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FOR LEASING INFORMATION



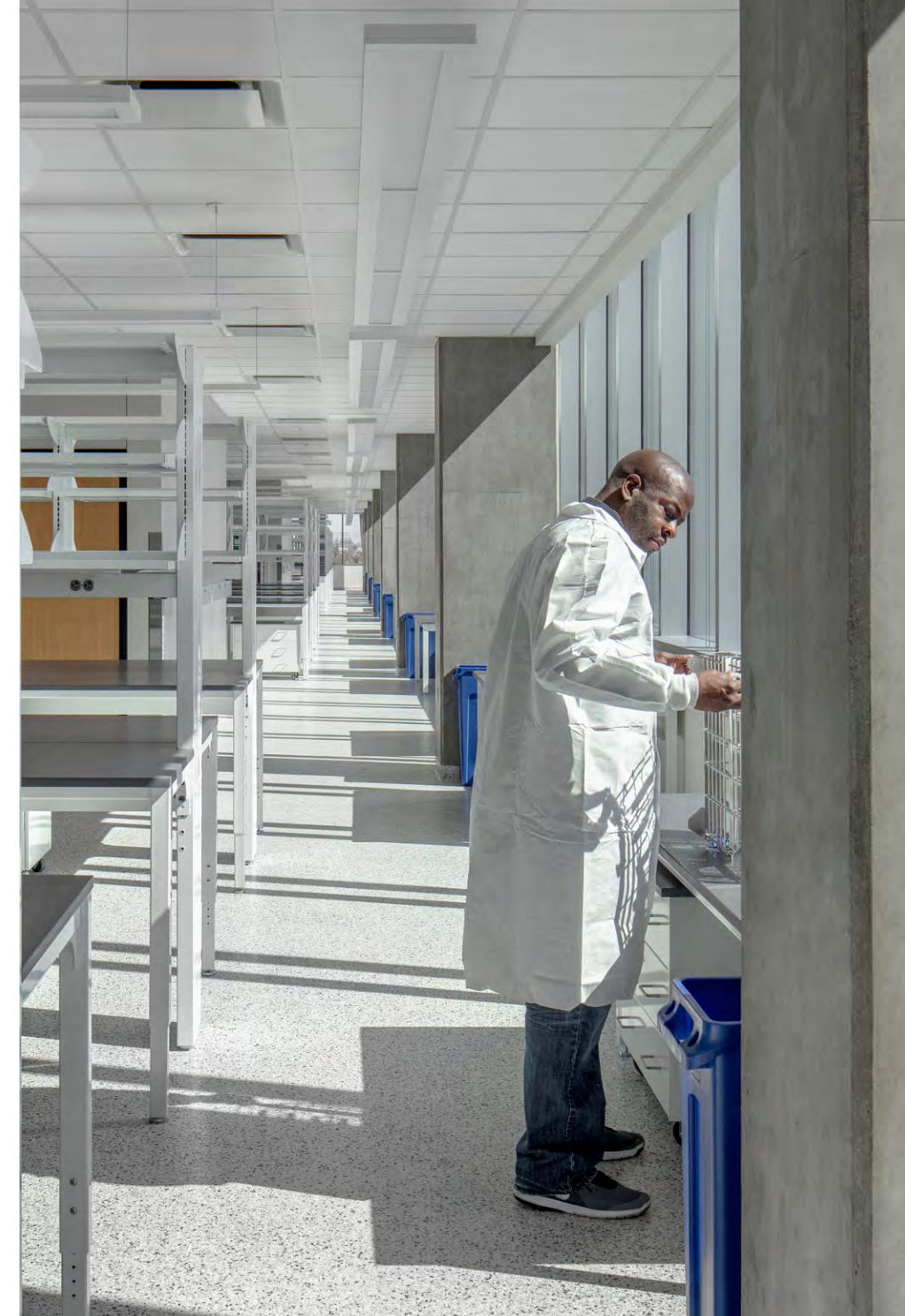
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850PBC.COM



WELCOME TO 850PBC

Where Science, Innovation and Art Collide

- Scalability, flexibility and growth opportunities for tenants up with approximately ± 1.5 million square feet when all phases of development are completed
- Emphasis on partnership adjacency to ASU research provides potential joint research opportunities and the Center for Entrepreneurship (CEI), a Maricopa Community Colleges program, located on the first floor offers on-site life sciences workforce development training
- Collaborative environment multiple open common areas for impromptu meetings and ASU and CEI both have spaces for larger meetings or events available for other tenant use for a fee
- Premier Lab Environments Core research facilities available through ASU
- Activated lobby and outdoor plazas with sitting areas for collaboration, a stage for events, and beautiful local art
- Two temperature-controlled loading bays for box truck loading and overnight secure storage with easy accessibility to tenant suites via service elevators
- 4 passenger and 1 freight elevator
- Men and womens showers and locker rooms on-site
- Designed and constructed to LEED Gold standards





