



# Today's ideas. Tomorrow's standards.

3000 Pegasus Park | Dallas, TX

Jones Lang LaSalle Brokerage Inc.

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# 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 entrepreneurs, best of breed companies, strategic business partners, social impact organizations, and Dallas’ emerging biotech ecosystem.

## 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.

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.

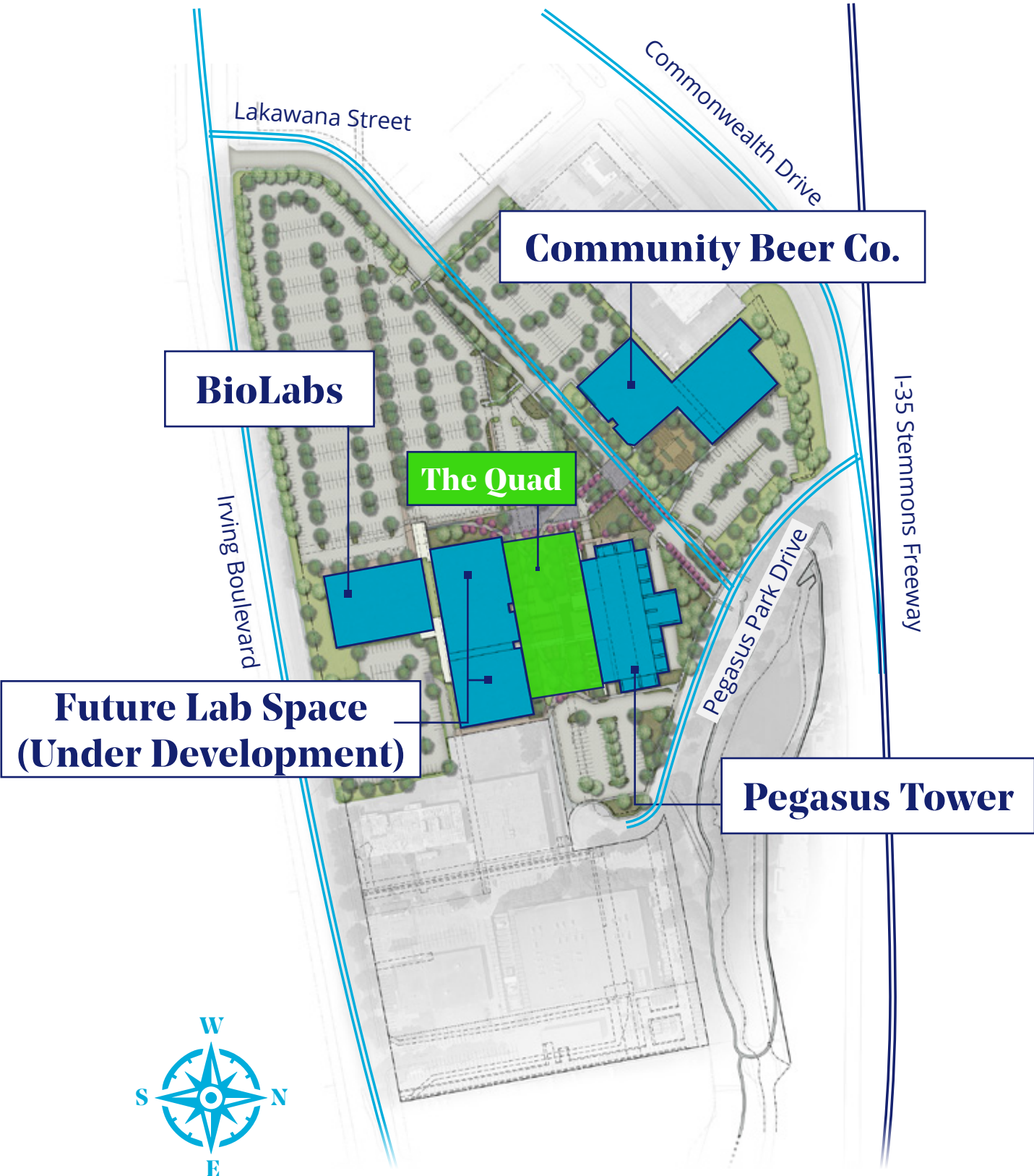
### Water Cooler

Up to 175,000 SF 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





