



## The Ecosystem for Bigger and Better

J. Small  
Investments



3000 Pegasus Park, Dallas, TX 75247



## Fully integrated innovation. In service of a better world.

**Pegasus Park is a fully networked 26-acre campus** that brings Dallas' premier institutions together.

This is a seamless, scalable, state-of-the-art environment where talent from the region's best universities, biotech organizations, nonprofits, startups, investors, accelerators and incubators are hard at work building what's next.



**UT SOUTHWESTERN RANKED NO. 1 IN TEXAS**

Fourth in Nation for Tech Transfer for commercializing new biomedical technologies

**William P Clements Jr  
University Hospital**

**UT Southwestern  
Medical Center**

**SOUTHWESTERN MEDICAL DISTRICT**

7.1 Million Square Feet of Health Care Facilities  
1.2 miles | 4 mins

TRINITY RAILWAY EXPRESS



**N STEMMONS FWY | VPD: 280,306**



**COMMONWEALTH DR**



**UPTOWN DALLAS**

4.6 Miles | 9 Minutes



**DOWNTOWN DALLAS**

5.2 Miles | 8 Minutes

**INWOOD RD | VPD: 40,024**

**DALLAS' FIRST STATE-OF-THE ART  
LIFE SCIENCE CLUSTER**

with over 1.75 million square feet of density

## THE TOWER

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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. **Water Cooler at Pegasus Park** is 175,000 SF of flexible office and community space dedicated to nonprofit, philanthropic, and social impact tenants.

## BIOTECH+

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**BioLabs Pegasus Park** is a membership-based flexible life science co-working facility with 37,000 square feet of state-of-the-art flexible lab, training, and office space.

**Bridge Labs at Pegasus Park** will feature 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, the project is expected to deliver mid-2024.

## AMENITIES

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Social and wellness amenities are conveniently located on-site for tenants to enjoy. Pegasus Park's key amenities include a 16,000 SF conference center, café serving breakfast and lunch, on-site catering service, state-of-the-art gym with personalized workout classes, and Community Beer Co.'s brewery, restaurant and tap room.

**UTSouthwestern**  
Medical Center

 **HEALTH**  
WILDCATTERS

 **biolabs**  
PEGASUS PARK

 **BRIDGE LABS**  
AT PEGASUS PARK

 **COMMUNITY**  
BEER CO.  
BEER IS GREATER GOOD

**[HIDDEN]**  
GYM

**McKESSON**

 **TAYSHA**  
MULTIOMICS GENE THERAPIES

**ReCode**  
THERAPEUTICS

**colossal** 

 **THE COMPOUND**  
AT PEGASUS PARK

 **CONVENE**  
AT PEGASUS PARK

 **WATER COOLER**  
AT PEGASUS PARK

 **ASPA-HH**  
Customer  
Experience Hub  
PART OF THE ARPANET-HH  
HEALTH INNOVATION NETWORK

**etiraRx**

 **BioNTX**

Professional productivity.  
Personal satisfaction.  
A push for progress.

Offering best-in-class facilities alongside in-demand amenities The Tower is the **17-story anchor at the heart of the campus.**

Current tenants include **35 nonprofits, UT Southwestern Medical Center's Office of Technology Development, accelerator programs, and corporate tenants.**

**MCKESSON**

AMPA-H  
Customer  
Experience Hub  
PART OF THE AMPA-H  
HEALTH INNOVATION NETWORK

UT Southwestern  
Medical Center

**DALLAS  
COLLEGE**

  
HEALTH WILDCATTERS

**SMU**



## 17 stories of ambition and innovation.

**The Tower soars 17 stories overhead, serving as the core anchor of activity on campus.** It delivers a total of about 594,000 square feet of office space to a diverse ecosystem of clients.

- Biotech companies
- Investors and accelerators like MassChallenge, Health Wildcatters and Blackstone Launchpad
- Higher Education institutions like the University of Texas Southwestern Medical Center's Office for Technology Development
- Non-profits and social impact organizations concentrated in a flexible 175,000 square foot space called The Water Cooler



## Where science is the answer.

Pegasus Park's biotech+ and life sciences hub convenes North Texas' ecosystem of companies, accelerators, investors, universities, and talent.

Guided by a phased development plan, Pegasus Park is growing into its full potential as a **26-acre, 1 million-square-foot research nexus.**

Currently comprised of BioLabs, an existing 37,000 SF life science incubator, and Bridge Labs, a 135,000 SF purpose-built life science building delivering in 2024. **BioLabs and Bridge Labs will serve as a support system for early- and mid-stage life science companies across the whole campus.**



Delivering best-in-class purpose-built shell lab space + spec suites ranging from 4,526 RSF to 7,722 RSF.