850 PBC is the innovation and congregation hub of the 30-acre Phoenix Biomedical Campus (PBC).

227,113

SQUARE FOOT BUILDING WITH APPROX. 34,630 SF FLOOR PLATES

7 Levels

LAB + OFFICE SPACE
14'8 FLOOR-TO-CEILING HEIGHT WITH FULL GLASS LINE

2/1,000 SF

PARKING AVAILABLE
* Other options may be available

2

LOADING BAYS

EV Stations

ELECTRIC CAR CHARGERS AVAILABLE ON-SITE

On-Site

RESTAURANT, EVENT SPACE AND PROPERTY MANAGEMENT

8 Minute

DRIVE TIME TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

Gold

BD+C CORE & SHELL LEED CERTIFICATION



PARTNER WITH STARTUPS



PROVIDE TRAINING & MENTORSHIP OPPORTUNITIES



ACADEMIC PARTNERSHIPS

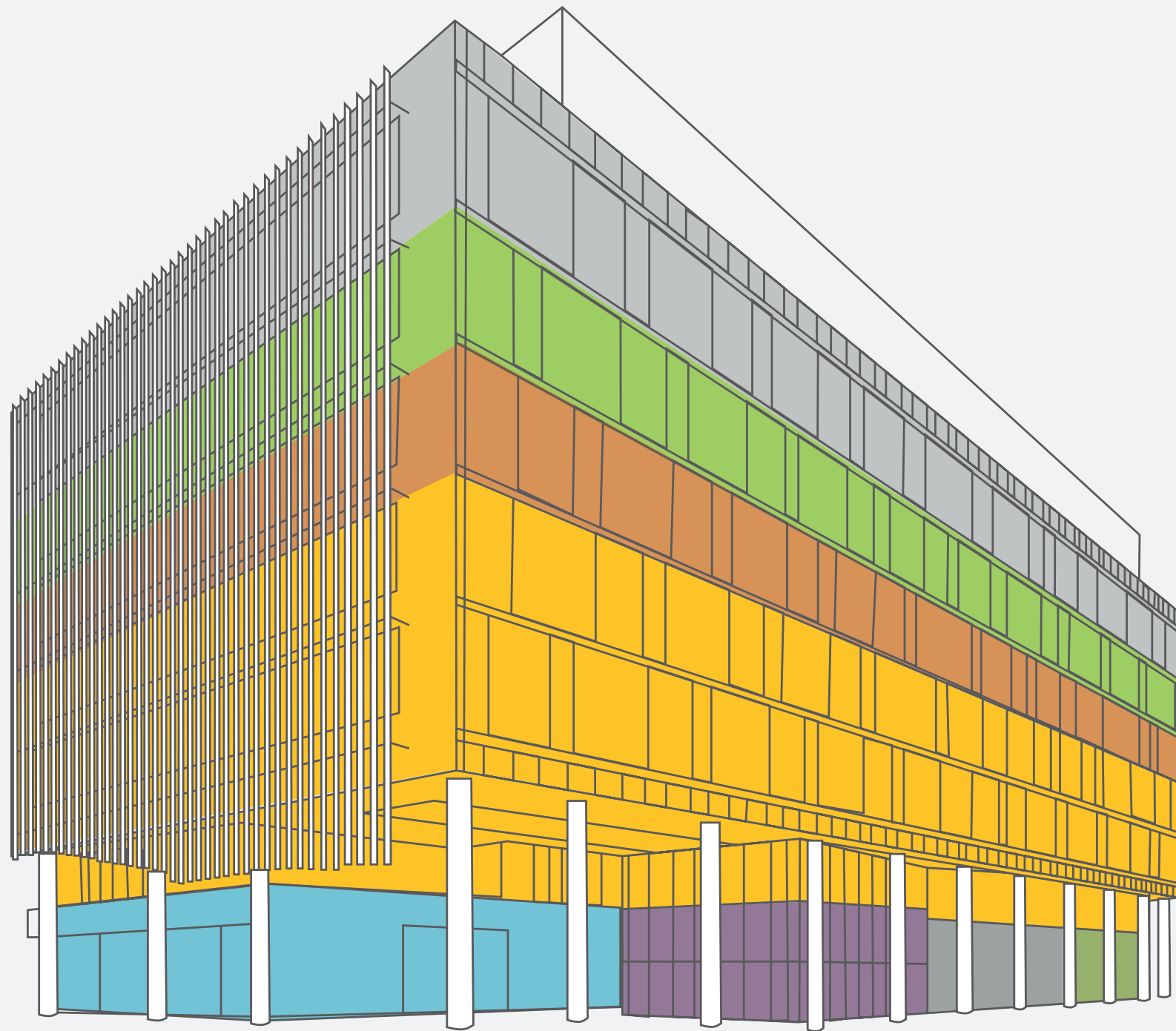
BUILDING PROGRAM & AVAILABILITY

- FLOOR 7**
Leased
- FLOOR 6**
8,000 - 26,454 sf
Available for Lease

- FLOOR 5**
500 - 34,630 SF
Flexible Turn-Key
Small Lab Space

- FLOORS 1 - 4**
 **Arizona State University**
ASU Research Labs
ASU Edson Entrepreneurship +
Innovation Institute
ASU Conference Center

-  **CEI** CENTER FOR
ENTREPRENEURIAL
INNOVATION
Life Science Certification Training
- Hospitality Lobby





BUILDING AMENITIES

Connected. Activated. Accessible.

