



Jones Lang  
LaSalle Brokerage Inc.

# Today's ideas. Tomorrow's standards.

3000 Pegasus Park | Dallas, TX

**J. Small  
Investments**

**MONTGOMERY STREET**  
PARTNERS

**LYDA HILL**  
PHILANTHROPIES

**JLL**

# Build the brightest future imaginable

Pegasus Park is a dynamic ecosystem that encourages collaboration, problem-solving, and a healthy dose of good fun.

Located in the newly established Pegasus District, Pegasus Park is a 25-acre future focused campus situated minutes away from the Southwestern Medical District and the Dallas Design District.

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,

## 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 38,000 RSF 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.

and Dallas' emerging biotech ecosystem.

Pegasus Park 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.

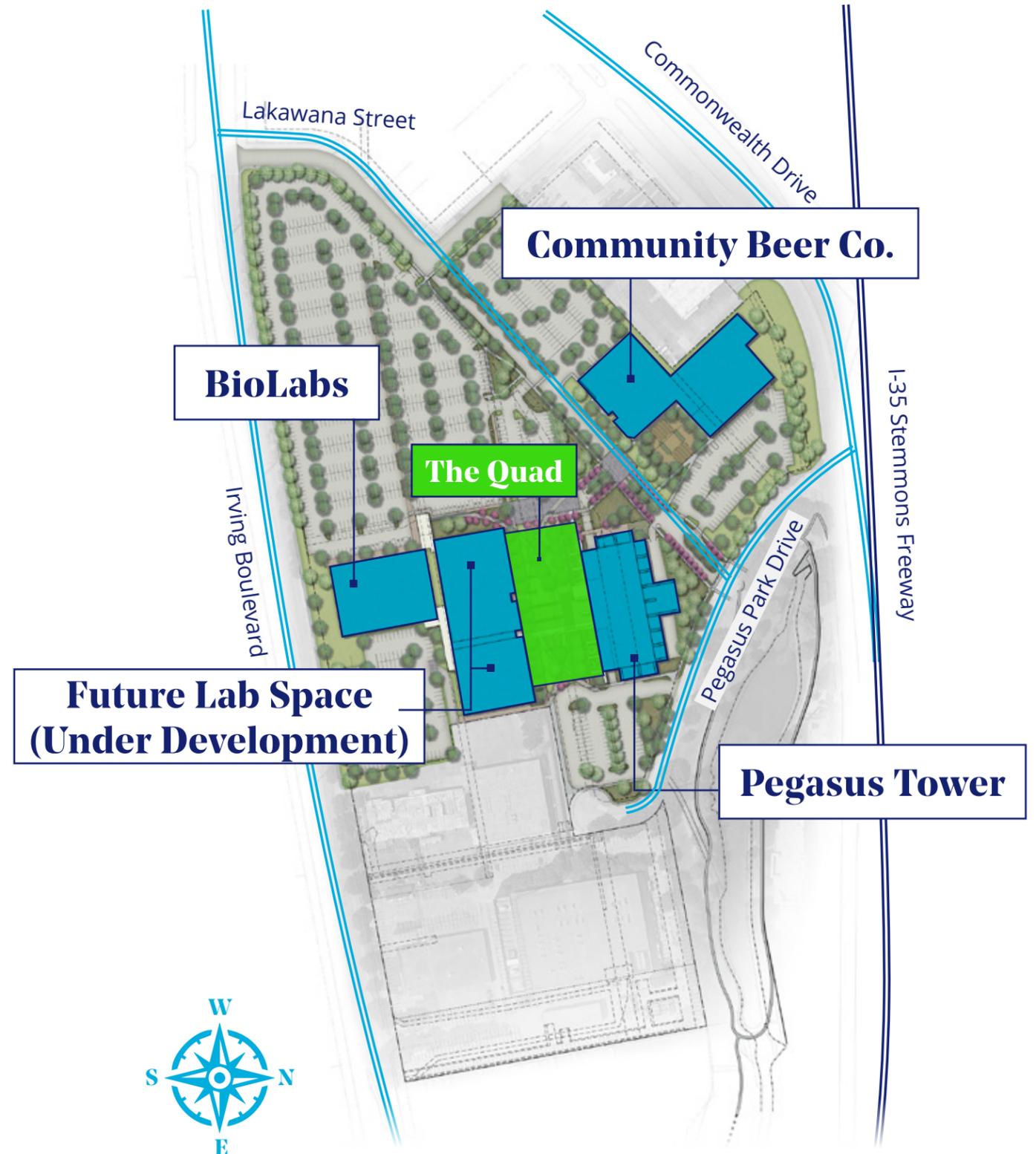
### Water Cooler

Up to 175,000 RSF 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

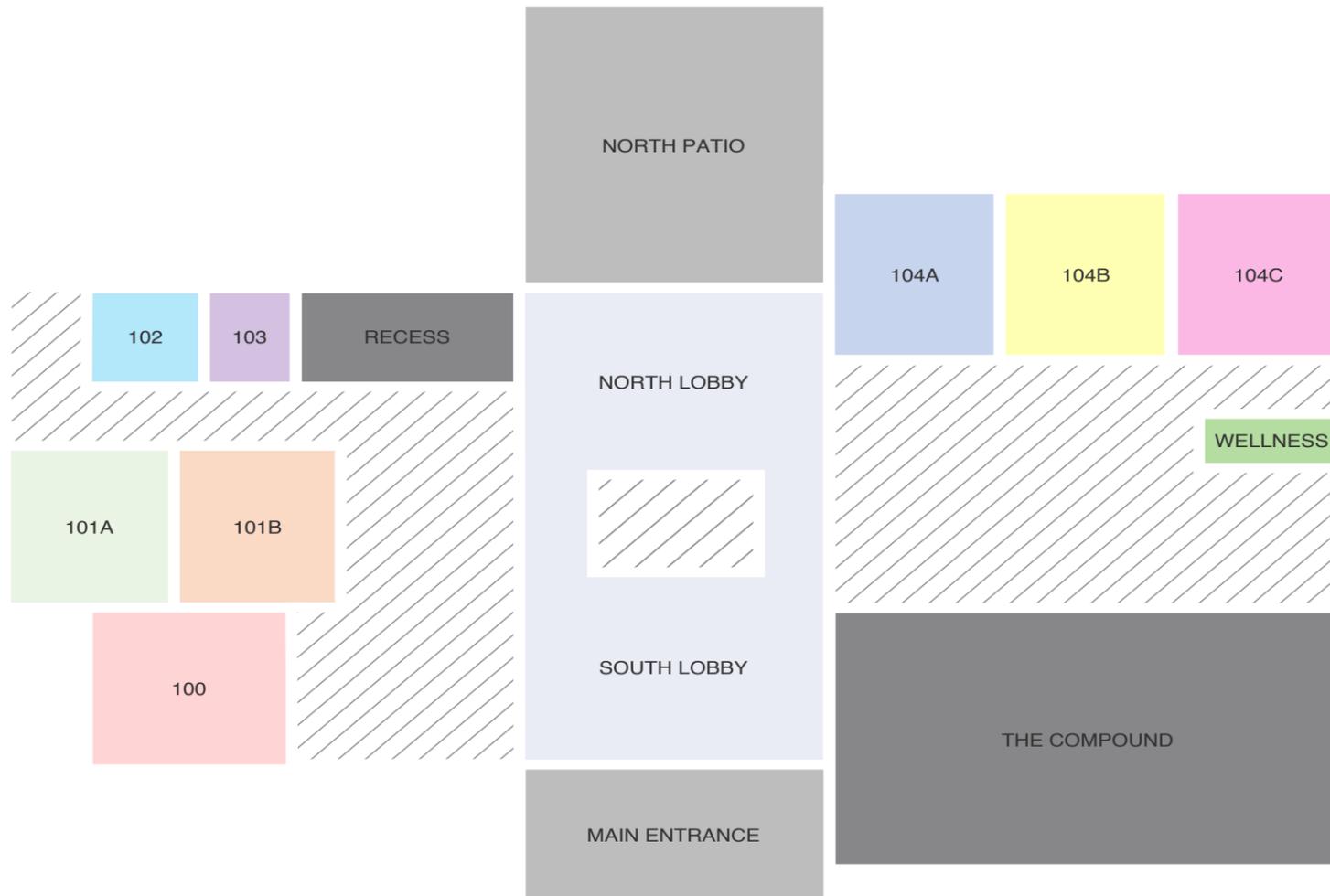


# Features & Amenities

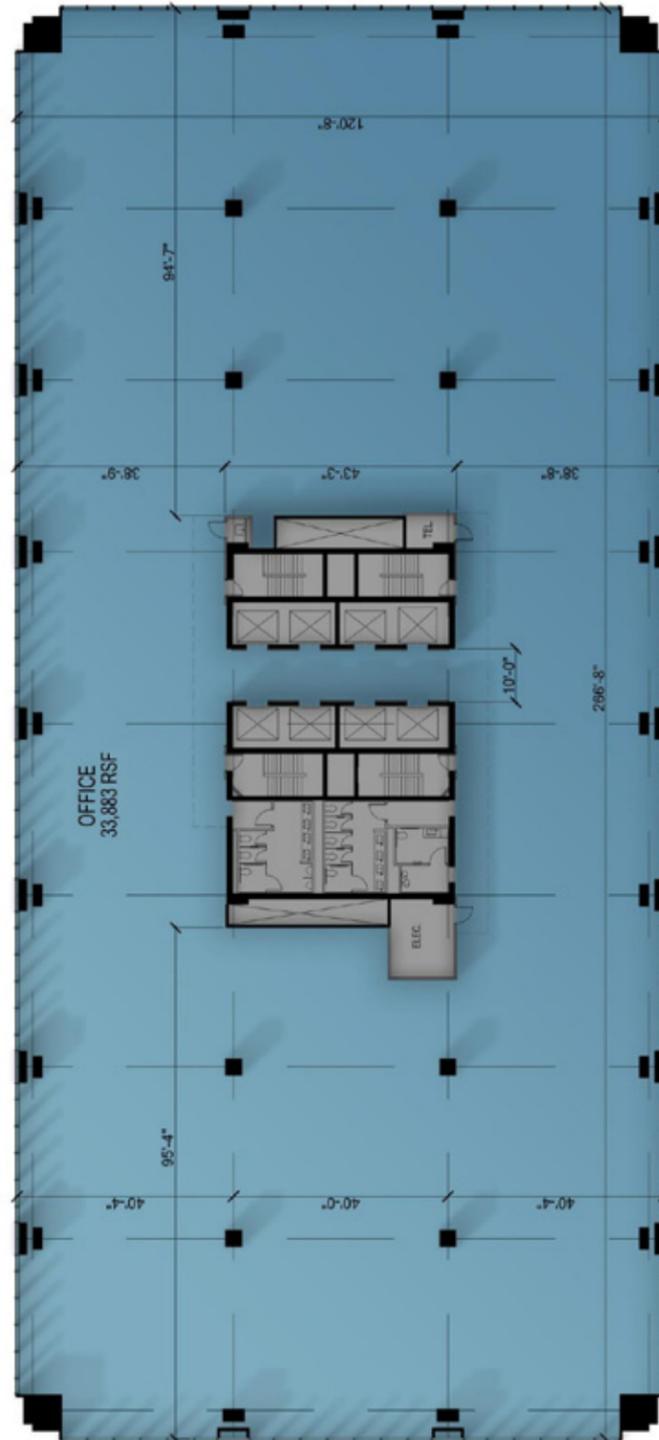


- Convene: 16,000 SF conference center with space to accommodate large groups of up to 200 people.
- The Quad: Outdoor space with fire pits for meeting, dining, and entertaining.
- Monthly concerts and events.
- Community Beer Co: On-site brewery/taproom/restaurant.
- Hidden Gym: State-of-the-art Fitness Center
- The Compound: On-campus restaurant offering sit-down, takeout, and catering options.
- Recess: Coffee, snack, and cocktail lounge.
- North Patio: Outdoor space for events.
- Unparalleled access to fiber optic data connectivity & free campus WiFi.
- On-site property management, maintenance, and 24/7 security.
- 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.
- Future on-site connection to Trinity Strand Trail, Katy Trail, and Trinity River 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 38,000 RSF 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.

