

For Lease $\pm 135,000$ 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: Opportunity Overview

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

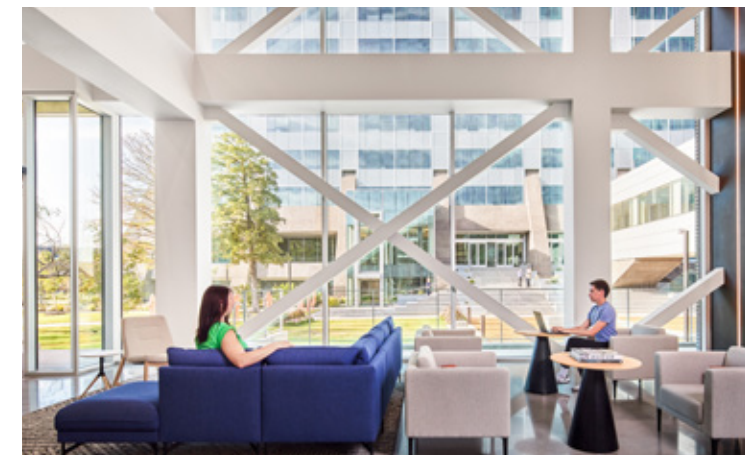
Second Floor

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



UT SOUTHWESTERN RANKED NO. 1 IN TEXAS,
NO. 4 IN NATION FOR TECH TRANSFER FOR
COMMERCIALIZING NEW BIOMEDICAL TECHNOLOGIES

William P Clements Jr
University Hospital

UTSouthwestern
Medical Center

SOUTHWESTERN MEDICAL DISTRICT

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

Parkland
HOSPITAL

children's
HOSPITAL

UPTOWN DALLAS

4.6 Miles | 9 Minutes

BaylorScott&White
BAYLOR UNIVERSITY MEDICAL CENTER
DALLAS

DOWNTOWN DALLAS

5.2 Miles | 8 Minutes

INWOOD RD | VPD: 40,024

PEGASUS
PARK

DALLAS' FIRST STATE-OF-THE ART LIFE SCIENCE
CLUSTER WITH OVER 1.75 MILLION SQUARE FEET
OF DENSITY

TRINITY RAILWAY EXPRESS

N STEMMONS FWY | VPD: 280,306

INTERSTATE
35E

COMMONWEALTH DR

IRVING BLVD

Pegasus Park | Life Science Ecosystem

THE TOWER

 **THE COMPOUND**
AT PEGASUS PARK

 **CONFERENCE CENTER**
AT PEGASUS PARK

 **WATER COOLER®**
AT PEGASUS PARK

Bridge Labs tenants receive access
to the labeled amenities

UTSouthwestern
Medical Center

TAYSHA
BIOGEN IDEC THERAPIES

Highlander
Health

 **HEALTH**
WILDCATTERS

ARPAH

 **COMMUNITY**
BEER CO.
BEER • GREATER GOOD

Future Life
Science Space

Future Life
Science Space

 **BRIDGE LABS**
AT PEGASUS PARK

135,000 RSF Purpose Built
Lab Building

Future Parking

Future Life
Science Space

Future Parking

Future Life
Science Space

Future Parking

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.

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.


PEGASUS PARK

ReCode
THERAPEUTICS

etiraRx

 **BioNTX**

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.

UTSouthwestern
Medical Center

HEALTH
WILDCATTERS

WATER COOLER®
AT PEGASUS PARK

Highlander
Health

ARPA

TAYSHA
BIOGEN IDEC GENE THERAPIES

Biolabs+Bridge Labs

02

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. The facility serves as the epicenter for life science innovation and enables biotech trailblazers in their pursuit of the next scientific breakthrough. BioLabs Pegasus Park supplies startups with everything they need to launch into high-growth companies... from shared lab equipment, to mentoring and networking, to proximity to other innovators.

ReCode
THERAPEUTICS

etiraRx

BioNTX

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.

COMMUNITY
BEER CO.