HEALTH AND WELLNESS

850 N. 5th Street (850) provides a 50% outdoor air system with enhanced air filtration to promote the health and wellness of the building occupants. The building's lab areas use once through air. Touchless water bottle filler stations at all water fountain locations enables sustainability. The restroom experience is also touchless to increase cleanliness. Floor to ceiling glass provides access to abundant natural light. To encourage more active commuting tenants, 850 has secure bike storage and shower facilities.

EVENTS AND PUBLIC SPACE

A variety of programming and events will be held in 850, as well as in the surrounding University and Community buildings. Entertainment, night life, and public spaces are only a short walk or ride away; from watching the Diamondbacks or Suns play, to a night at the theater or a live concert, a stroll in Hance Park or one of the many museums, there is something for all interests.

ACCESSIBLE TO PUBLIC AND PERSONAL TRANSPORTATION

Conveniently located in the heart of Downtown Phoenix, the Phoenix Biomedical Campus offers access to all major transportation links.

ROOSEVELT ROW ARTS DISTRICT

An enjoyable 3 to 5 minute walk to a myriad of galleries, shops, coffee houses, and restaurants.

RESTAURANTS AND CAFES

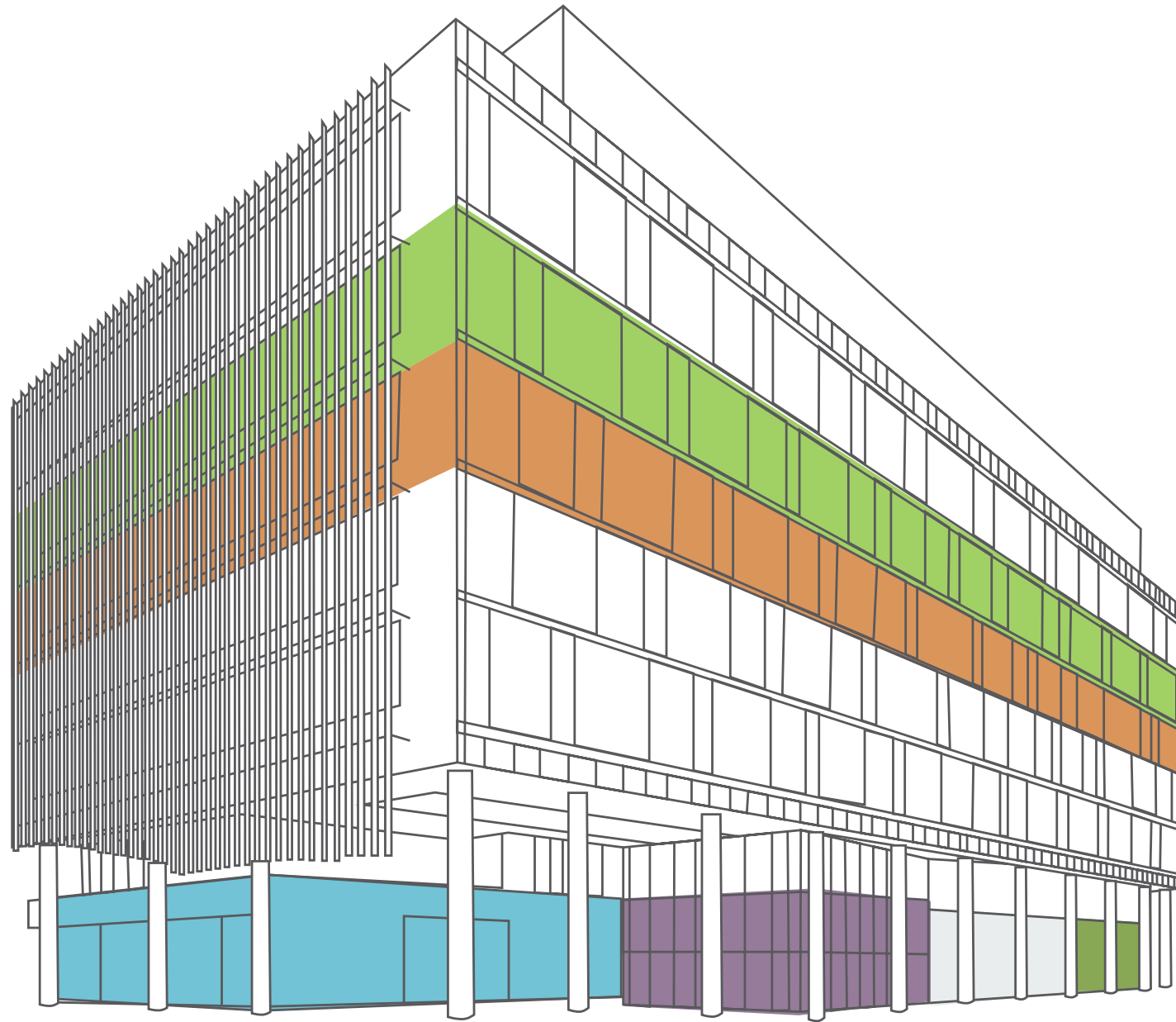
50+ local restaurants, bars, and cafes with a wide variety of flavors, price points, and styles.

