

Jones Lang
LaSalle Brokerage, Inc.

 **PEGASUS
PARK**



**Today's ideas.
Tomorrow's standards.**

3000 Pegasus Park | Dallas, TX

**J. Small
Investments**

MSP 

 **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 26-acre future focused campus.

The campus offers state-of-the-art facilities and amenities for the daily convergence of innovative companies and organizations across science, technology, healthcare, and social

impact. Talent from the region's best universities, biotech organizations, nonprofits, startups, investment groups, accelerators and incubators are hard at work building what's next.

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. In 2024, Pegasus Park plans to deliver Bridge Labs, 135,000 square feet of additional lab and office space.

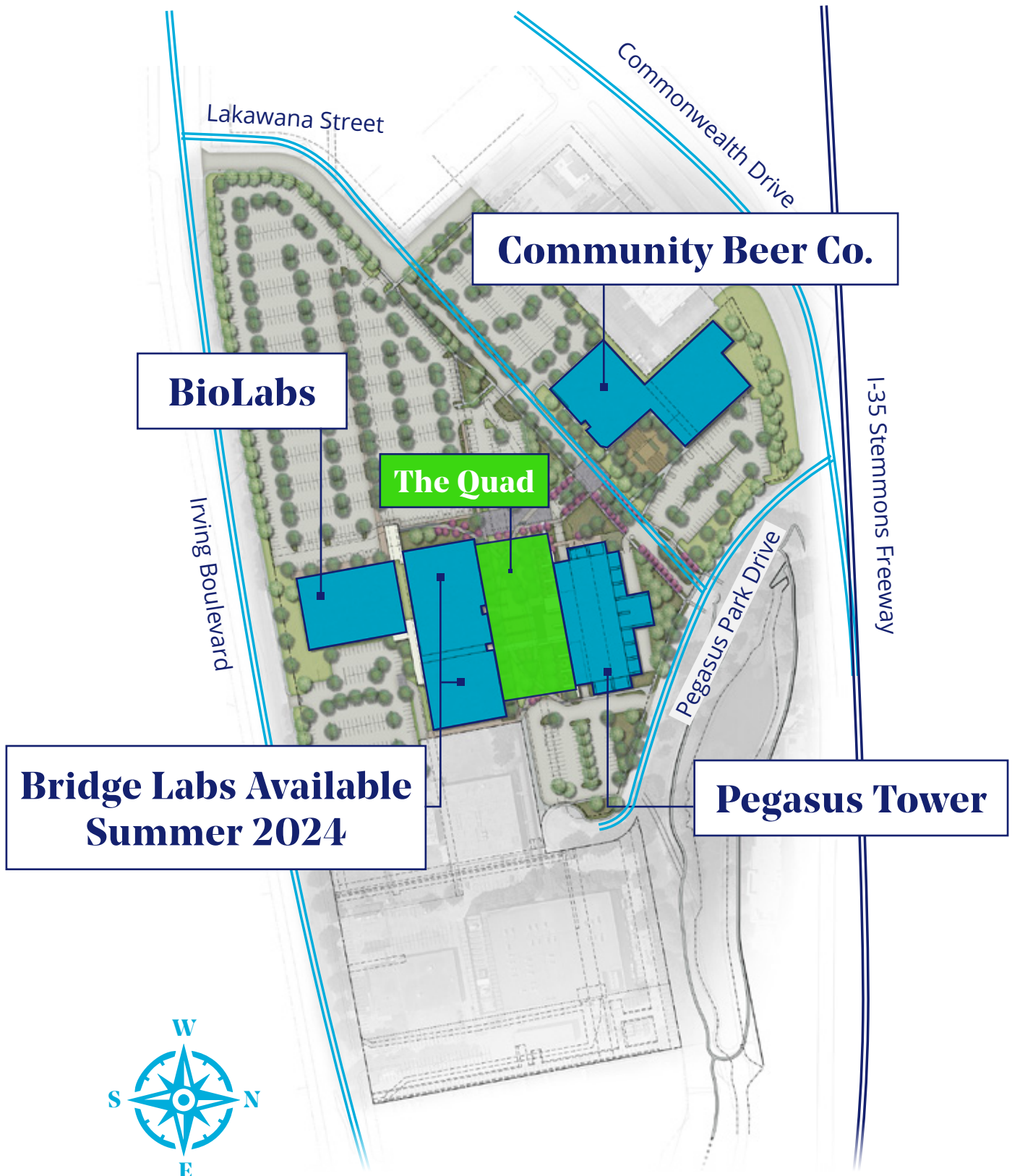