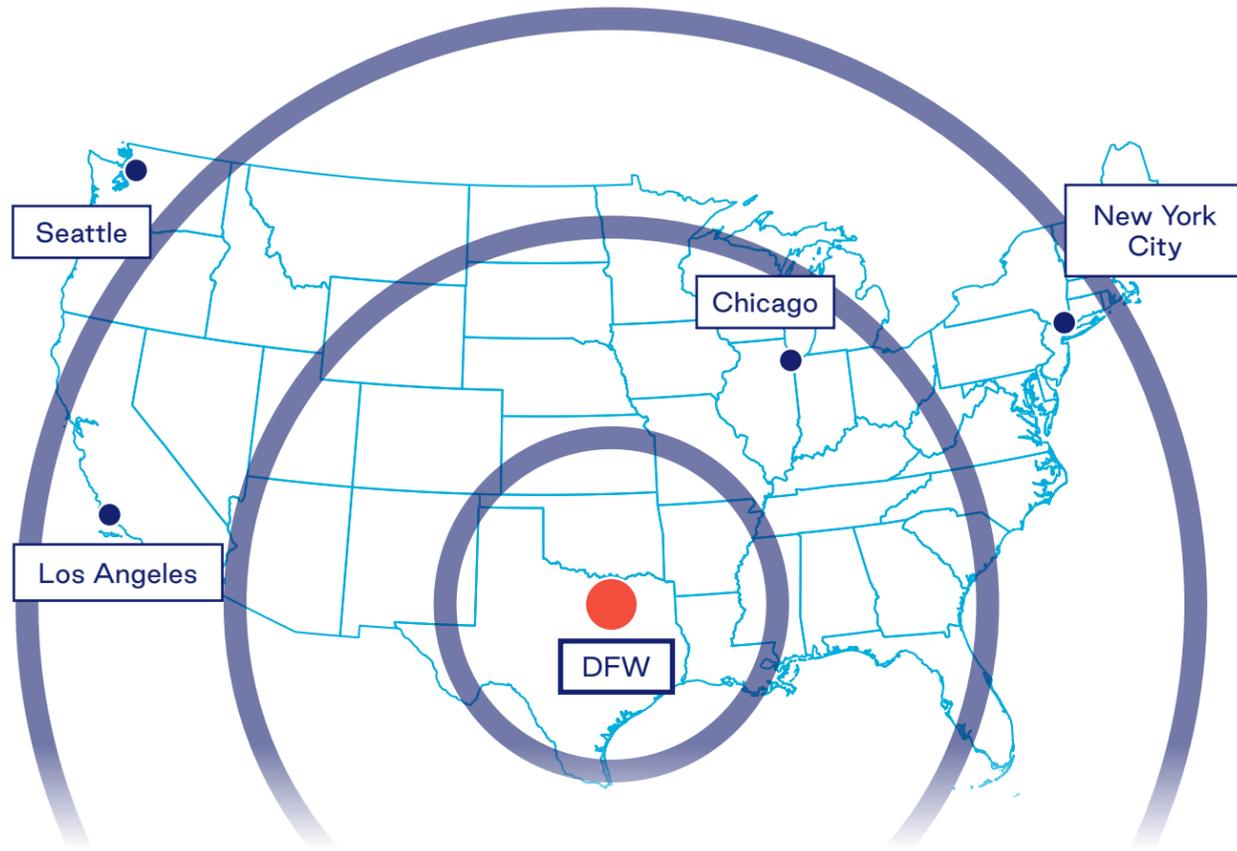
## Airline Hub

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

## Affordable

No personal or corporate income tax.