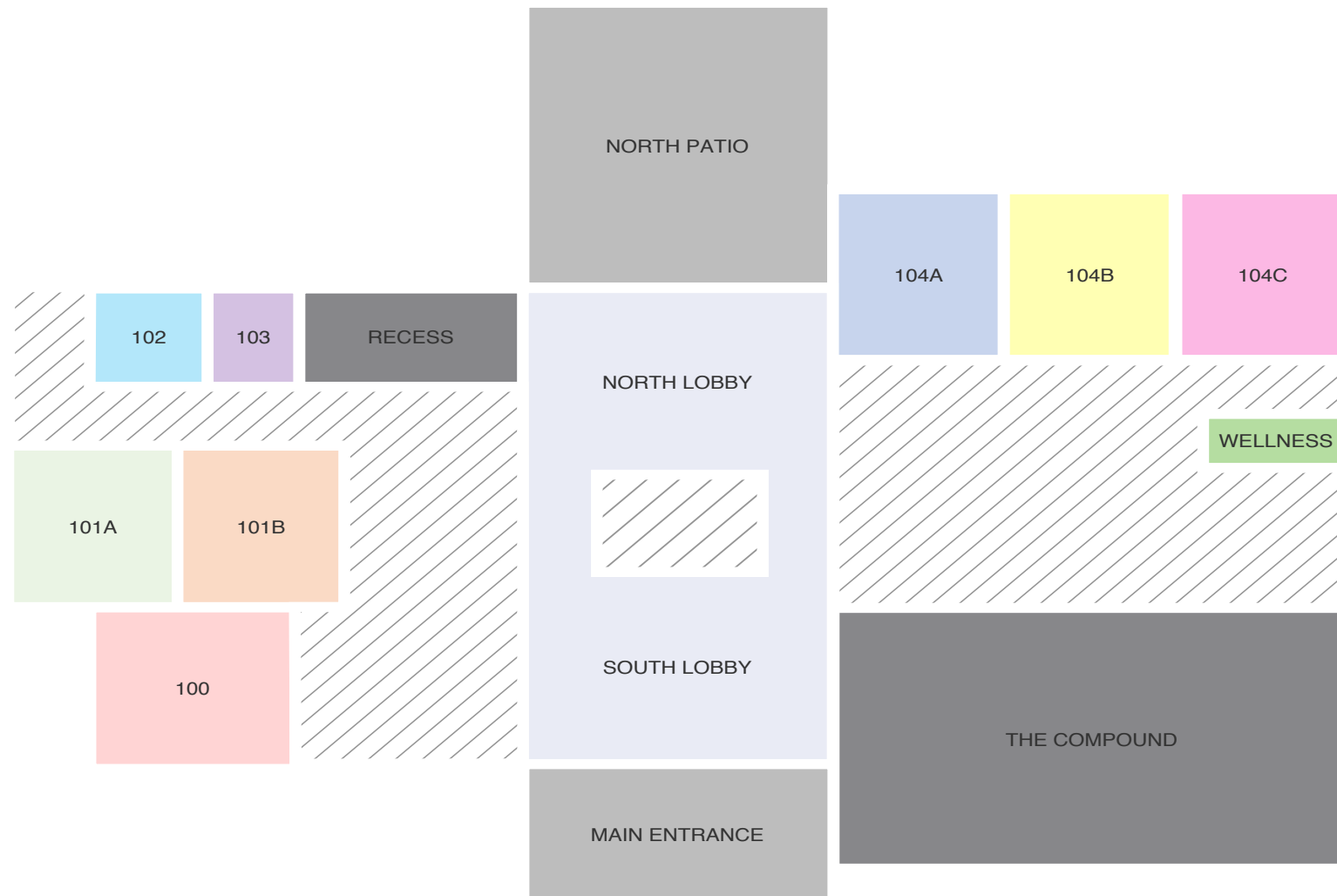
# Features & Amenities



- 16,000SF Convene conference center with room to accommodate groups up to 200.
- Outdoor patio with firepits for meeting, dining, and entertaining.
- Monthly concerts and events.
- On-campus café offering grab-and-go food and catering service.
- Indoor/ outdoor lounge serving cocktails, coffee and snacks.
- Unparalleled access to fiber optic data connectivity & free campus WiFi.
- 24/7 on-site security.
- Hidden Gym fitness center.
- On-site property management and maintenance.
- USPS mail room and overnight delivery center.
- Recycling service.