Water Cooler

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

Entertainment, Dining, & Services

Anchored by an on-site 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



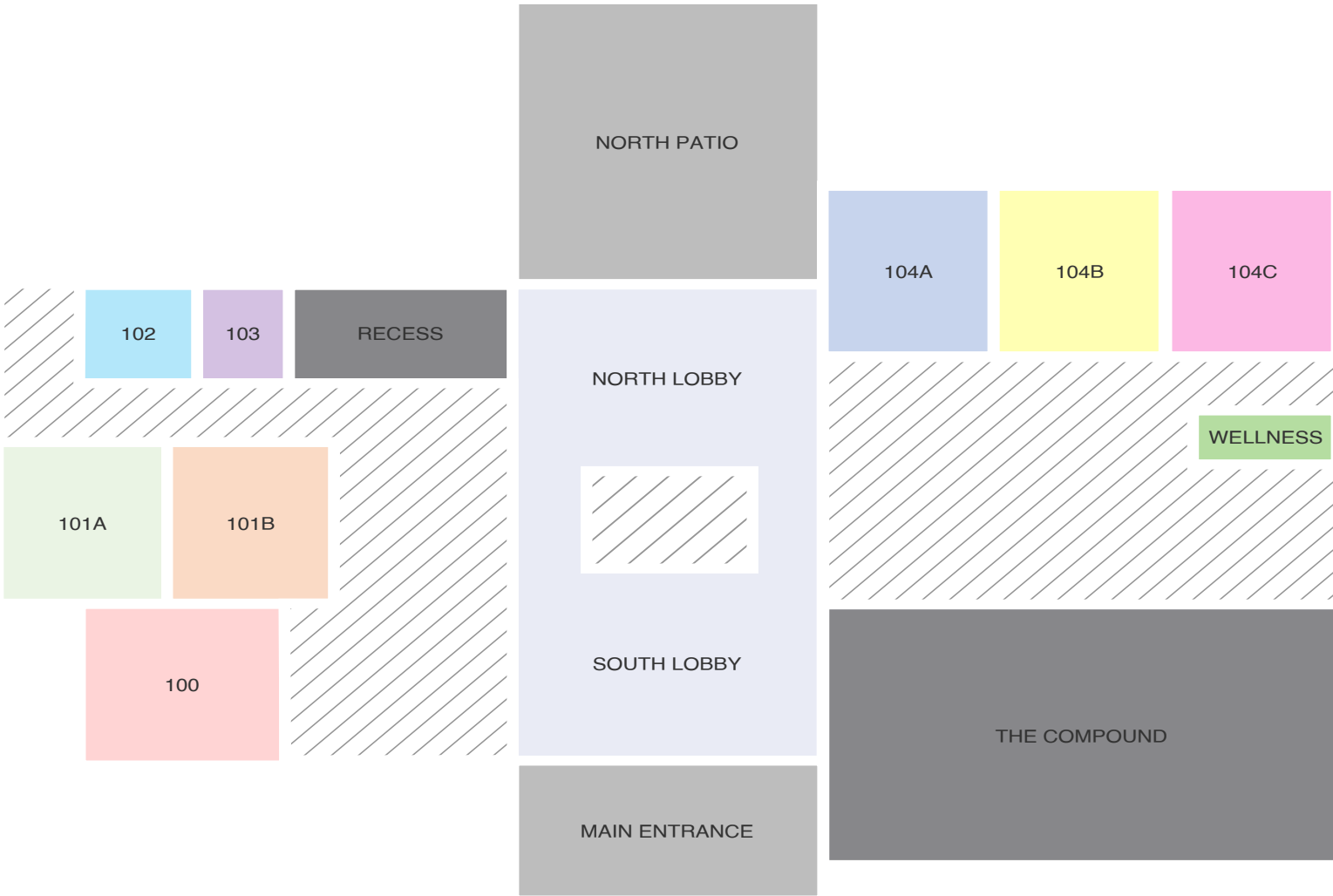
Features & Amenities



- Conference center accommodating groups up to 200 people
- Outdoor patio with firepits for meeting, dining, and entertaining
- Full time concierge planning tenant events and programming
- On-campus café serving breakfast and lunch
- Free campus Wi-Fi
- Unparalleled access to fiber optic data connectivity
- 24/7 on-site security personnel
- State of the art fitness center with yoga classes
- On-site property management and maintenance



The Lobby





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



Community Beer Co.