# Transportation



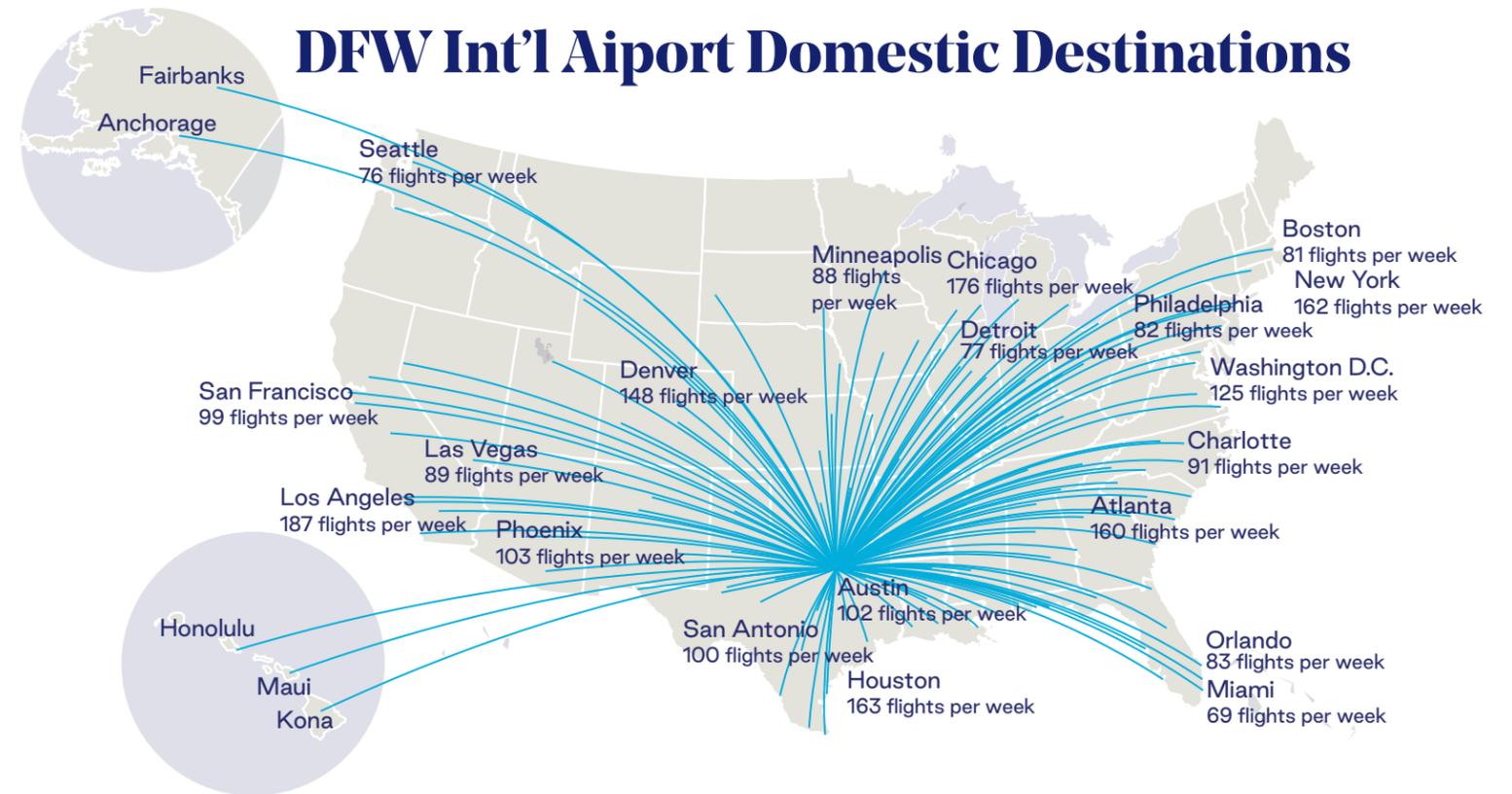
## Truck Transit Times and Population Served

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 Airport 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.