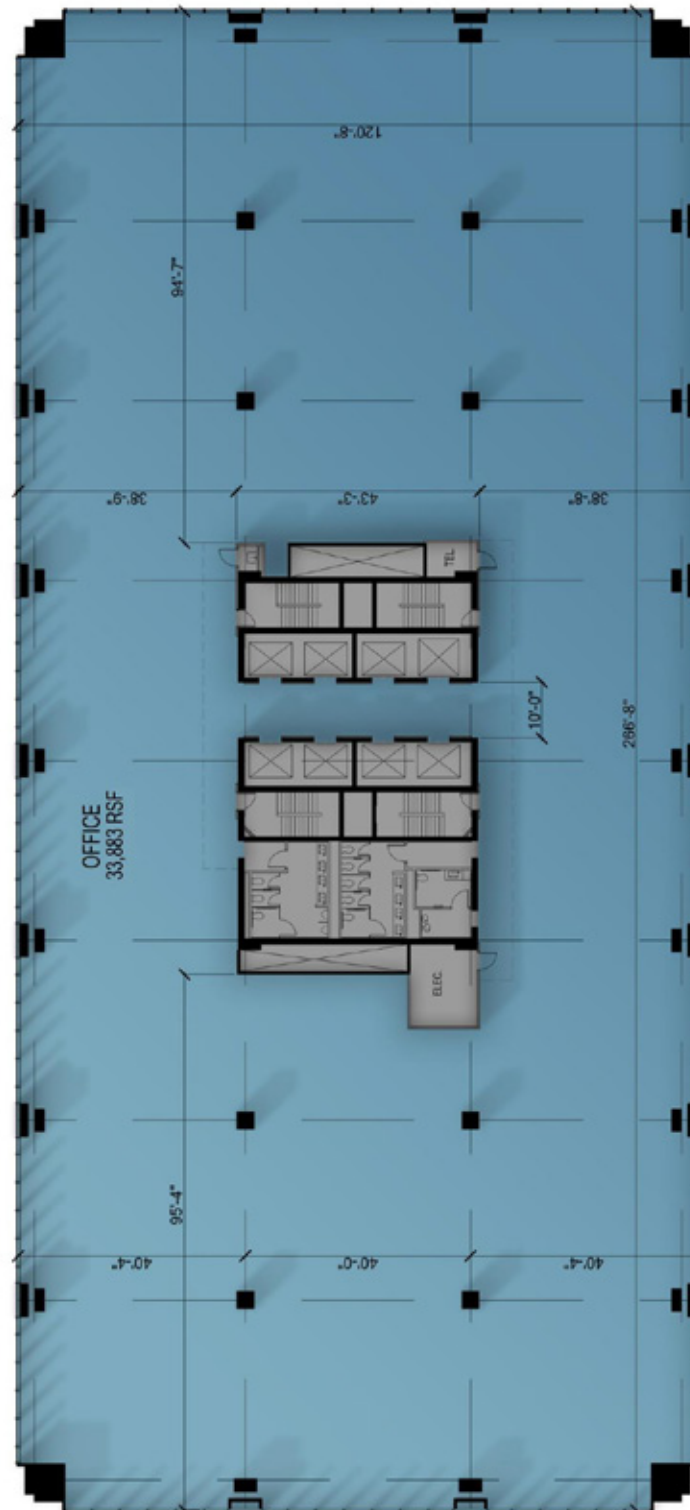


# The Lobby





# Typical Floorplan



## Health & Wellness



- Adjacent to city park with walking path and pond.
- Bike & scooter storage.
- Minutes away from Trinity Strand Trail & Katy Trail.
- Near Trinity River with biking and walking paths.
- On-site state-of-the-art-fitness center with yoga classes.





