



**Water Cooler at Pegasus Park Announces Opening, New Tenants,
and Services Support for Organizations**

Innovative Social Impact Community Now Serves 26 Nonprofit and Philanthropic Organizations

DALLAS (May 16, 2022) - Water Cooler at Pegasus Park announces [ChildCareGroup](#), [Lone Star Justice Alliance](#), [The Nature Conservancy in Texas](#), [OneStar Foundation](#), [Principal Impact Collaborative \(PIC\) at UNT Dallas](#), and [SWAN Impact Network](#) are joining the unique community of nonprofit and social impact organizations as tenants.

Water Cooler at Pegasus Park is also pleased to announce that McKinsey & Company will support the Water Cooler effort by providing, at no cost, tailored workshops, learning sessions, and executive coaching for the Water Cooler tenant CEOs. McKinsey & Company's collaboration adds to the resources and programs already offered to tenants, most provided at no cost, designed to enhance impact and accelerate each organization's respective mission.

Water Cooler at Pegasus Park is the realized dream of Lyda Hill Philanthropies (LHP) to create a social impact hub for nonprofits offering flexible office space for collaboration and problem solving. LHP sponsors this effort in partnership with J. Small Investments and Montgomery Street Partners, and managing partner, The Dallas Foundation. Water Cooler is among the largest nonprofit shared space communities in the country and now home to more than 26 member organizations with a combined 500 employees. The community is named after the serendipitous collisions over the proverbial "water cooler" known to foster community and improve productivity. Its mission is to support organizations in their quest to attract and retain talent, engender collaboration among members, reduce administrative costs, and ultimately, increase collective impact on key social issues. These world-class amenities will help the Dallas and North Texas social impact sector become a national leader for effectiveness and efficiency.

A breakfast was held at the Pegasus Park campus on Monday, April 25 to introduce the organizations to the founding tenants, [Commit Partnership](#), [The Dallas Foundation](#), [The Draper Richards Kaplan Foundation](#), [United to Learn](#) and [Uplift Education](#). [Aspire](#), [Big Thought](#), [Carson Leslie Foundation](#), [Circuit Trail Conservancy](#), [City Year](#), [Education is Freedom](#), [Grant Halliburton Foundation](#), [Junior Achievement of Dallas](#), [Keep America Beautiful](#), [Leukemia Texas](#), [Philanthropy Southwest](#), [Social Venture Partners Dallas](#), [Texas Trees Foundation](#), [TexProtects](#), and [The Trust for Public Land](#) are also recent additions to the Pegasus Park campus. The tenants were selected after completing a competitive application process.

Pegasus Park's campus has dedicated approximately 175,000 square feet, across five floors in the main 18-story office tower to Water Cooler. Members receive subsidized rent, access to philanthropic funds for office furnishings and infrastructure, curated programming such as [Catchafire](#), [RevJen](#), the newly announced support from McKinsey & Company, and free or low-cost amenities and services.

The office space includes a mix of full and partial-floor tenants and a co-working suite for smaller organizations. Space options vary to accommodate each nonprofit's specific needs. Water Cooler tenants have special access to the 16,000-square-foot, on-site Convene conference center for events and meetings. Other premium-level amenities include options for both free and reserved parking for tenants,



spacious parking for visitors, access to on-site event and meeting planning and catering services, on-site restaurant and coffee shop, Community Beer Co., access to free or low-cost on-site storage, outside fire pits, bocce ball and Hidden Gym fitness center.

“This dream of ours just keeps getting bigger and better. We are overwhelmed by the diversity and breadth of talent exhibited by this consortium of organizations and strongly believe that co-location is just the first step towards more impactful collaboration,” says Lyda Hill, Entrepreneur and Founder of Lyda Hill Philanthropies.

Pegasus Park is a 25-acre, mixed-use office campus designed to bolster local biotech, social impact and corporate innovation. The campus consists of more than 750,000 square feet across multiple buildings and features state-of-the-art facilities and amenities. It is located at 3000 Pegasus Park Drive, between the Dallas Design District and the Southwestern Medical District, and is just minutes away from downtown Dallas, offering a central location for networking with convenient access to two major domestic and international airports, DART light rail trains and buses, North Texas toll roads and interstates.

For more information about Water Cooler, visit pegasuspark.com/water-cooler/ or email Leighton Watts, Director of Water Cooler at Pegasus Park, lwatts@dallasfoundation.org. For more information about Pegasus Park, visit pegasuspark.com or email pegasuspark@jsmall.com.

About Lyda Hill Philanthropies

Lyda Hill Philanthropies encompasses the charitable giving for founder Lyda Hill and includes her foundation and personal philanthropy. The organization is committed to funding transformational advances in science and nature, empowering nonprofit organizations and improving the Texas and Colorado communities. Because Miss Hill has a fervent belief that “science is the answer” to many of life’s most challenging issues, she has chosen to donate the entirety of her estate to philanthropy and scientific research.

About J. Small Investments

J. Small Investments is a real estate investment, management and brokerage firm located in Dallas, Texas. Founded in 1997, JSI specializes in value-add investments and identifying unique properties in the Dallas/Fort Worth metroplex, with a special expertise in the Love Field, Medical District and Stemmons Corridor submarkets.

About Montgomery Street Partners

Montgomery Street Partners is a diversified commercial real estate investment firm that invests across property types and geographies. MSP makes platform and strategic entity investments in existing real estate operating companies and establishes new operating companies with seasoned executives in targeted sectors. MSP has acquired more than \$6.5 billion of real estate assets, representing \$3.0 billion of equity value since launching its discretionary fund business in 2015. For further information, please visit www.montgomerystreetpartners.com.

About Pegasus Park

Pegasus Park is a 23-acre mixed-use office campus consisting of more than 750,000 square feet of office and amenities space across multiple buildings, including an 18-story office tower. The campus features four components - a biotech “plus” hub, a social impact hub, commercial tenants, and entertainment/dining venues. Strategically located in the heart of the rapidly expanding Innovation District



between the Dallas Design Center and the Southwestern Medical District in Dallas, the campus is positioned to be a premier hub of innovation.

###

MEDIA CONTACTS:

Allison Chaney

Office: 214.352.5980

Email: allison@culverpr.com