**Alcon**

**Atrion**  
Medical

**BlueCross.  
BlueShield.**

**B|BRAUN**  
SHARING EXPERTISE

**Celanese**

**COVANCE.**

**DSM**

**DUNLEE**

**ESSILOR**

**eyeven**  
sys

**Greatbatch**  
Medical

**GRADALIS**

**HOYA**

**labcorp**

**MCKESSON**

**Medtronic**

**onconano**  
medicine

**ORTHOFIX**

**Peloton**  
Therapeutics

**REATA**  
PHARMACEUTICALS

**ReCode**  
THERAPEUTICS

**smith&nephew**

**stryker**

**TAYSHA**  
GENE THERAPIES

**Teleflex**

**Tenet**  
Health

**TEXAS**  
INSTRUMENTS

**Virbac**

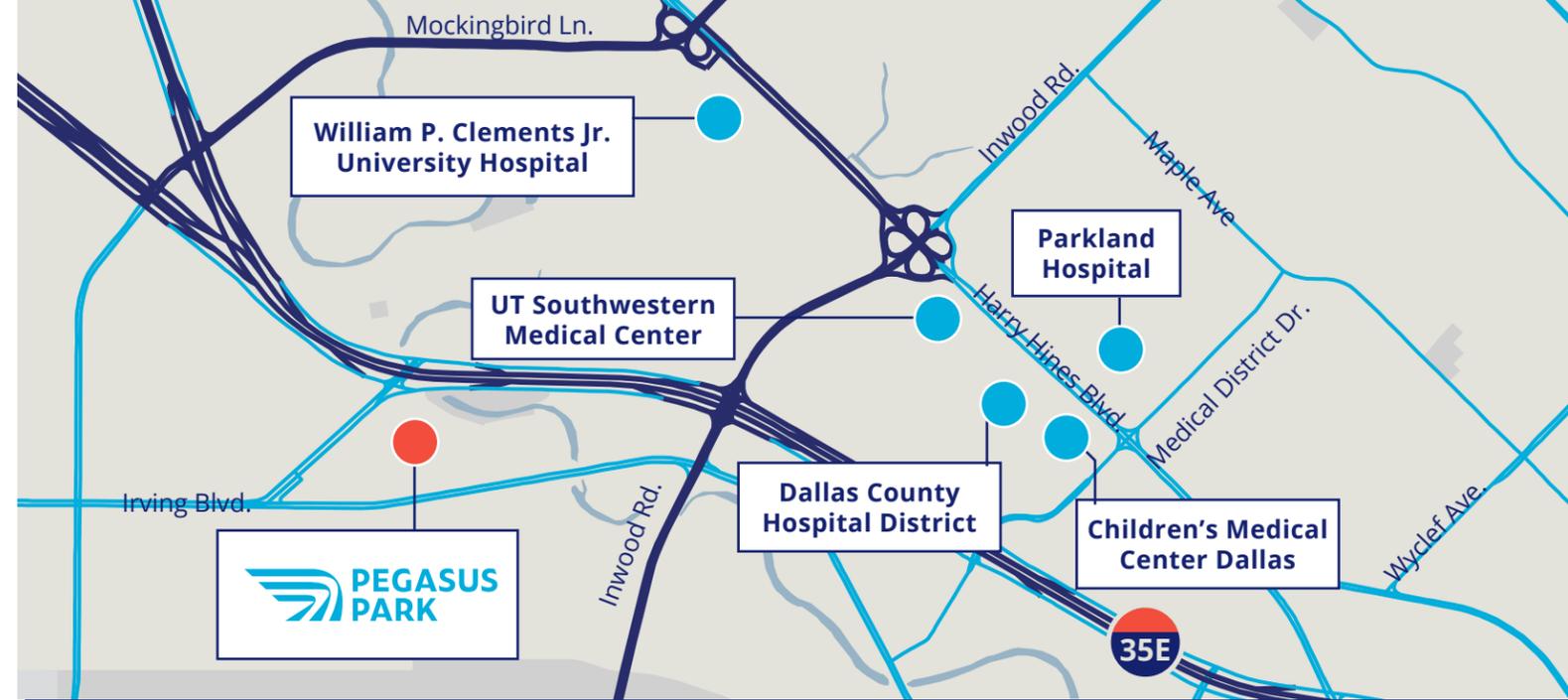
**CARIS**  
LIFE SCIENCES

**SIGHT**  
SCIENCES

**Lantern**  
Pharma.



# Universities



**No.1** UT Southwestern ranked No.1 in Texas, 4th in Nation for tech transfer for commercializing new biomedical technologies.