LIVING

Dynamic urban neighborhoods with housing options for any preference.







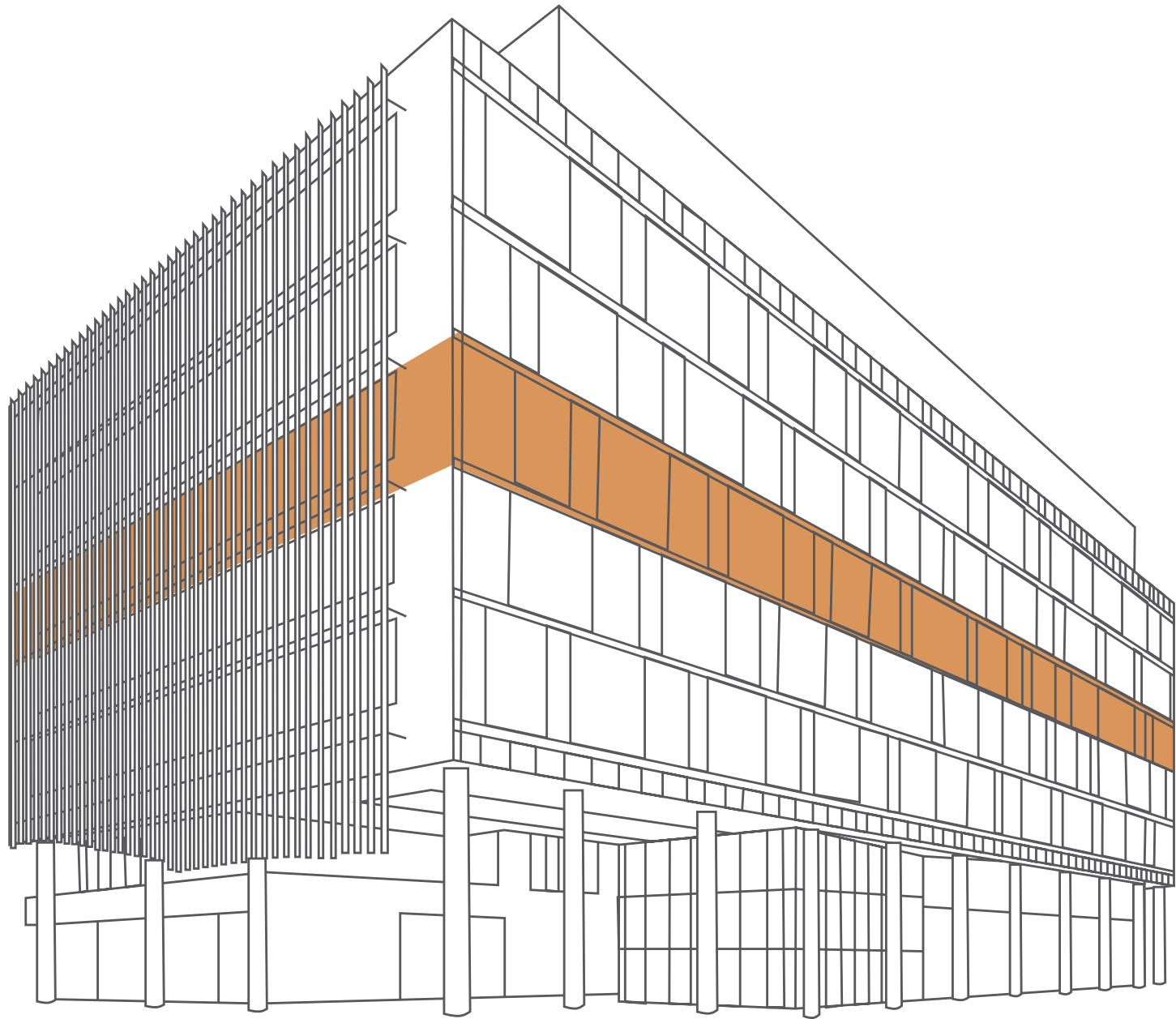
[CLICK HERE FOR VIRTUAL LOBBY TOUR](#)



ASU Edson Entrepreneurship + Innovation Institute offers a robust suite of support and resources to serve students, faculty and community members to nurture ideas into fruition. Aside from collaborations with several ASU academic programs and colleges, Edson Entrepreneurship + Innovation also facilitates multiple funding opportunities, communal working spaces for ventures at all stages, training and development resources and a mentor network.



