



 **PEGASUS
PARK**

NOTHING SHORT OF BRILLIANT



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 23-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.

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.



Water Cooler

Up to 150,000 SF of flexible office space and community for nonprofit, philanthropic, and social impact tenants.

Entertainment, Dining, & Services

Anchored by an onsite 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.



Today's ideas. Tomorrow's standards.

Productivity

- Newly remodeled conference center in the tower lobby with access to multiple conference rooms accommodating groups up to 200
- Unparalleled access to fiber optic data connectivity & free campus WiFi
- 24/7 on-site security
- On-site property management and maintenance
- USPS mail room and overnight delivery center
- Recycling service

Entertainment

- Outdoor patio with firepits for meeting, dining, and entertaining
- On-campus local craft brewery, taproom, and restaurant
- Monthly concerts and events
- On-campus café offering grab-and-go food and catering service
- Food truck park hosting a rotating selection of trucks
- Indoor/outdoor lounge serving cocktails and snacks

Wellness

- Panoramic views of Downtown Dallas and the Trinity River
- Secure bike and scooter storage
- Adjacent to one-acre city park with walking path and pond
- Anticipated trail connections to the Trinity Strand & Katy Trail
- State-of-the-art fitness center with yoga classes
- Campus happy hours, networking, and educational events

Campus Site Plan

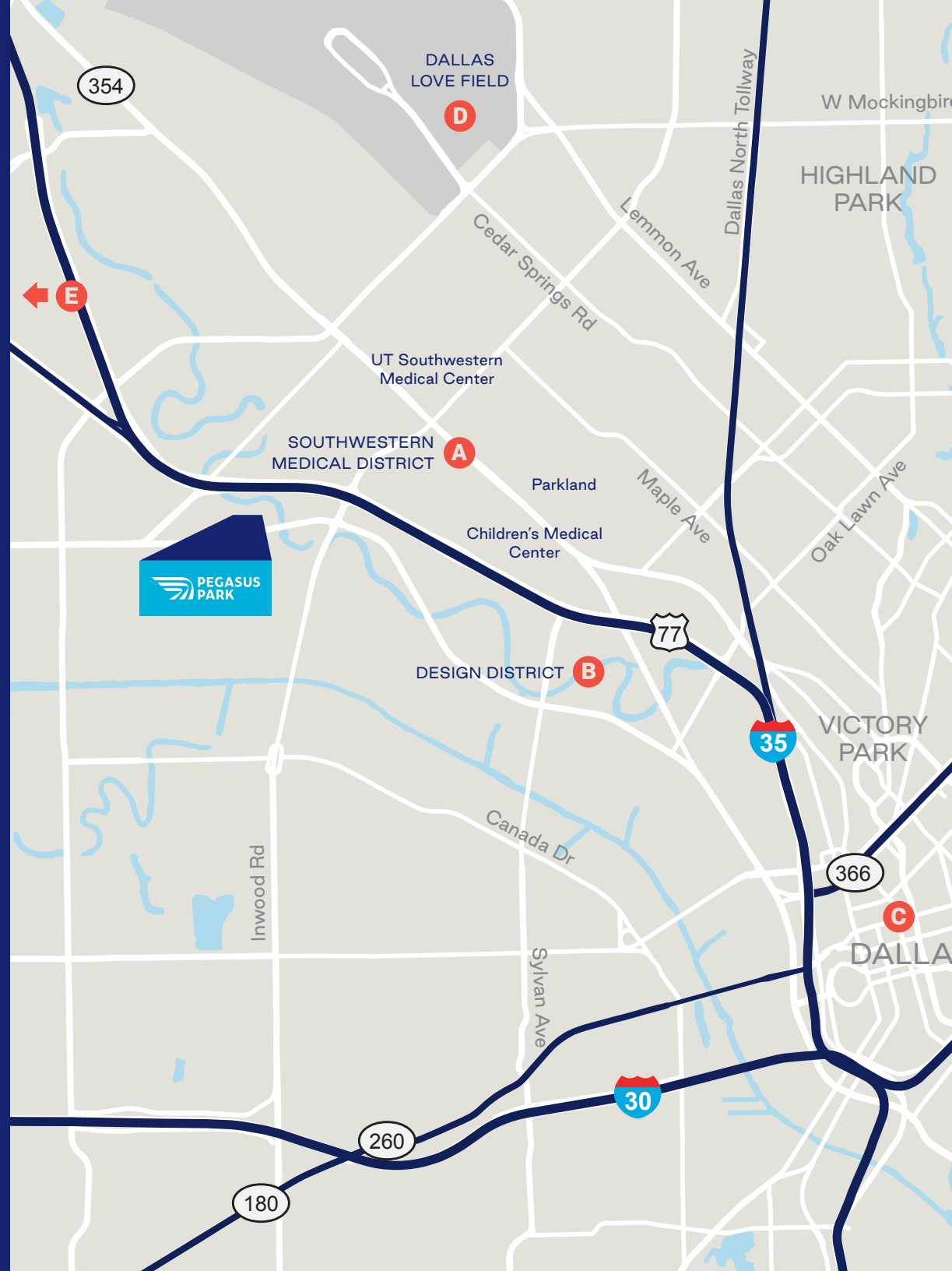


Where is Pegasus Park?

Pegasus Park is set to be Dallas' premier hub of innovation. Its central location in the DFW market offers unrivaled benefits to all that work here.

- A** 3-minute drive to Southwestern Medical District
- B** 5-minute drive to the heart of Dallas Design District
- C** 9-minute drive to Downtown Dallas
- D** 10-minute drive to Dallas Love Field
- E** 17-minute drive to DFW International Airport

3000 Pegasus Park Drive Dallas, TX 75247



History of Pegasus Park



The Pegasus Park campus consists of more than 750,000 square feet of office and amenities space across multiple buildings, including an 18-story office tower. Originally constructed for Zale Corp in 1970, the campus was also the former home of Mobil Oil Corp.

Today, the former oil industry campus is being transformed into a center for business, social impact, and biomedical innovation exemplifying the spirit that has made Dallas one of the nation's most dynamic cities.

J. SMALL
INVESTMENTS

For more information about Pegasus Park:

T: 214.351.6300

E: PEGASUSPARK@JSMALL.COM

W: PEGASUSPARK.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, J. SMALL INVESTMENTS MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.