**SPEC LAB**

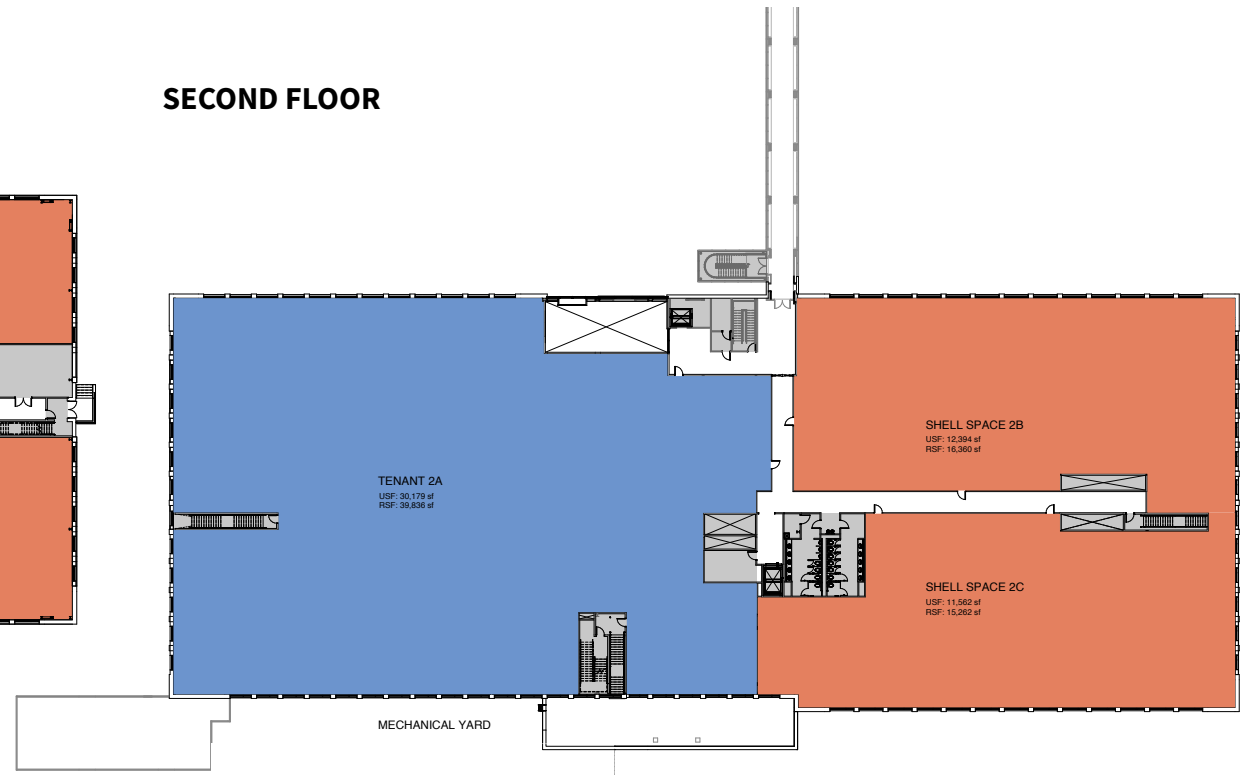
**SHELL SPACE**

**COMMITTED TENANT**

**FIRST FLOOR**



**SECOND FLOOR**





**BUILDING SIZE**

135,000 RSF

**NUMBER OF FLOORS**

Two (2) w/Enclosed Roof Penthouse

**FLOOR SIZES**

- First floor: 67,500 RSF
- Second 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 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 with loop and risers sized for Ordinary Hazard Group 2 Occupancy

## Crossing into the next era.



**Directly adjacent to The Tower is Bridge Labs, Dallas' first institutional-quality spec lab space.** Designed to accommodate young companies growing out of incubator spaces and established companies, this site design will enable teams to grow their businesses, staff up, and increase their footprint—all without leaving the Pegasus Park campus. Bridge Labs will add approximately 135,000 square feet of brand new lab and office space, split evenly across two floors..