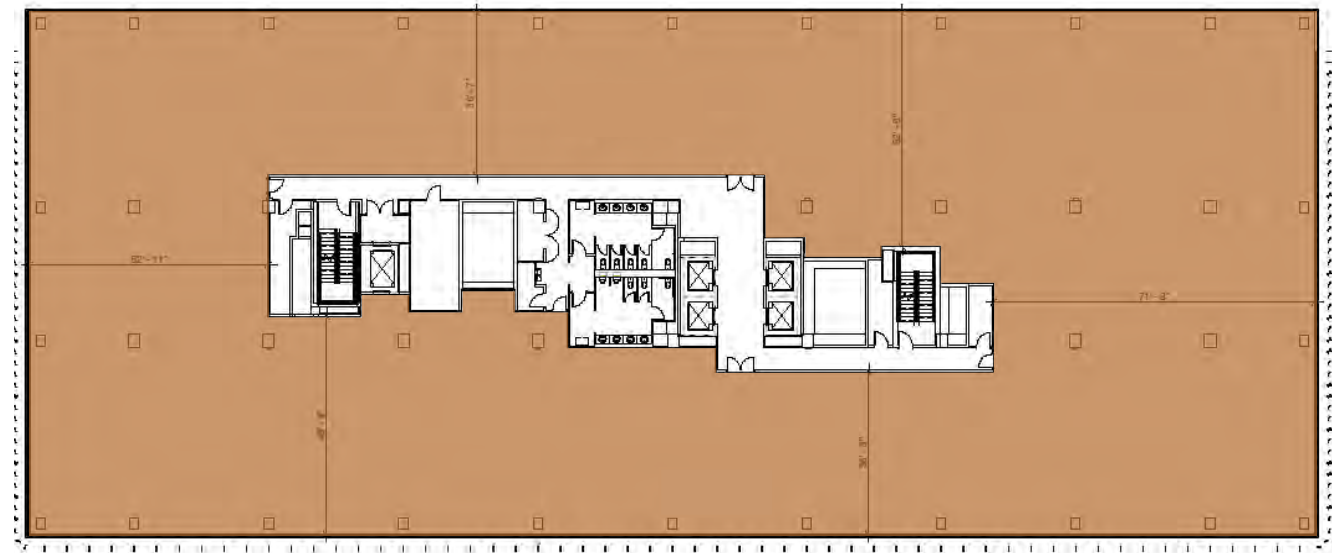
The Center for Entrepreneurial Innovation is a full-service business incubator that houses a vibrant community of entrepreneurs who are working on industry-changing technologies.

