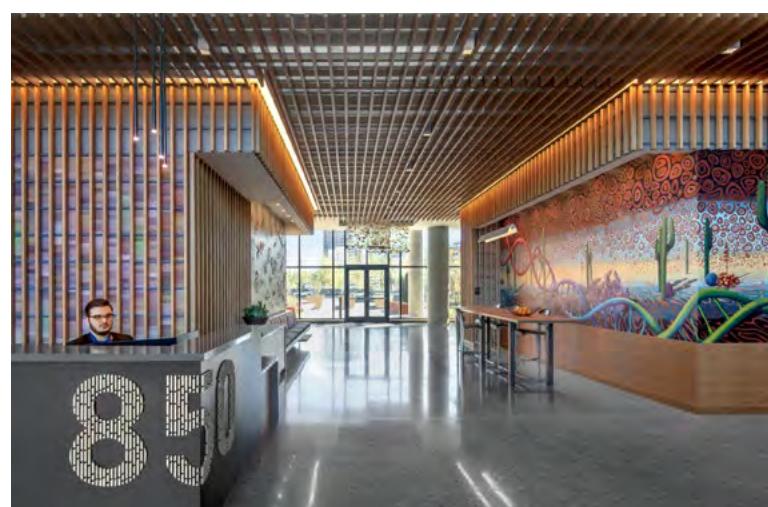
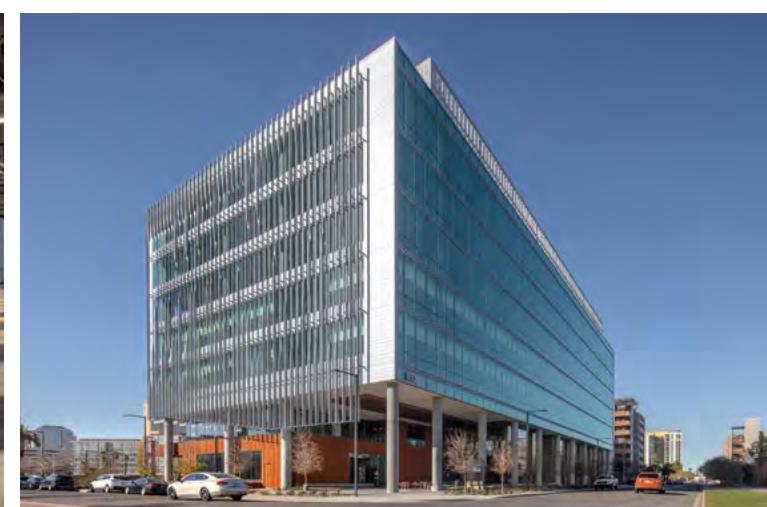
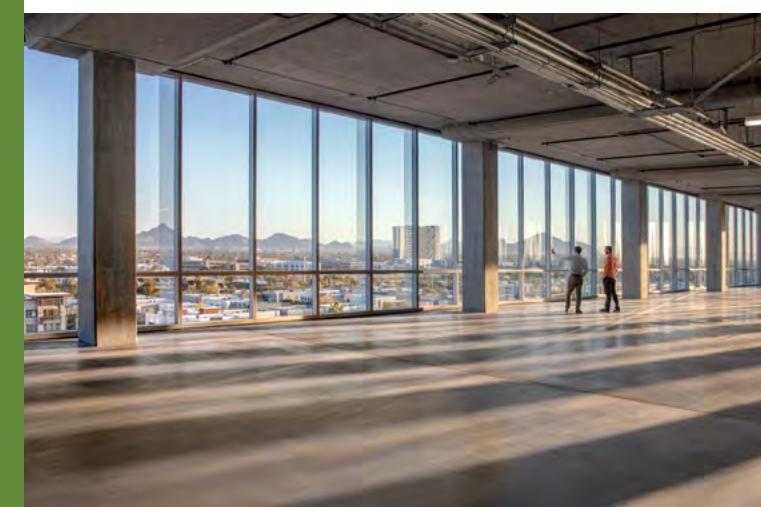
**ASU** Arizona State University

ASU Research Labs  
ASU Edson Entrepreneurship + Innovation Institute  
ASU Conference Center



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

Utilities  
and WiFi

Office furnishings  
provided

Receptionist and  
Office management  
weekdays

Access to reserved  
use of Core Lab  
equipment

Access to conference  
and huddle rooms

Access to the  
common break  
room and lounge

Packages and mail  
service

Basic office materials  
(printers & paper)