### Spec suite features

#### OPEN LAB SPACE (60%)

- 11' lab bench spacing modules
- Fixed and mobile casework with resin counter tops and overhead utility ceiling panels
- Compressed air and vacuum plumbed to lab workstations
- Lab areas designed to 8 ACH, 1.60 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/break room space
- IT/AV/security closet for tenant use within suite
- Space provided for flex reception
- Open seating office workstations provided

#### MECHANICAL SYSTEMS

- One (1) fume hood with additional capacity based upon CFM allocations
- 100% outside air units located on roof with integral UV light

#### ELECTRICAL SYSTEMS

- Colored coded emergency receptacles in equipment room and strategically located.
- Generator backup power allocation of 4W/SF
- Shell Switchgear: 8000A 480 / 277V 3P

#### PLUMBING SYSTEMS

- Lab sinks with hot/cold water non-potable water and wall pegboards
- Emergency eyewash and showers on tepic water loop
- Polypropylene lab waste and vent risers

#### SPEC SUITES SHARE ACCESS TO

- Glass wash with RODI rinse
- Autoclave
- Shared bulk chemical storage room
- Shared chemical waste room



Adjacent to Bridge Labs at Pegasus Park, BioLabs is a fully-equipped 37,000 SF 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

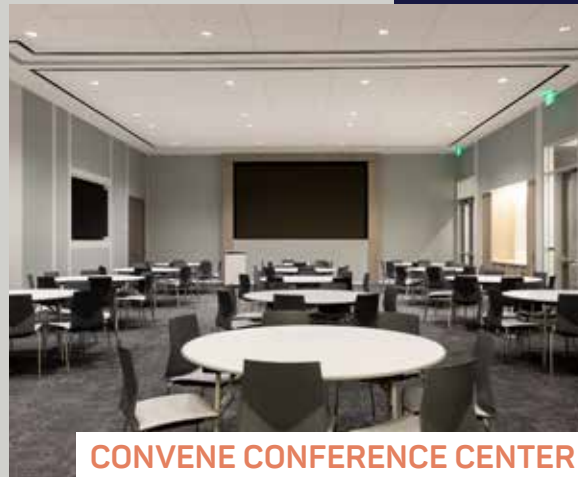
- HLPC Microscopes
- 3D Printers
- Blot and Gel Imagers
- Plate Readers and Washers
- Multiple Systems
- Cell Counters
- Thermal Cyclers
- Fume Hoods
- Sterilizers and Autoclaves
- Freezers (-80° and -20° )
- Refrigerators
- Centrifuges
- Biosafety Cabinets
- Chemical Storage

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



## An environment that supports innovation and interaction.



**16,000 SF CONVENE CONFERENCE CENTER**  
with space to accommodate groups up to 200

**OUTDOOR PATIO WITH FIREPITS**  
for meeting, dining, and entertaining

**ON-SITE PROPERTY  
MANAGEMENT AND MAINTENANCE**

**24/7 ON-SITE SECURITY**

**ON-CAMPUS CAFÉ**  
serving breakfast and lunch

**HIDDEN GYM FITNESS CENTER**  
with yoga classes

**UNPARALLELED ACCESS**  
to fiber optic data connectivity & free campus WiFi

**RECYCLING SERVICE**

**USPS MAIL ROOM**

**CAMPUS CONCIERGE**  
planning tenant events and programming

## A road map to a million square feet.

Our six-phase master plan demonstrates our long-term commitment to Pegasus Park **as an ecosystem for bigger and better.**

Using a mixed strategy involving both renovation and new builds, we're poised to create an innovative, entrepreneurial environment for Dallas' booming medical, tech, life sciences, and educational sectors totaling more than 1.5 million square feet spread over 26 acres in a prime Dallas location.



## North Texas by the numbers.

This region has the existing assets to support foundation and growth.

### LIFE SCIENCE

- 60+ established biotech and life science companies
- 104 life science startups
- 52 North Texas life science startups had successful acquisitions/IPOs over the past 5 years

### INVESTMENT

- 72% of investments in North Texas life science startups over the past 5 years came from out-of-state investors
- North Texas attracted \$90B in private capital over the past 5 years

### INTELLECTUAL CAPITAL

- 70 universities and colleges; 25% are nationally ranked
- North Texas schools produce 3rd-most STEM and healthcare graduates; 52% remain in the region after graduation
- North Texas confers more engineering, health, and computer science degrees than the national averages
- Collaborative programs engage and educate young students: e.g., the new UT Southwestern–DISD Medical District PK–8 Biomedical School

### JOBS

- **45 Fortune-1000** and **22 Fortune-500** companies' HQs
- North Texas ranks #1 in the country for net migration and job creation, and #5 for high-tech job creation





## 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

## ACCESS TO CAPITAL

- Over the past 5 years, North Texas attracted \$90B in private capital, \$4.4B 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

## 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 4.5% from 2015 to 2020
- 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