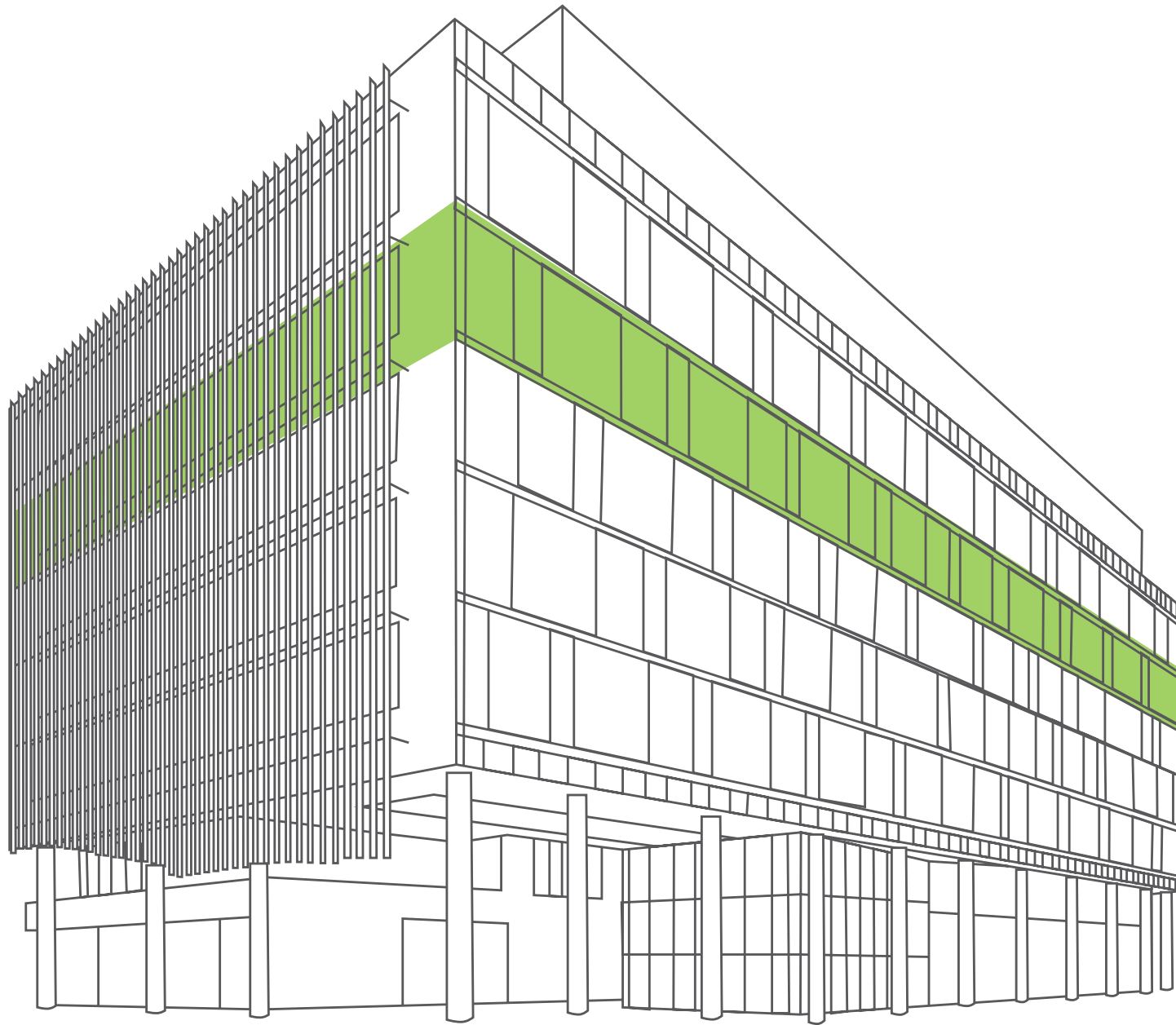


FLOOR PLAN : LEVEL 5

500 - 34,630 SF AVAILABLE

Flexible Turn-Key Small Lab Space



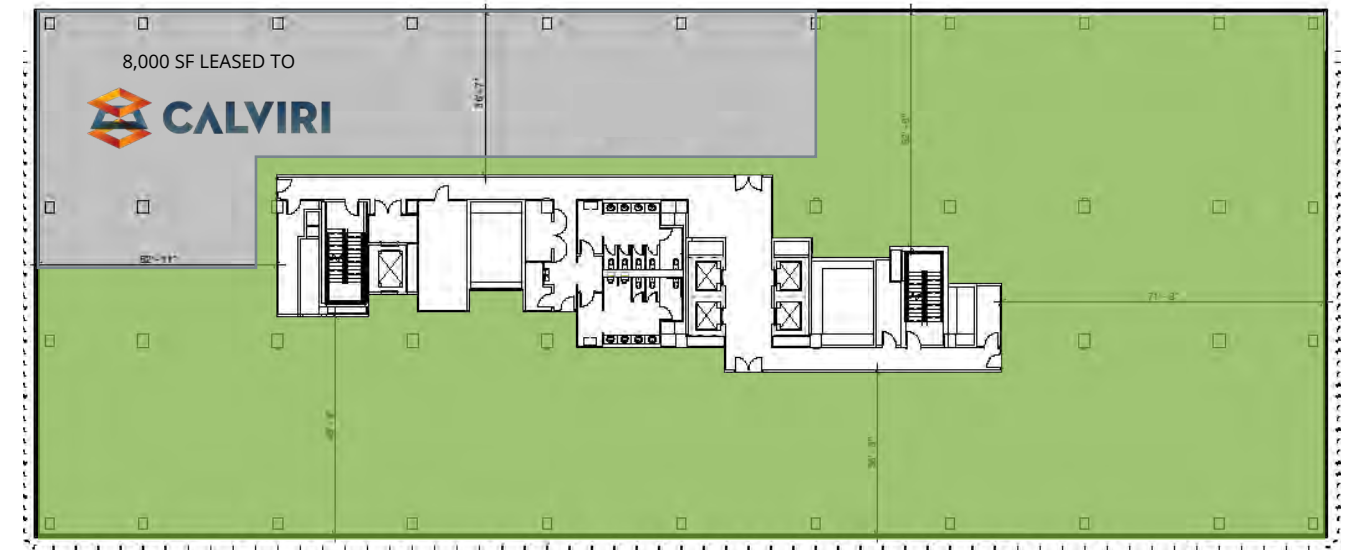


FLOOR PLAN : LEVEL 6

8,000 - 26,454 SF AVAILABLE

Fully lab enabled

[CLICK HERE FOR VIRTUAL TOUR](#)