## Community Beer Co.

Pegasus Park's on campus brewery, taproom, and restaurant.

## BioLabs

- New fully equipped 40,000 SF flexible life science co-working facility.
- Shared and private laboratory and office spaces for early-stage scientific ventures.
- Equipped with \$3.4M worth of a broad array of premium scientific equipment.
- Resident companies have access to campus services and amenities.
- Affiliation with LaunchBio that will support scientific entrepreneurs to start and grow successful companies at the Biotech+ Hub at Pegasus Park.

Biolabs tenants will have access to UTSW's core facilities with discounted rates, 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



**Interactive Floor Plan**





# 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

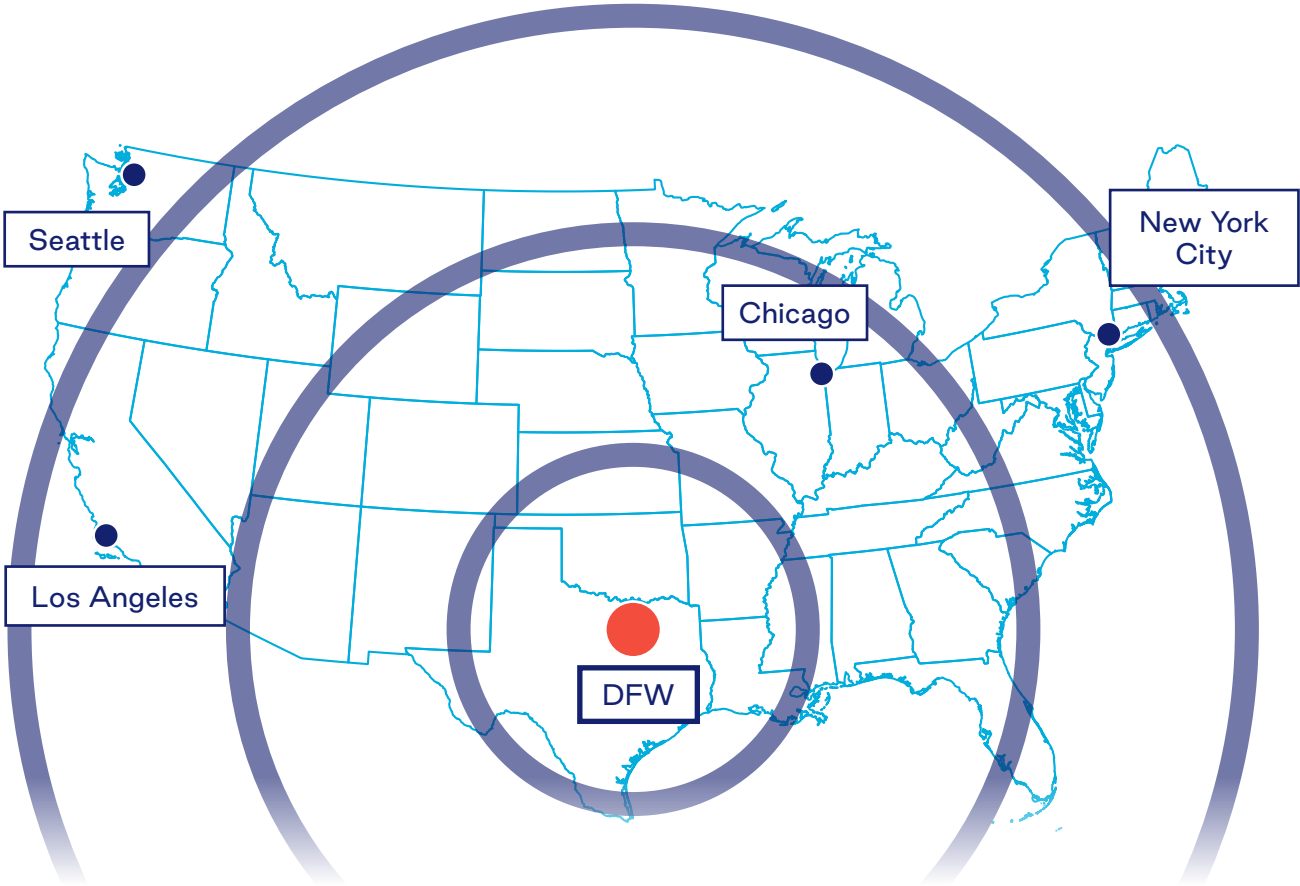
Dallas Love Field Airport is hub to Southwest Airlines, the largest domestic airline in the country.