THE COMPOUND
AT PEGASUS PARK

CONFERENCE CENTER
AT PEGASUS PARK

[HIDDEN]
GYM



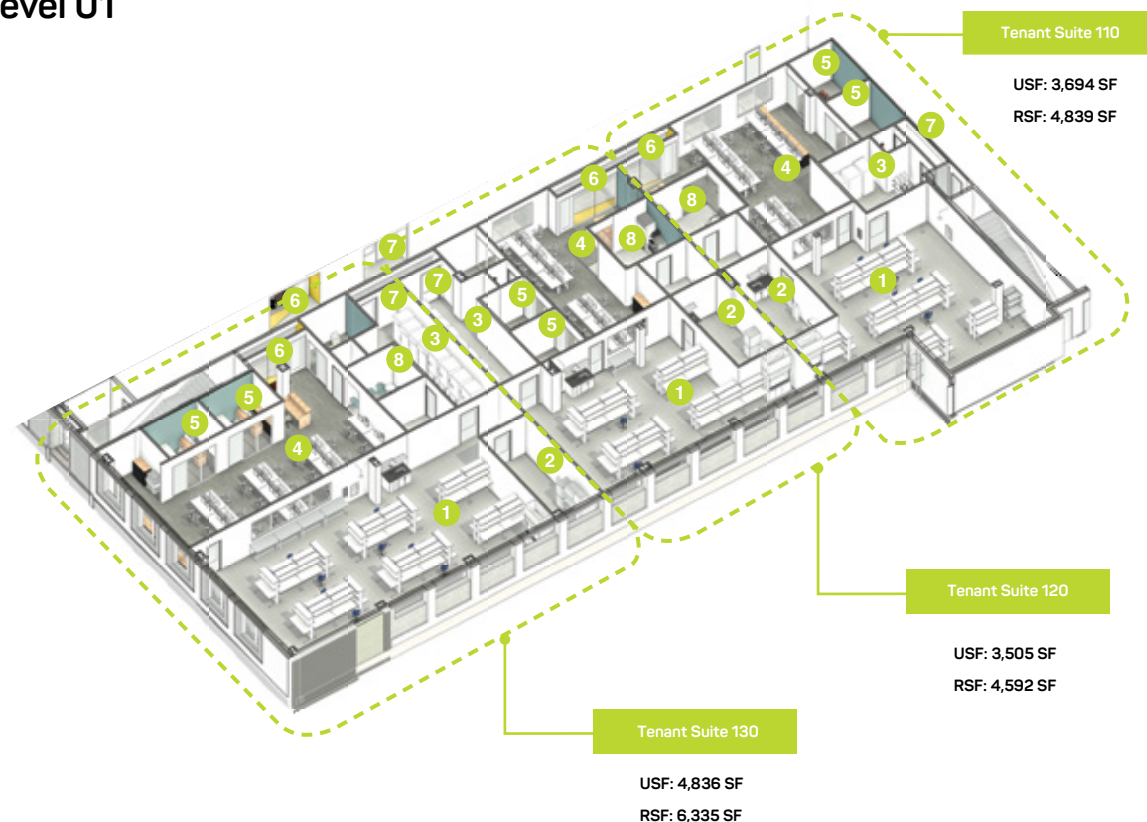
Floor Plans

Specifications



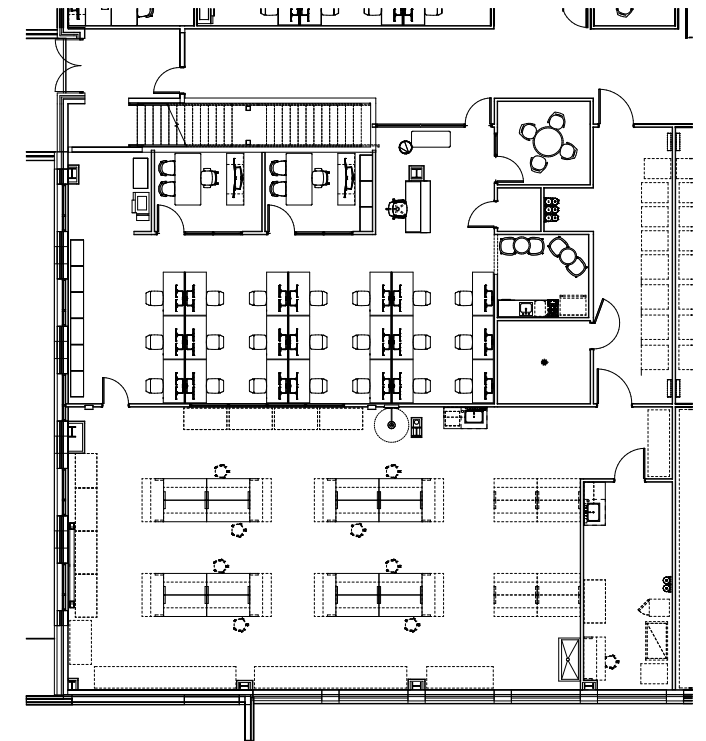
Spec Suites: Level 01

- 1 Open Lab
- 2 Lab Support
- 3 LER
- 4 Open Office
- 5 Office
- 6 Main entrance
- 7 Service entrance
- 8 Break Room