850 PBC IS THE FIRST PHASE

There's More to Come

← U of A

← Bioscience High School

Future Phase 4

Future Phase 3 +
Parking Garage

Parking + Plaza

Future Building 2 +
Parking Garage



Roosevelt Row Arts District





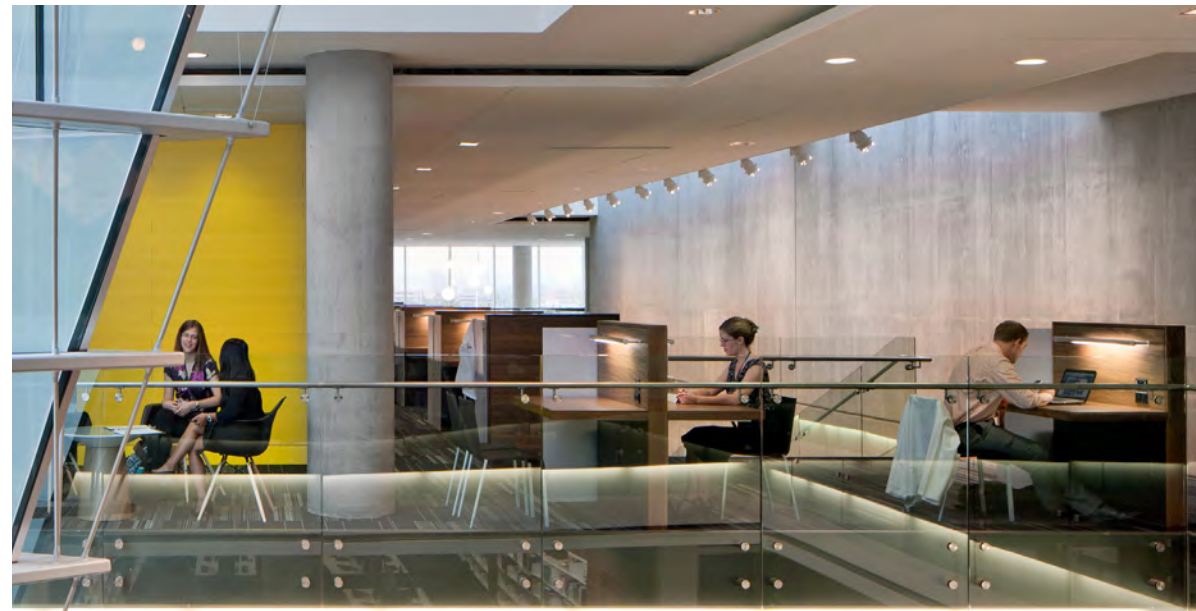


Global Leader in Biomedical Sciences



LOCATED AT THE PHOENIX BIOMEDICAL CAMPUS

Phoenix Biomedical Campus provides researchers, educators and innovators unique opportunities to cross boundaries in order to gain valuable insight. The campus cultivates a niche and provides the city with a stable engine of economic prosperity by creating high-paying jobs in a knowledge-based economy. Phoenix has sparked collaboration and growth in the biomedical industry with a commitment to provide leaders in the field a place to thrive. Much of Phoenix's success in the biomedical industry can be attributed to the lack of barriers to enter the market, steadily growing population and a spirit of entrepreneurialism. Through further leverage of its unique assets, Phoenix will fulfill its bold ambition of becoming a world leader in biomedical sciences.



ELEMENTS OF OUR COMMUNITY

The Phoenix Biomedical Campus

UNIVERSITY ENGAGEMENT



BUILT ENVIRONMENT

Development

- 1.95M SF Complete
- 4.00M Projected Future Development

Residential

- 3,000+ units complete with 1,000+ planned units in walking distance

Additional Amenities

- 50+ restaurants
- 15+ hotels
- 10 minutes to PHX SkyHabor Airport

INNOVATION ECOSYSTEM

- TGen - Translational Genomics Institute
- ASU Entrepreneurship and Innovation Space
- ASU Health Entrepreneurship Accelerator Lab (HEALab)
- Maricopa Community College - Center for Entrepreneurial Innovation (CEI) expansion site with Validation Lab and LabForce programs

ECONOMIC INCLUSION & WORKFORCE DEVELOPMENT

- CEI - LabForce - skills training courses and certifications for laboratory workforce
- PHX Union Biosciences High School
- Engagement with all three University Career Services
- Pipeline AZ - a local collaboration to deliver a local solution for job seekers

PROGRAMMING & EVENTS

- Weekly events at Venture Cafe
- ASU - trainings, conferences, seminars and other events
- CEI - trainings, seminars, and pitch events
- First Fridays and other Roosevelt Row Arts District event participation





PBC IS A COMMUNITY OF

Researchers + Innovators

Biomedical Sciences Partnership Building is a 10-story, 245,000 square foot bioscience research and laboratory building for the University of Arizona that includes wet and dry labs, advanced technology/collaborative workspaces, research facilities focused on neurosciences, healthcare outcomes, cancer, and precision medicine.

Health Sciences Education Building was recently named one of the top 20 most beautiful lab buildings in the world. HSEB includes: Center for Simulation and Innovations, Arizona Health Sciences Library.