## Affordable

No personal or corporate income tax.



# Transportation



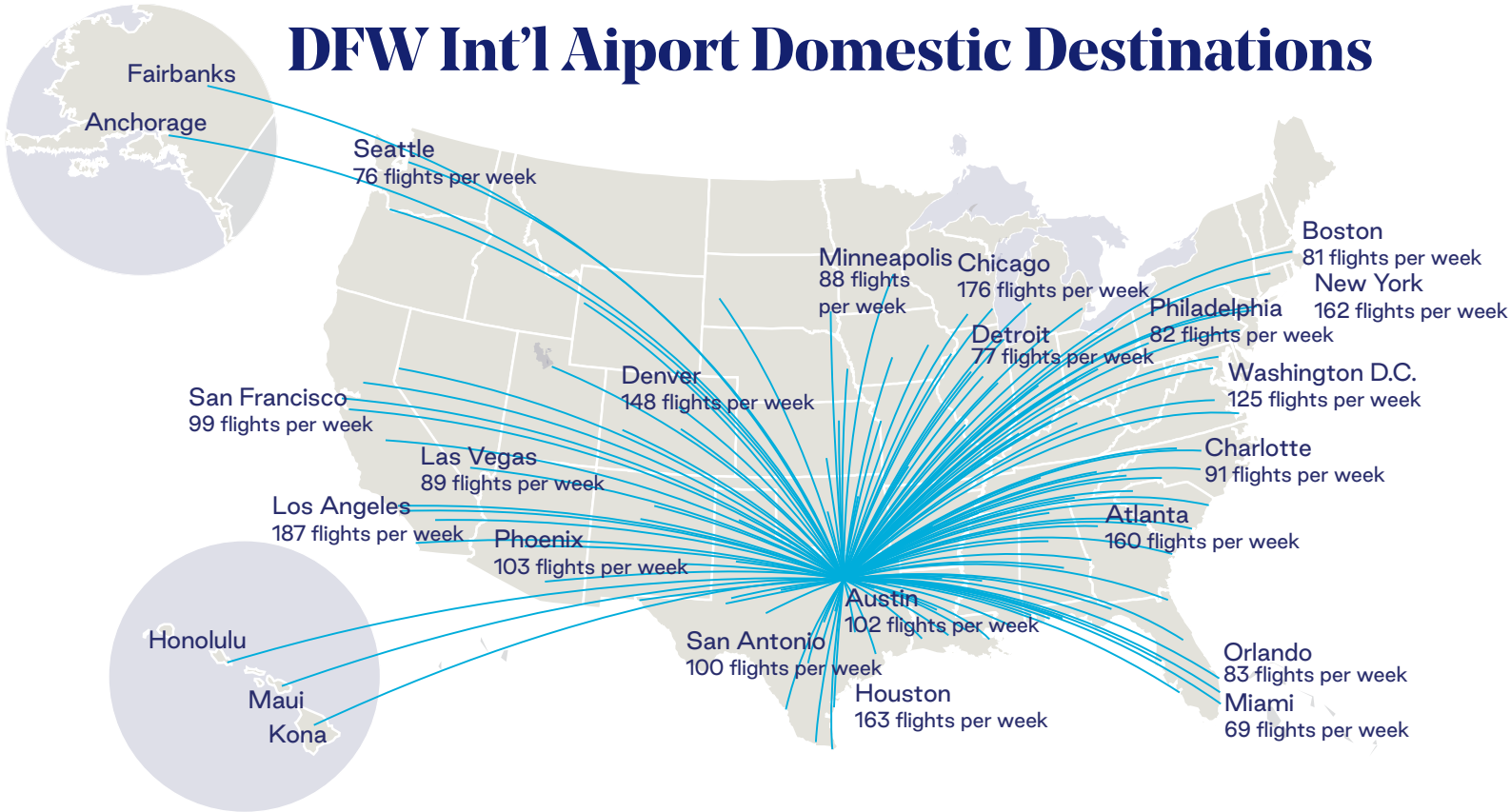
## Truck Transit Times and Population Served