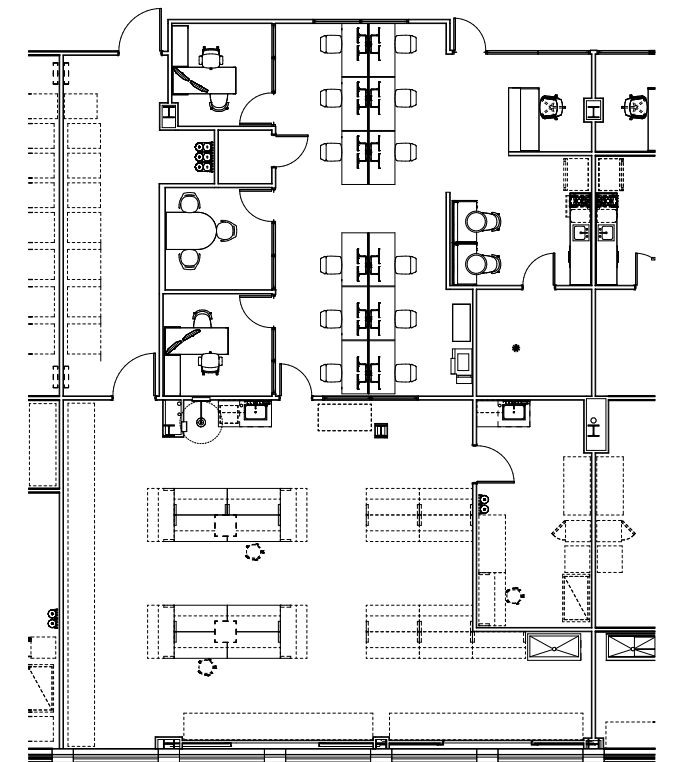
Suite 130 - 6,335 RSF

- 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

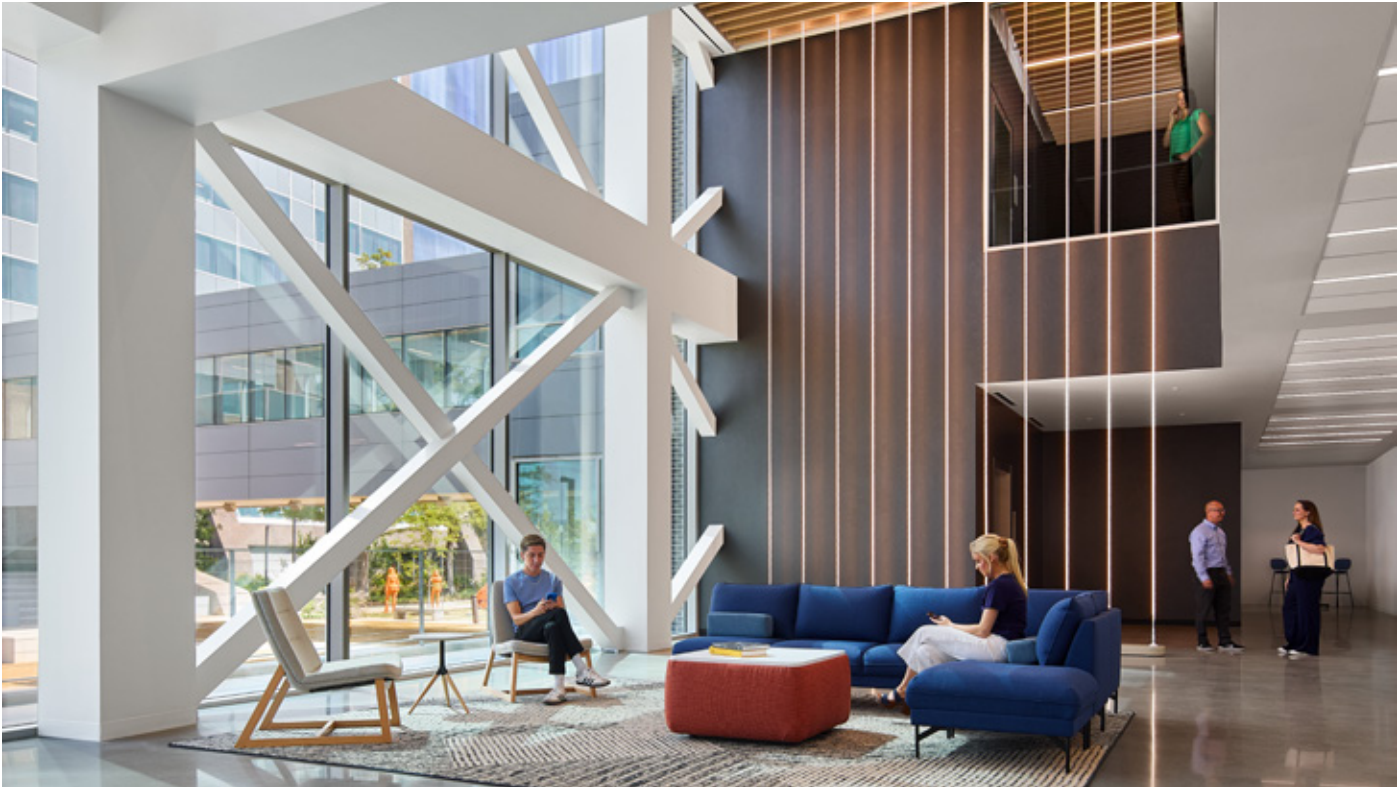
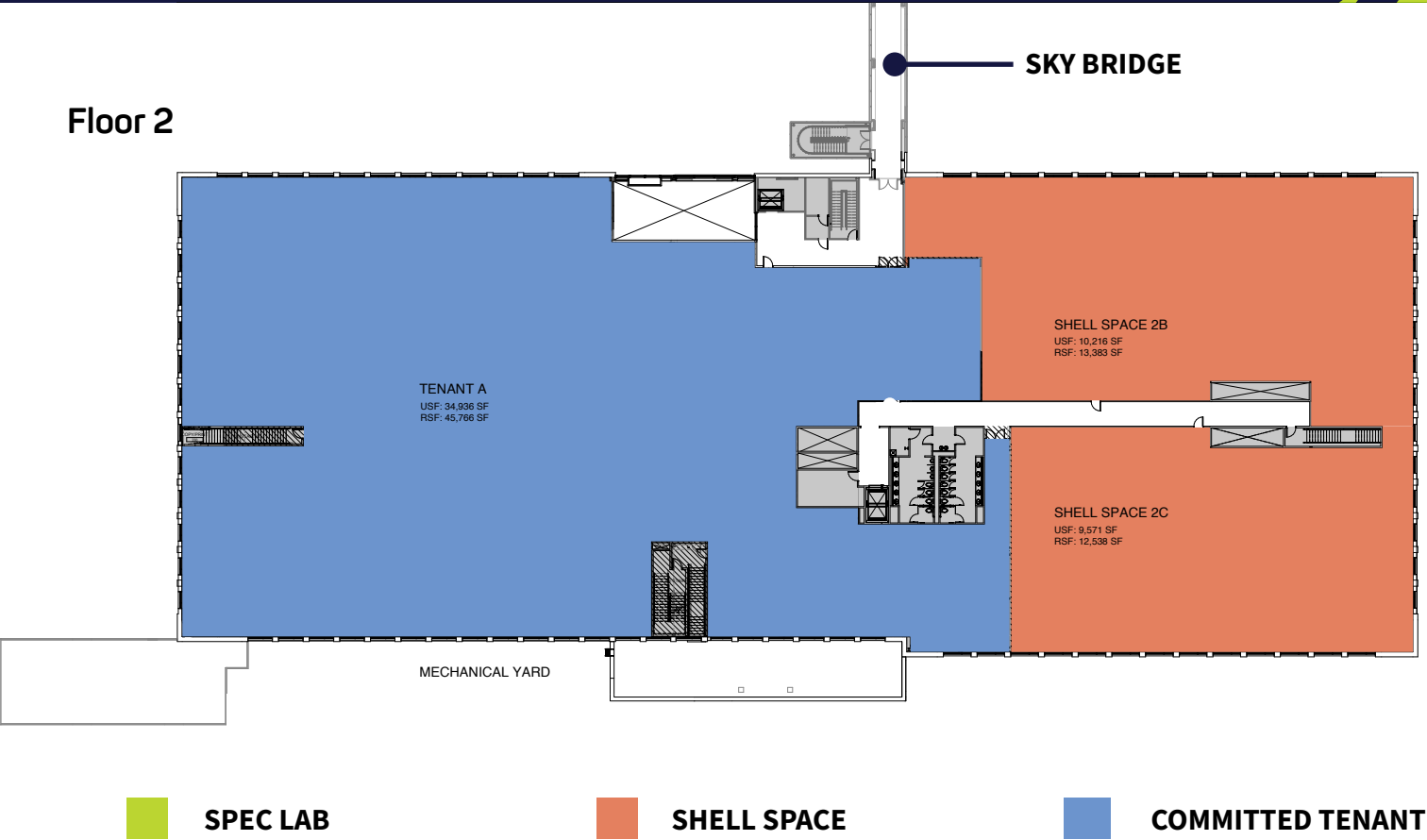
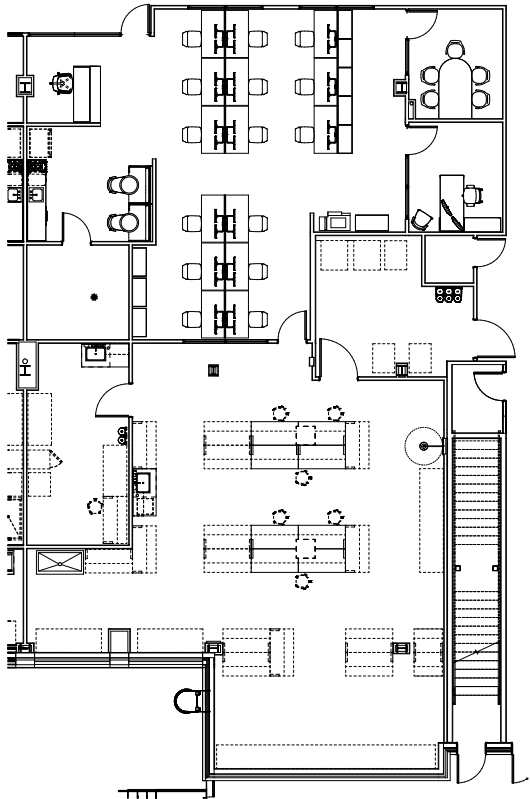
- 1 – FUME HOOD, ADDITIONAL EXHAUST CAPACITY FOR 1 ADDITIONAL HOOD
- 8 – 5FT MOBILE CASEWORK BENCHES WITH CEILING SERVICE PANEL (CSP) AT EACH 4 PACK
- 2 – OVERHEAD CEILING PANELS CONTAIN CDA, LAB VAC, POWER, AND DATA
- 12 – OFFICE WORKSTATIONS
- 3 – SMALL HUDDLE OR OFFICES
- BREAK AREA SPACE WITH SEATING, 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