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

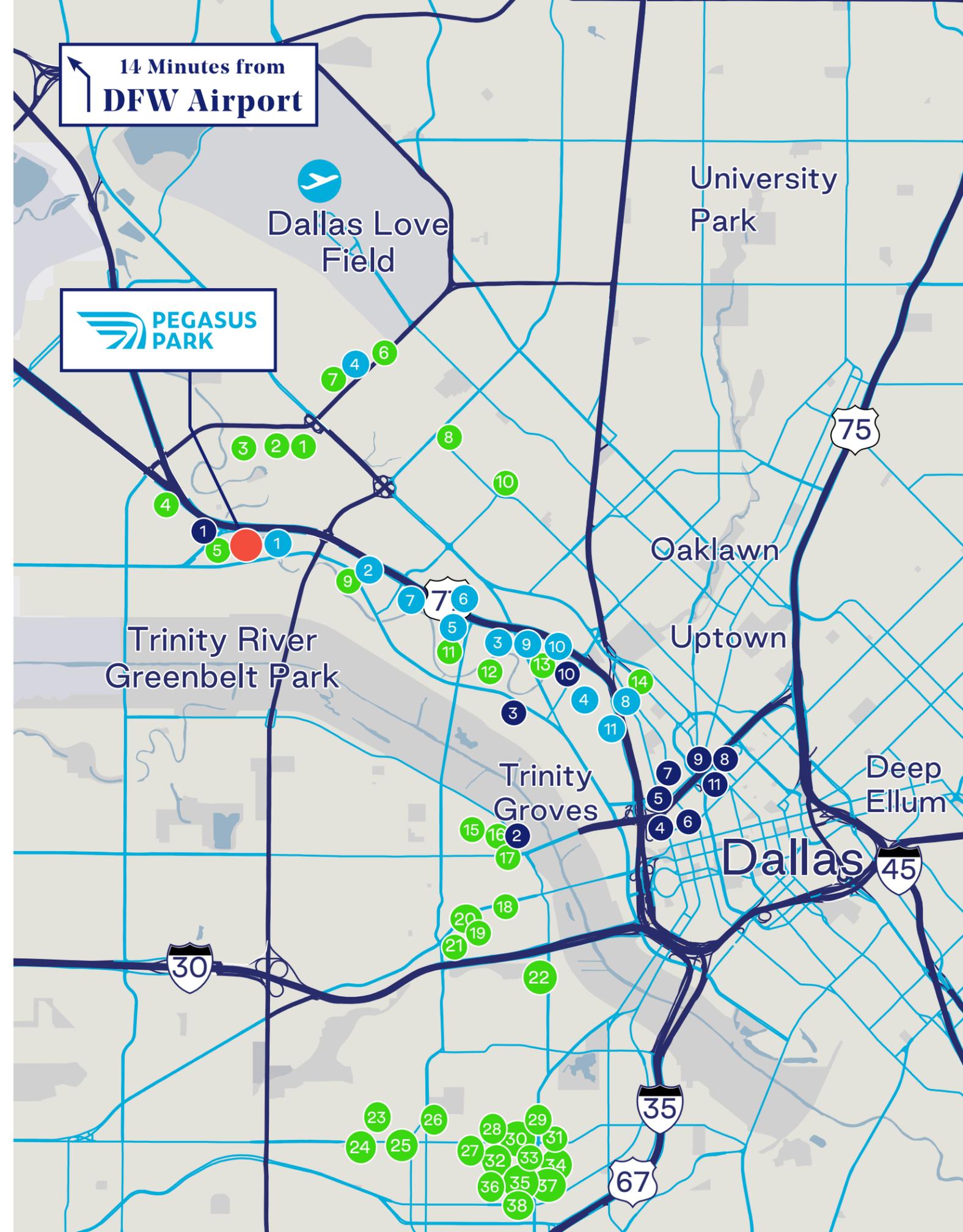
- 35. Lucia
- 36. Botanist
- 37. Paradiso
- 38. Nora Restaurant and Bar

## 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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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Jones Lang LaSalle Brokerage, Inc	591725	renda.hamptom@am.jll.com	214-438-6100
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Garner	480568	ethan.garner@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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