Kitchen access with  
snacks & drinks

Onboarding and  
training on Core  
Lab Equipment

Introductions to  
vetted service  
providers & advisors

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



NOW  
LEASING

200,000 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

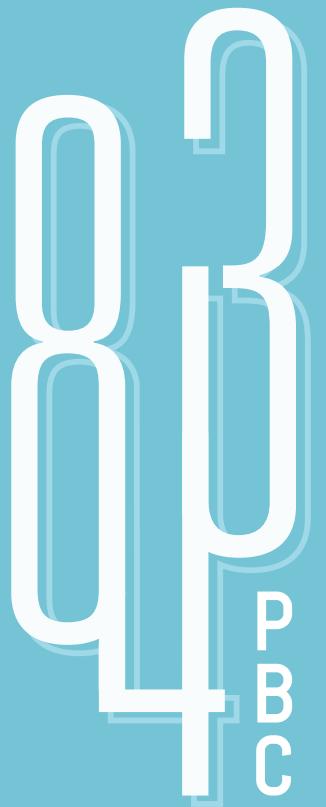
LOADING BAYS

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**

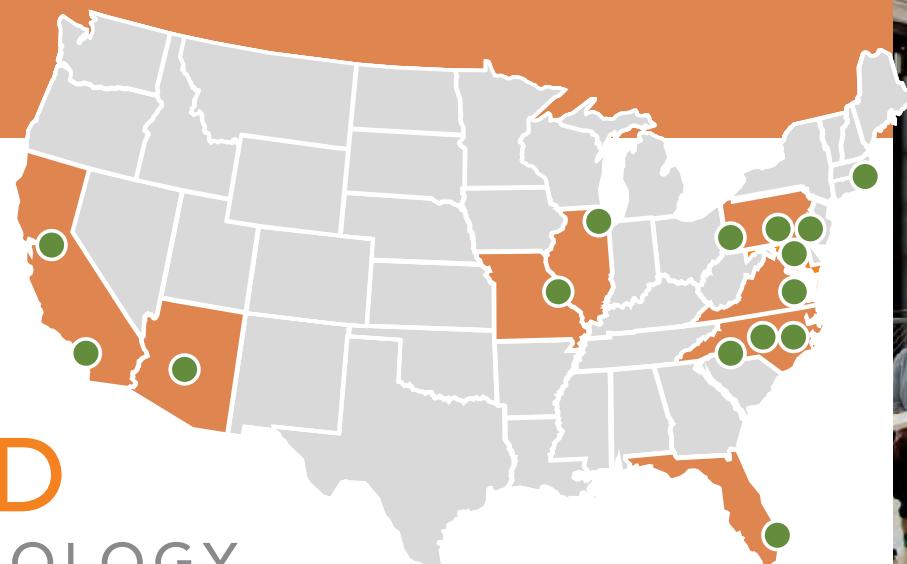
developed, under development and managed

**315+**

research and innovation tenants

**31**

institutional partners



**WEXFORD**  
SCIENCE + TECHNOLOGY

## WEXFORD'S ANCHOR INSTITUTIONAL + TENANT RELATIONSHIPS

**ASU** Arizona State University

**UCDAVIS**

**Atrium Health**  
Now part of **ADVOCATEHEALTH**

**BROWN**

**DONALD DANTONTH  
PLANT SCIENCE CENTER**  
DODGE INSTITUTE FOR

**Drexel** UNIVERSITY

**Duke**  
UNIVERSITY

**OLD DOMINION**  
UNIVERSITY  
IDEAFUSION

**PennState**

**UC San Diego**

**UNIVERSITY OF**  
**MARYLAND**

**UNIVERSITY OF MIAMI**

**ILLINOIS TECH**

**THE UNIVERSITY**  
OF RHODE ISLAND

**University of**  
**Pittsburgh**

**Penn**  
UNIVERSITY OF PENNSYLVANIA

**WAKE FOREST**  
UNIVERSITY

**Washington**  
University in St. Louis

**accenture**

**Amicus**  
Therapeutics

**AON**

**BOEING**

**illumina**  
North America

**ircad**

**Integral**  
Innovation

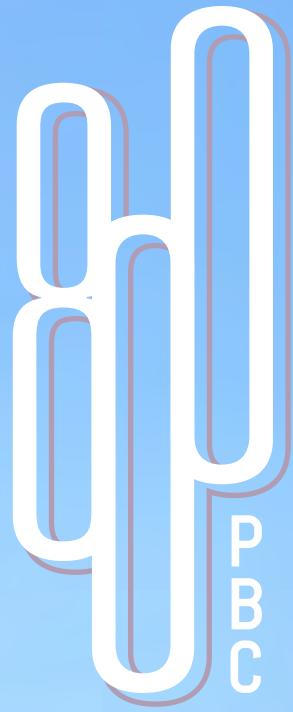
**Lilly**

**Microsoft**

**SIEMENS**  
Healthineers

**Spark**  
Innovations





LEASED BY



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