The award-winning Community Beer Co. is proud to relocate its operations to Pegasus Park! Open to the public, Pegasus Park tenants and craft beer lovers alike are able to enjoy a wide range of amenities, including: a farm-to-table restaurant, two-level taproom, biergarten, private event spaces, brewery tours, and a constant calendar of fun events designed to bring the community together.

BioLabs

- BioLabs is a 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

- HPLC 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 members companies have access to services, amenities, and entrepreneurial programming on campus at Pegasus Park
- BioLabs members 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



Why Dallas





01

Sector Diversity

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

02

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

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

Access to Capital

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

05

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, the nation's 2nd largest airport, 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.

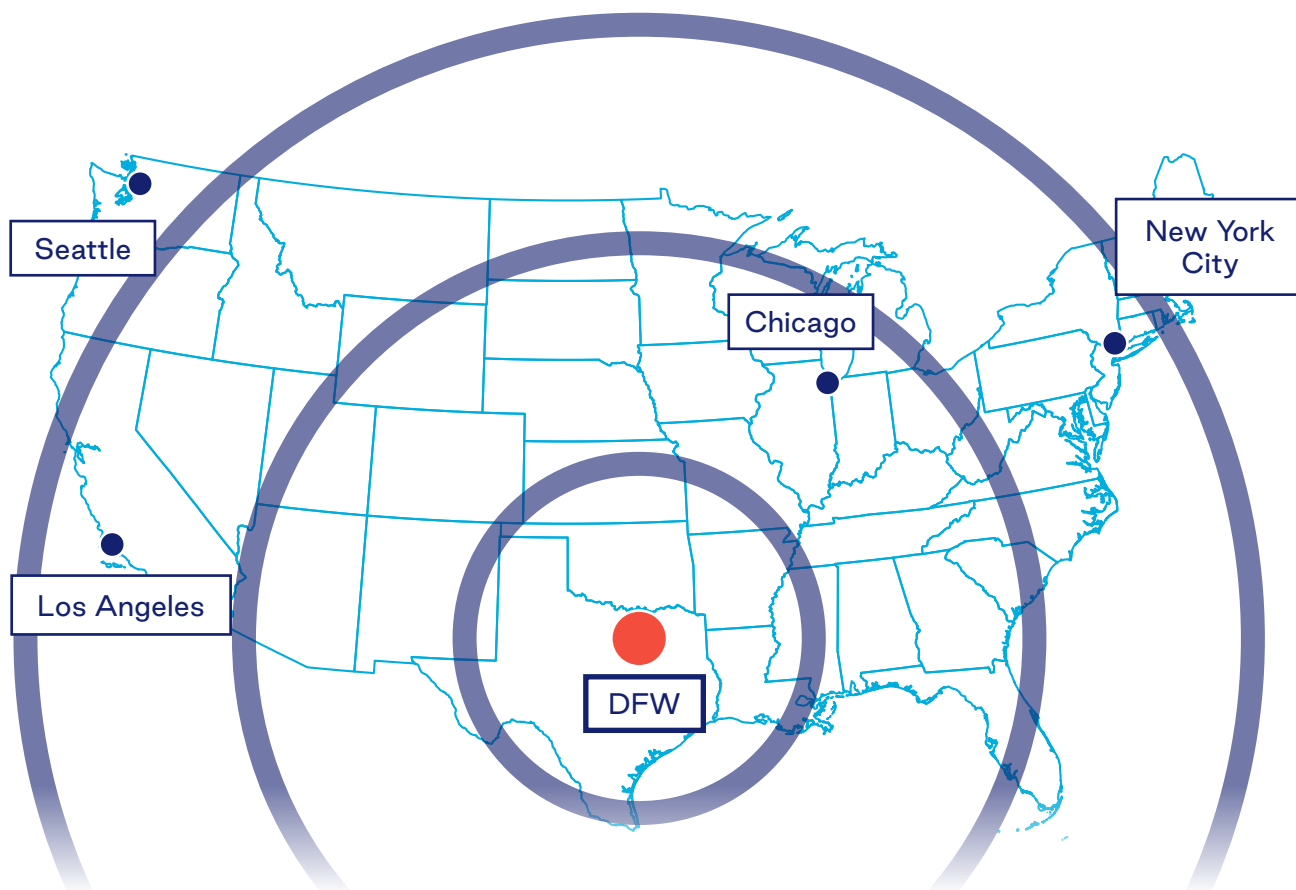
Airline Hub

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

Affordable

No personal or corporate income tax.