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





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	<ul style="list-style-type: none">• 135,000 RSF
NUMBER OF FLOORS	<ul style="list-style-type: none">• Two (2) w/Enclosed Roof Penthouse
FLOOR SIZES	<ul style="list-style-type: none">• First floor: 67,500 RSF• Second floor: 67,500 RSF
LANDSCAPING	<ul style="list-style-type: none">• Native plantings, new lawn, and seeding with smart irrigation system and concrete amenity terrace
STRUCTURE	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Level 1: 15'-0"• Level 2: 16'-0"
FAÇADE	<ul style="list-style-type: none">• New glass curtain wall assembly, new architectural brick facade at typical floors, metal panel cladding at penthouse
MAIN LOBBY	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Parking ratio of 2.5 per 1,000 SF

ELEVATORS	<ul style="list-style-type: none">• One (1) two-stop 3,000 lb passenger elevator• One (1) two-stop 5,000 lb service elevator
LOADING	<ul style="list-style-type: none">• Two (2) covered exterior dock leveler loading bays
PLUMBING	<ul style="list-style-type: none">• Central gas fired water heaters• Natural gas service• Compressed lab air• Lab vacuum distributon
HVAC	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• (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	<ul style="list-style-type: none">• Telephone/data distribution provided by AT&T and Spectrum
SECURITY	<ul style="list-style-type: none">• 24/7 building access (key fob/card access)
FIRE PROTECTION	<ul style="list-style-type: none">• New wet pipe fire protection riser and base building system

Campus-Wide Amenities

Features & Amenities

- Conference Center at Pegasus Park: 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



Tower Lobby



The Compound



Hidden Gym

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.