Historic PUHS Buildings In 2005-2006, the historic buildings of the former Phoenix Union High School campus were rehabilitated for University of Arizona's College of Medicine-Phoenix. Includes: Office, Academic, Academic Support, Meeting Space.

University of Arizona Cancer Center at St. Joseph's is a facility that offers comprehensive cancer services, including infusion, radiation oncology, diagnostic imaging, endoscopic/interventional radiology, specialized cancer clinics, and patient wellness and support services.

AZ Biomedical Collaborative I is a 4-story, 85,600-sq.-ft., cast-in-place ABC building that houses research programs for the University of Arizona, bioinformatic programs for Arizona State University, and a 32,000-sq.-ft. administrative space.

Bioscience High School (BHS) is located adjacent to the PBC and offers a full, integrated curriculum with an emphasis on science, technology, engineering, and mathematics. BHS develops specific upperclassmen pathway courses that are tailored to student interests, some of which include anatomy and physiology, epidemiology, biotechnology, engineering and forensics.

TGEN / IGC Building The City of Phoenix-owned building is as cutting edge as the research conducted within its green glass walls. The building contains an open and flexible laboratory environment that meets the needs of TGen, City of Hope, NIDDK, IGC, Ashion, OncoMyx, Exact Sciences and their diverse research programs while fostering an environment of scientific collaboration and innovation.



W

WEATHER Phoenix is all about sunshine and the outdoors. According to Move.org, Phoenix ranked #1 city for highest average of possible sunshine at 85.80%. Phoenix is home to hundreds of miles of hiking trails. South Mountain which is the United States' largest Municipal park covers more than 16,000 acres.

H

Hot bed for partnership TGEN, Arizona State University, University of Arizona, Northern Arizona University, Arizona SciTech Festival, Arizona Innovation Challenge. Arizona landed at #6 nationally with 26.1% growth rate in Academic Bioscience R&D growth from 2016-2018 (Source: TEconomy Partners).

Y

Young Work Force Pipeline 29 four or more-year college campuses with over 225,000 students within a 100-mile radius of Downtown Phoenix. Arizona State University had a 32% growth in Life Science enrollment in 2019. Now has 5,015 undergrads and 380 grad students.



P

Phoenix Biomedical Campus 30 acres Campus that includes University of Arizona Center for Applied NanoBioscience and Medicine, Center for simulation and Innovation, OncoMyx Therapeutics, Vidium Animal Health, TGEN, Ashion Analytics, Exact Sciences, Paradigm Diagnostics, and BioScience High School.

H

HEALTHCARE 284,439 healthcare jobs in Metro Phoenix equaled 12.95% of total jobs, making healthcare the largest job industry. Banner Health is Arizona's largest private employer. Greater Phoenix is expected to grow by nearly 90,000 jobs in the next decade.

O

Opportunity to Collaborate Over 150 HealthTech start up companies in Phoenix (Source:Tracxn) Top three largest startup's with most VC funding - Cleardata (\$102 million), Solera Network (\$87 million), and Equality Health (\$45 million). In 2019 Arizona public universities created 32 new startup bioscience companies.

E

Education ASU has 10 different degrees in Life Sciences. Midwestern had 22 different healthcare programs in Glendale, as well as University of Arizona, Creighton University, Northern Arizona University, Mayo Clinic, and Maricopa Community Colleges.



N

NUMBERS Arizona among 10 states with Corporate income tax below 5%. Ranking #11 for combined Federal and State Corporate Tax; 24.9%. Lower than California, Massachusetts, Illinois, and New York. According to Milken Institute Best Performing Cities 2021 report Phoenix ranked #7.

I

Investment \$198 million in VC funding in 2019, a record for Arizona. #1 Nationally for NIH Funding Growth from 2016-2019; 60.9% growth. (Source: TEconomy Partners). \$214 million to Arizona Public Universities, \$31 million to Arizona Hospitals and Other Research Institutions, \$17 million to Arizona Bioscience Campus.

X

X-Factor Phoenix and Arizona have long term investments in Bioscience. \$50 million donation to ASU designated to fund dementia research. Arizona legislature funds additional residency slots for new doctors, projected to draw \$30 million in federal Medicaid dollars over the next three years. \$3 billion is underway in new capital value on bioscience health facilities.

for Life Sciences?



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Wexford is a development company exclusively focused on creating long-term partnerships with universities, academic medical centers, and research institutions to create vibrant, mixed-use Knowledge Communities that are built on a foundation of research, discovery, entrepreneurial activity, corporate engagement, and community inclusion.

Learn more at wexfordscitech.com

15

KNOWLEDGE
COMMUNITIES
IN THE U.S.

15

YEARS IN BUSINESS
WITH UNIVERSITIES

9.4M

SQUARE FEET
DEVELOPED/
UNDER
DEVELOPMENT





LEASED BY



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