Transportation



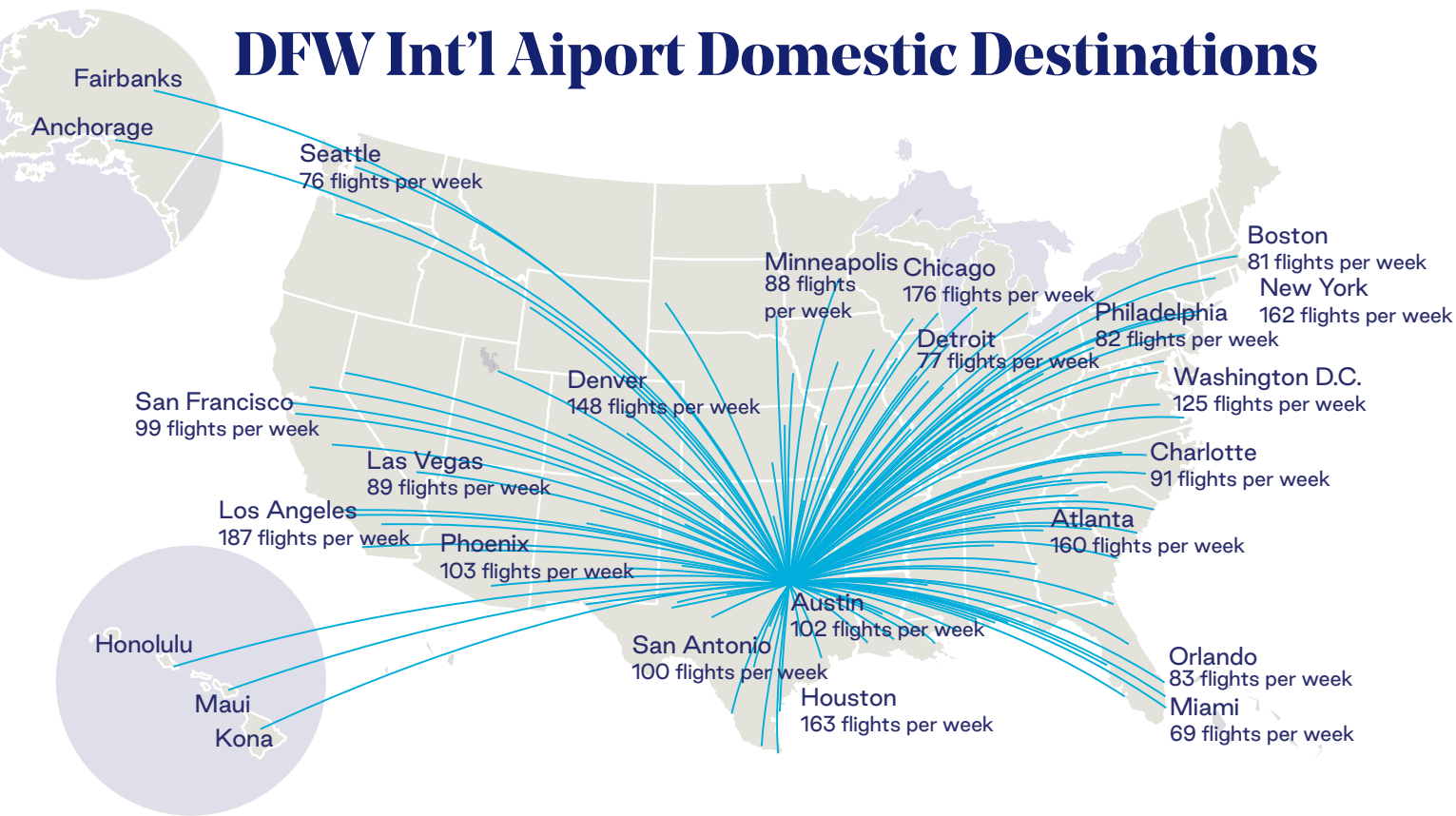
Truck Transit Times and Population Served

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 Aiport 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.