North Patio



Convene Conference Center

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

1. 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
8. 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
9. Courtyard by Marriott Dallas Medical Center
10. Tru by Hilton Dallas Market Center
11. Virgin Hotels Dallas

Pegasus Park is conveniently located



Easy Access to I-35

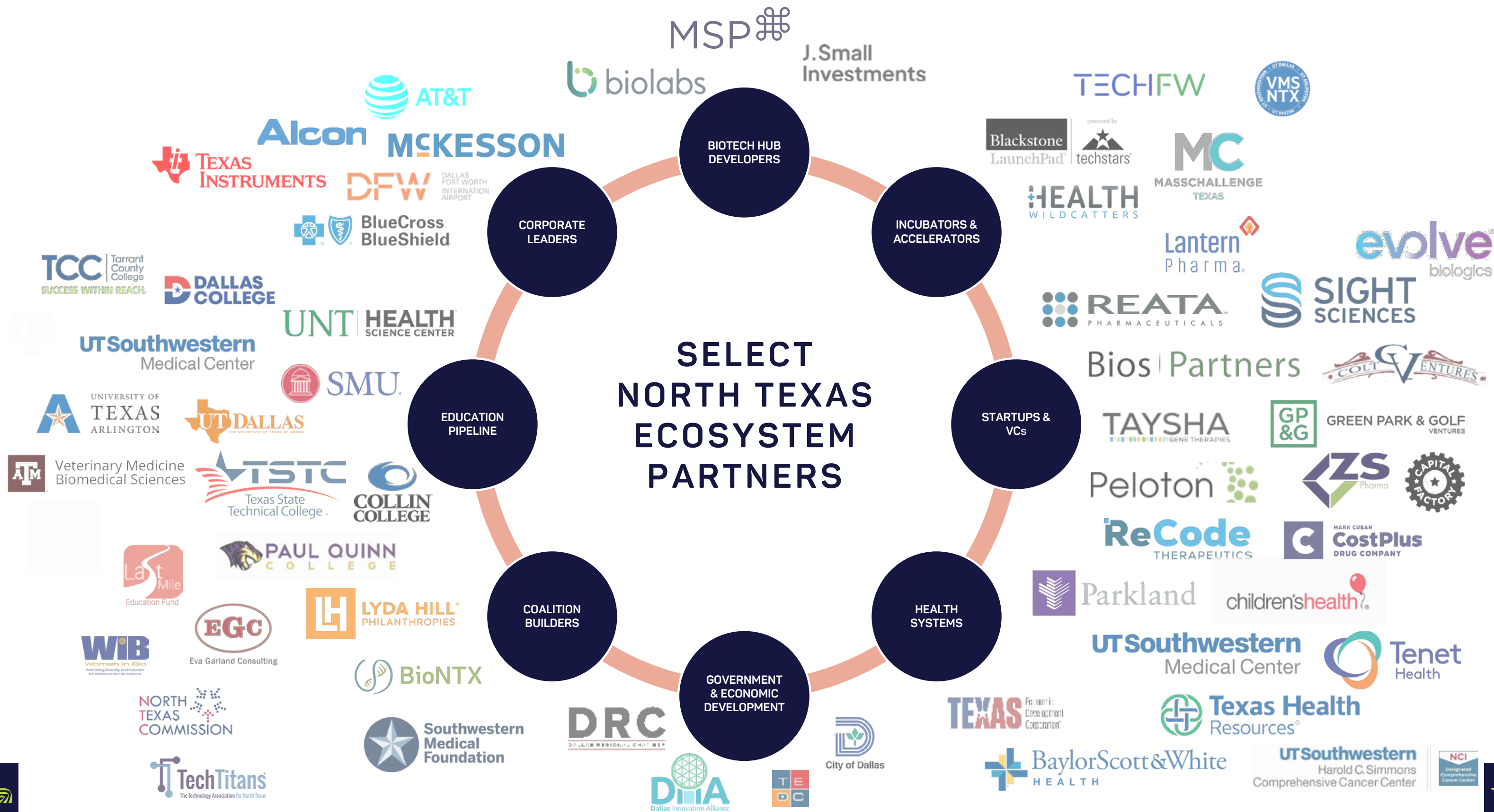
Multiple nearby DART Bus Stops and Rail Stations

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 Ecosystem Partners



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.

Mass Challenge



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.