## INTELLECTUAL CAPITAL

- 67% 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

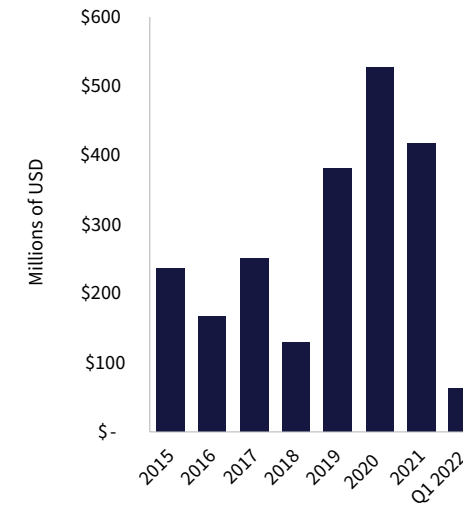
## AFFORDABLE

No personal or corporate income tax

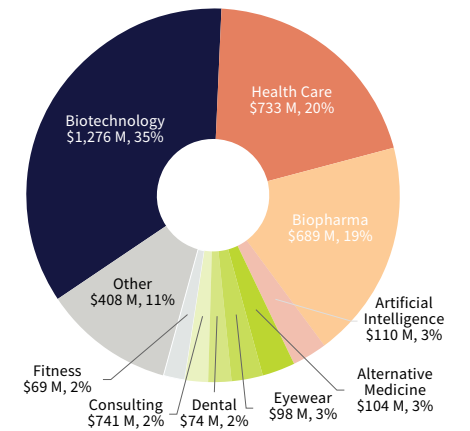
## TOP COMPANIES BY VENTURE CAPITAL RAISED

- Peloton Therapeutics
- ReCode Therapeutics
- Onconano Medicine
- Instil Bio
- Taysha Gene Therapies

### Venture Capital Raised



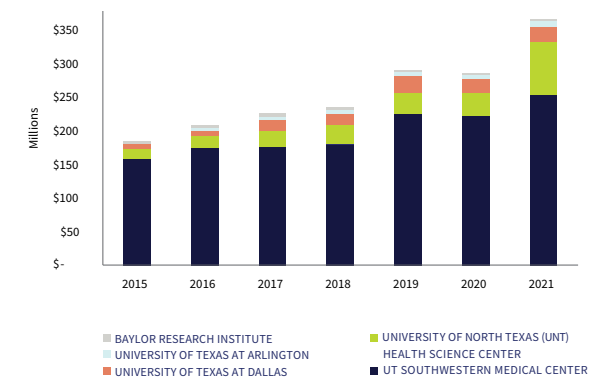
### Health & Life Science VC Funding in DFW



## NIH FUNDING FOR LARGEST 5 INSTITUTIONS (2015-2021)

Over 4,300 NIH grants totaling \$1.9 billion were awarded in North Texas since 2015.

More than 50 institutions/organizations received grants between 2015-2021.





## The next great life sciences cluster. At home in North Texas.

With local links to powerhouse institutions, our campus has what it takes to become a campus for life science research and commercialization.

### REGIONAL BENEFITS

- North Texas' regional GDP outpaces out-of-state peers
- North Texas' life science GDP has grown 11.1% over the past 5 years (with an expected growth rate of 5.4%)
- Texas offers major incentives to promote and enhance life science initiatives

### PEGASUS PARK IS WITHIN MINUTES OF

- Six major not-for-profit health systems
- Two major for-profit health systems
- Two public health systems
- A major veteran healthcare system
- Seven national corporate healthcare HQs



## Unrivaled access.

Pegasus Park fills a critical gap in North Texas, offering lab facilities for startups that position it as the city's premier innovation hub. **With a strategic central location, it offers unmatched accessibility and benefits:**

### 3-MINUTE DRIVE

to UT Southwestern Medical Center

### 4-MINUTE DRIVE

to the Southwestern Medical District, with 7.1 million square feet of healthcare facilities

### 5-MINUTE DRIVE

to the heart of Dallas Design District

### 9-MINUTE DRIVE

to Downtown Dallas

### 10-MINUTE DRIVE

to Dallas Love Field

### 17-MINUTE DRIVE

to DFW International Airport



## Designed for you.

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**This place is a testament to user-focused design and planning:** meeting and exceeding the needs of both today's and tomorrow's tenants. Dedicated to the highest standards of sustainability.

Programmed for maximum connectivity and collaboration.

Positioned for convenience and seamless access.

Imbued with a real sense of place. With parks, plazas, parking, and so much more, it's a place that supports North Texas' innovators as people first and foremost.

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