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



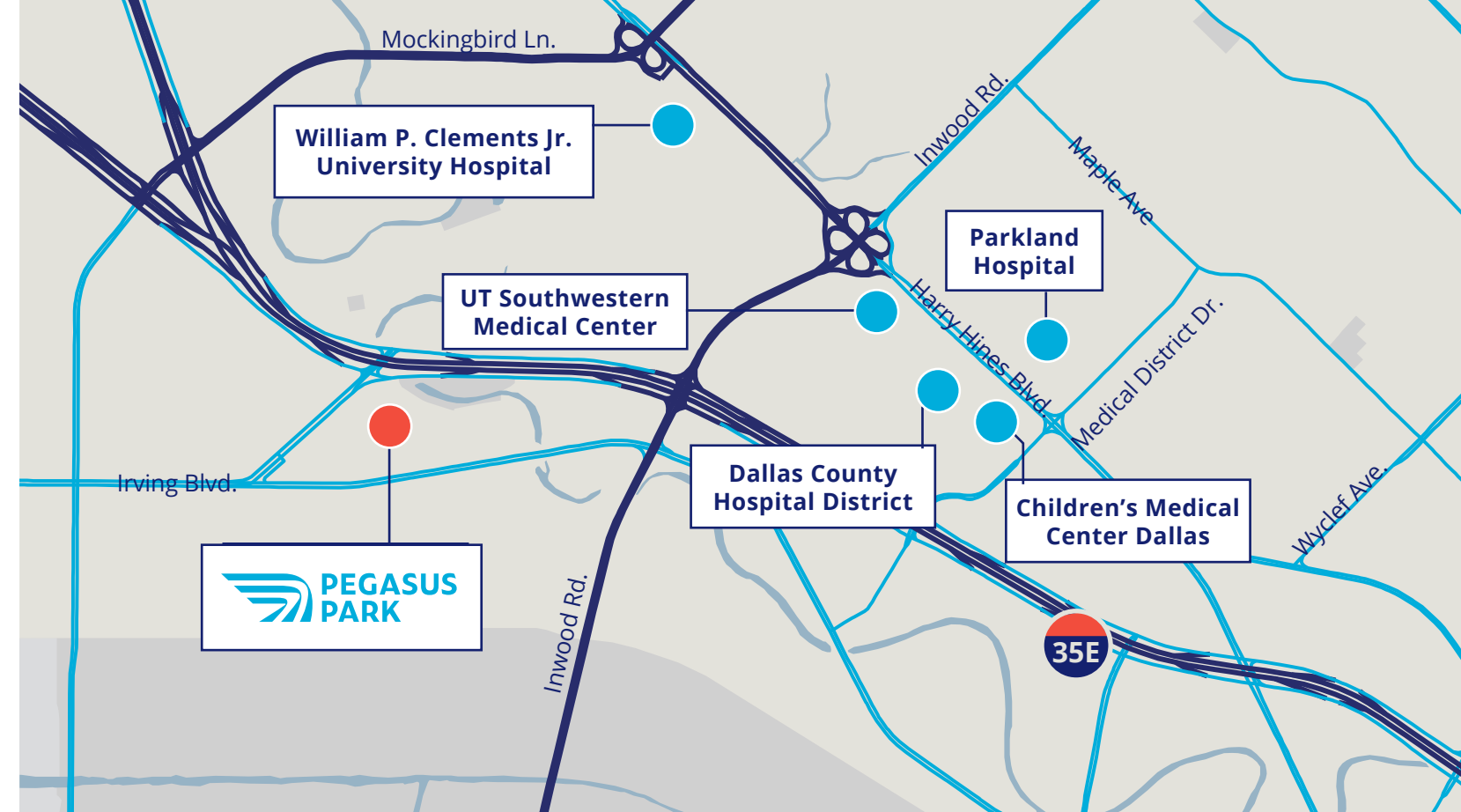
# In Good Company

DFW has a growing community of seasoned and successful biotech entrepreneurs, ventures, and leading corporations.