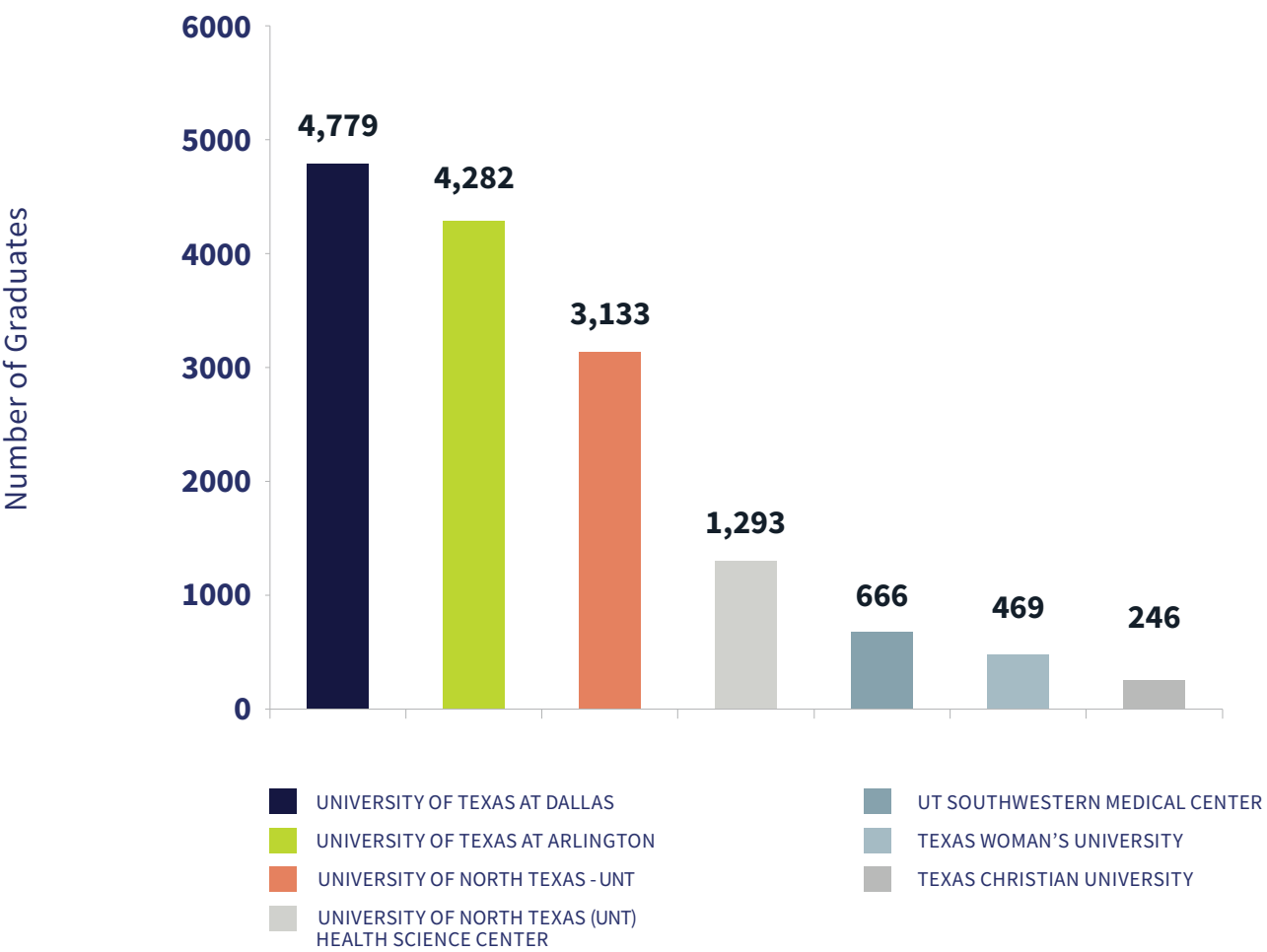
Health Wildcatters



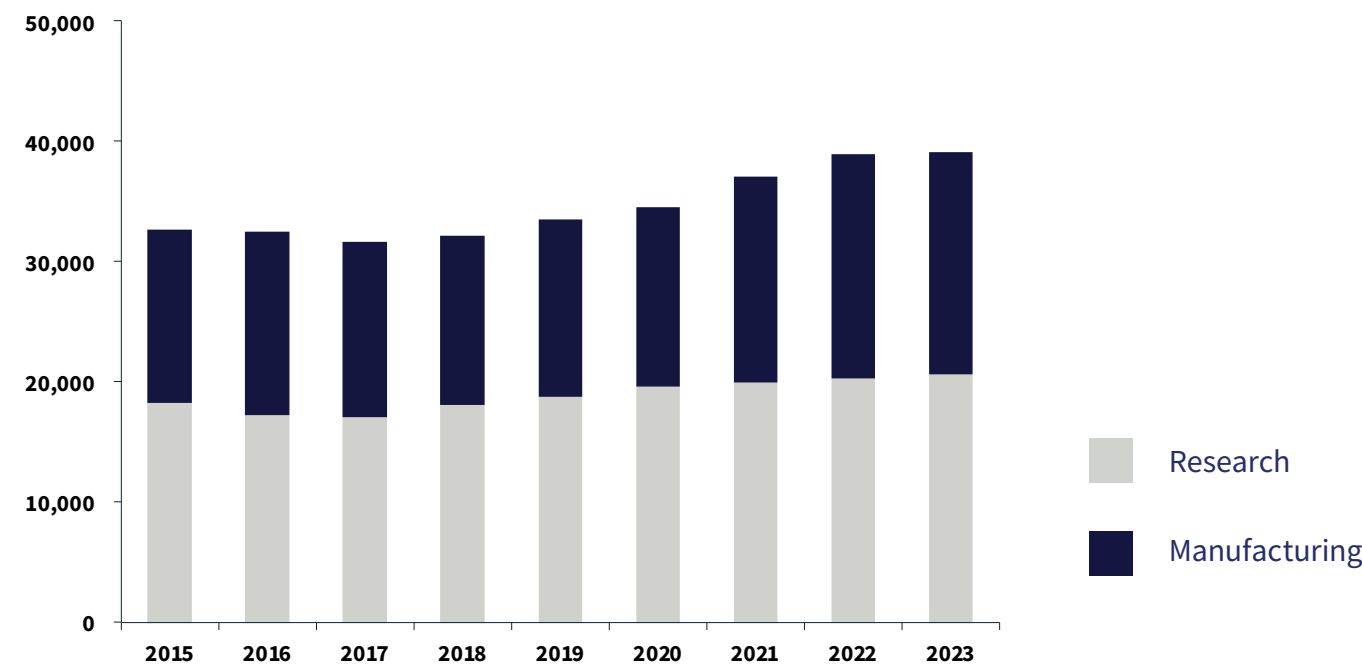
Located in Pegasus Park, Health Wildcatters addresses the need for a health innovation hub in the burgeoning Dallas/Fort Worth Metroplex healthcare industry. Since its inception in 2013, the Health Wildcatters portfolio has grown to 88 startups and has raised over \$250 million, thereby solidifying Health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

Why Dallas | Life Science Overview

SOUTHWESTERN LIFE SCIENCES GRADUATES BY INSTITUTION (2022)