ReCode
THERAPEUTICS

stryker

TAYSHA
GENE THERAPIES

THERMI

Atrion
Medical

CARIS
LIFE SCIENCES

COVANCE

DUNLEE

Lantern
Pharma

labcorp

UTSouthwestern
Medical Center

MediSource Partners
Innovative Medical Solutions

verily

Alcon

Southwest

Teleflex

GRADALIS

Greatbatch
Medical

SIGHT
SCIENCES

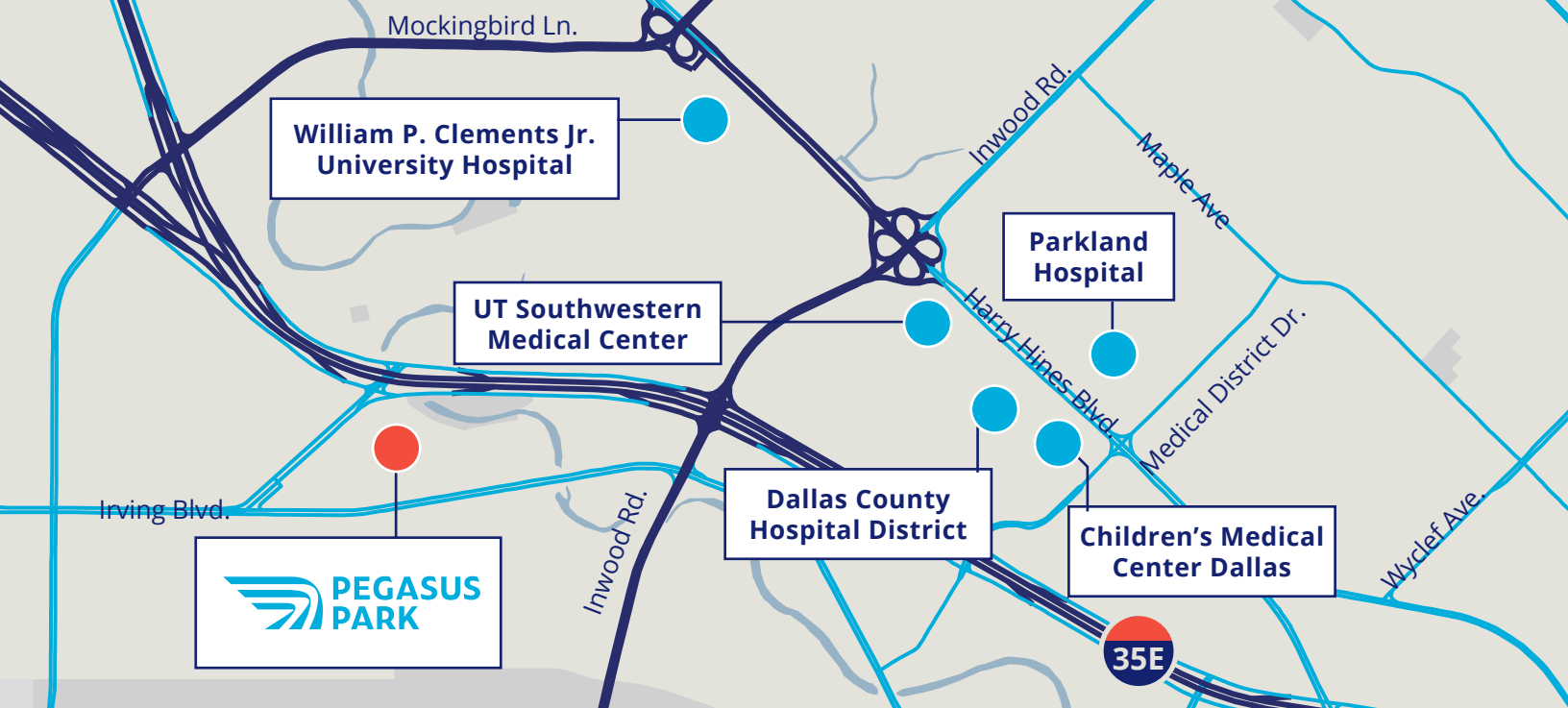
smith&nephew

Tenet
Health

Virbac

Universities





No.1 UT Southwestern ranked No.1 in Texas, 4th in Nation for tech transfer for commercializing new biomedical technologies.