# Universities



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

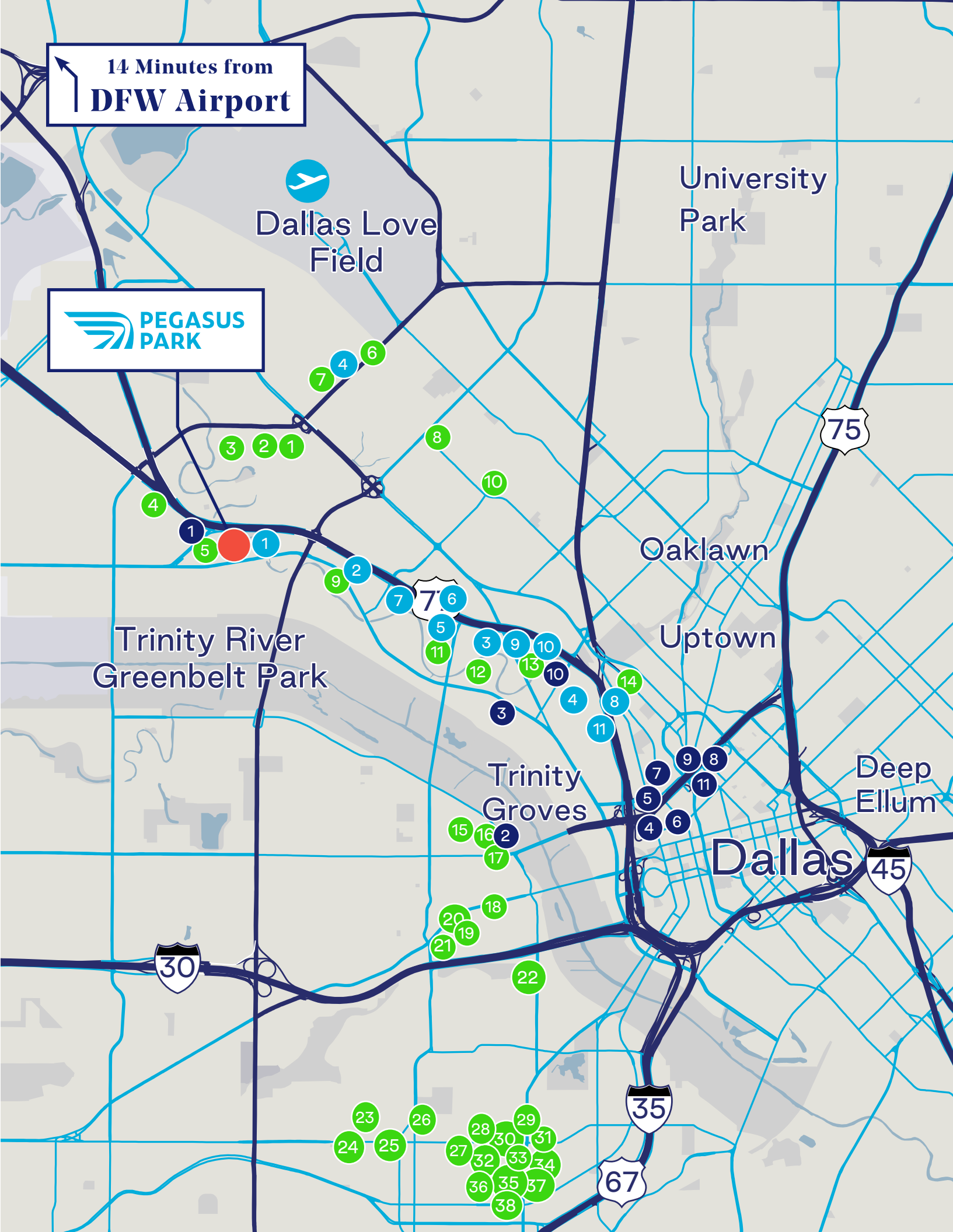
- 35. Lucia
- 36. Botanist
- 37. Paradiso
- 38. Nora Restaurant and Bar

## 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







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