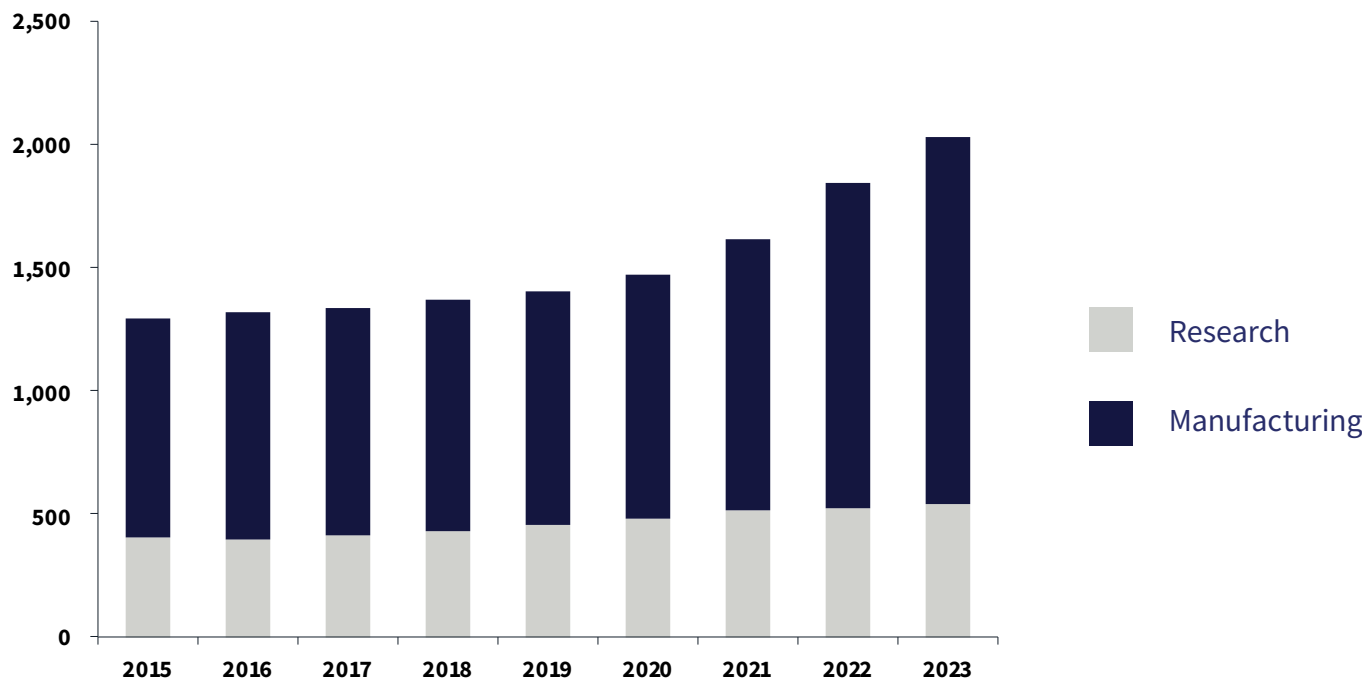
DFW LIFE SCIENCES JOBS BY TYPE



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

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

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

Intellectual capital

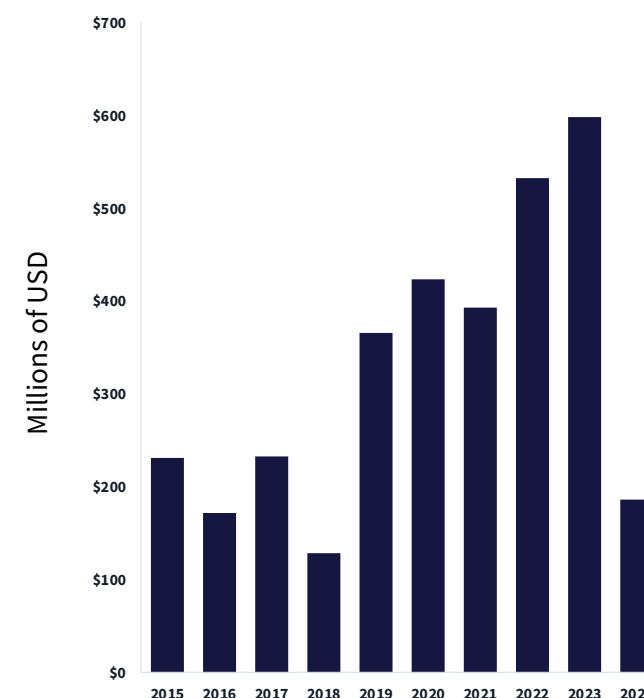
- 71% of North Texas higher education R&D spending goes to life sciences
- Over the last 10 years, 2,864 US patents have been granted in North Texas