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

In 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
- 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

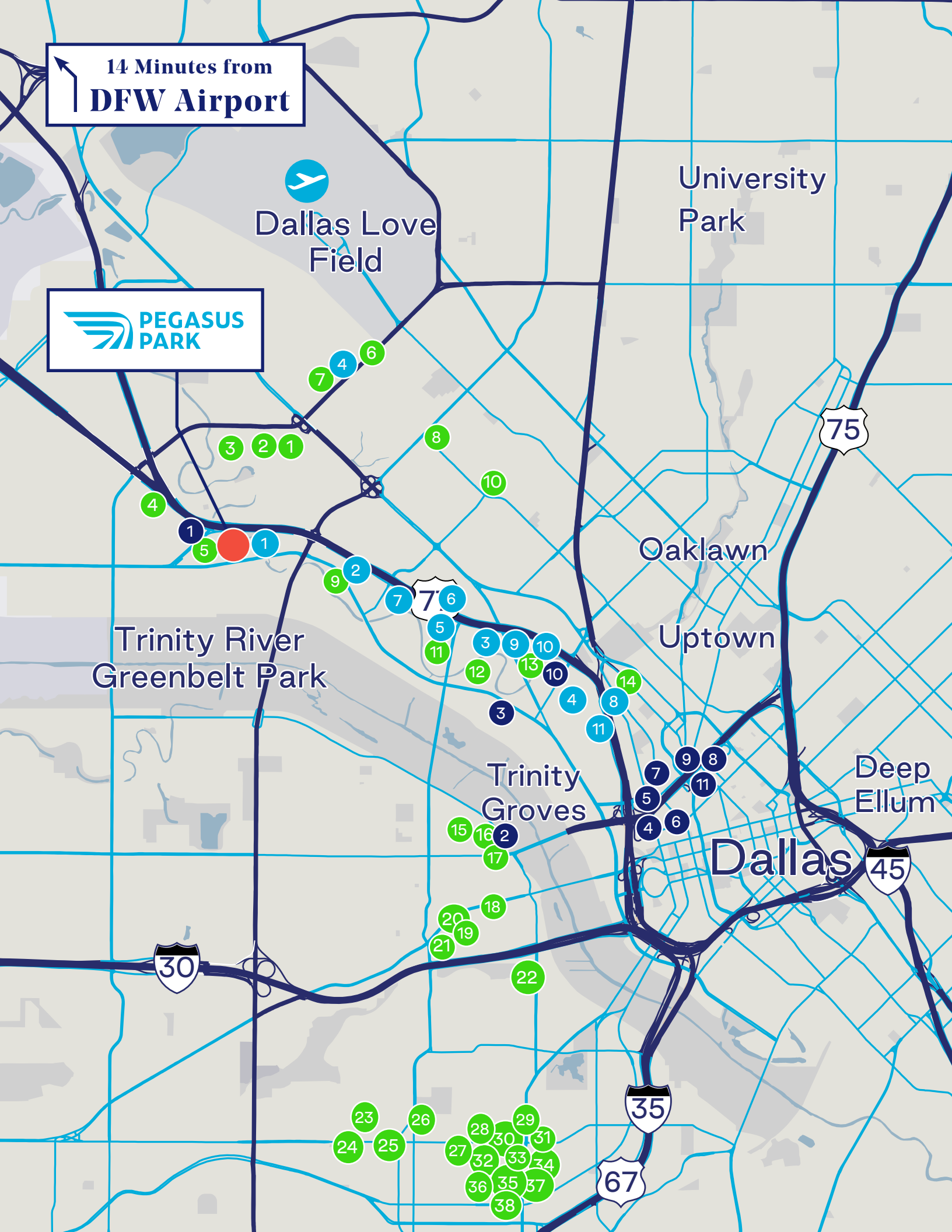
Entertainment

- 1. Sammons 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. Nasher Sculpture Center
- 9. Klyde Warren Park
- 10. Medieval Times Dinner & Tournament
- 11. 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/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 Hotels Dallas

14 Minutes from
DFW Airport





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