Affordable
No personal or corporate income tax

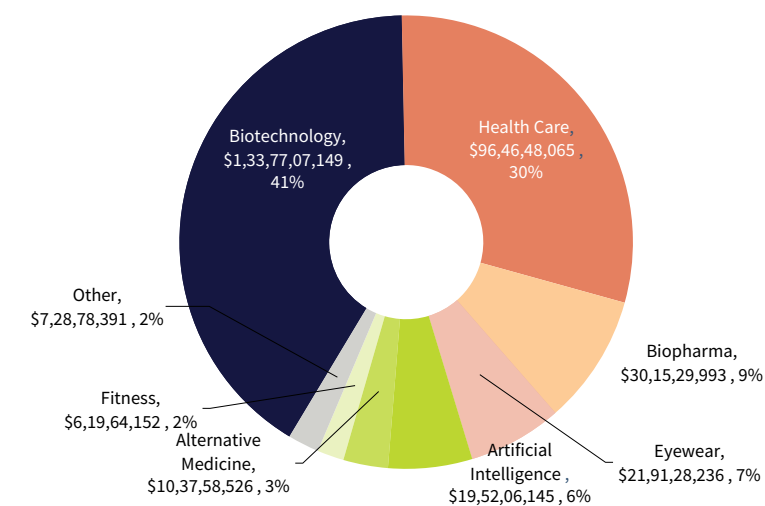
TOP COMPANIES BY VENTURE CAPITAL RAISED

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

VENTURE CAPITAL RAISED



HEALTH & LIFE SCIENCE VC FUNDING IN DFW

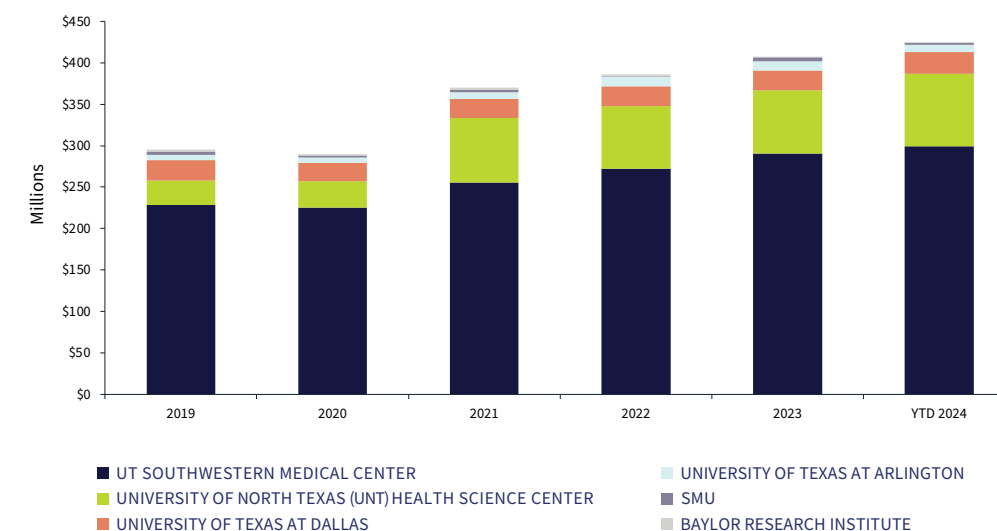


NIH FUNDING FOR LARGEST 6 INSTITUTIONS (2019-2024)

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



Mary Crowley Research Center located at Medical City Dallas is one of the world's largest gene therapy investigative facilities

\$4.7 Billion

In R&D expenditures across UT institutions, the highest in Texas and second highest in the nation among public higher education systems

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

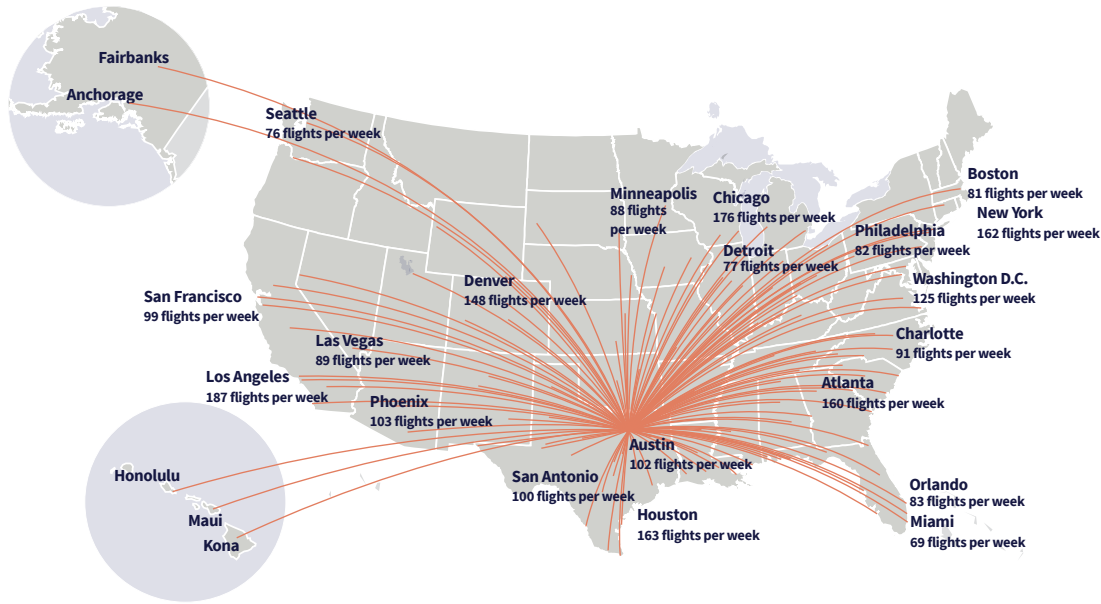
No personal or corporate income tax



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



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%

AIRPORT BY THE NUMBERS

DFW INT’L AIRPORT 2023		DALLAS LOVEFIELD ARIPORT 2023	
Daily Passengers	224,011	Daily Passengers	48,196
Total Passengers	81,764,044	Total Passengers	17,591,609
International Passengers	11,156,658	International Passengers	251,988
Total Cargo (Metric Tons)	774,034	Travel time from Downtown Dallas	11 minutes

bridgelabsdallas.com

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MSP 

**J. Small
Investments**

 **LYDA HILL
PHILANTHROPIES**

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