



PBC

PHOENIX BIOSCIENCE CORE

Phoenix Bioscience Core (PBC) is a 30-acre urban hub in the heart of the innovator's district in Downtown Phoenix.

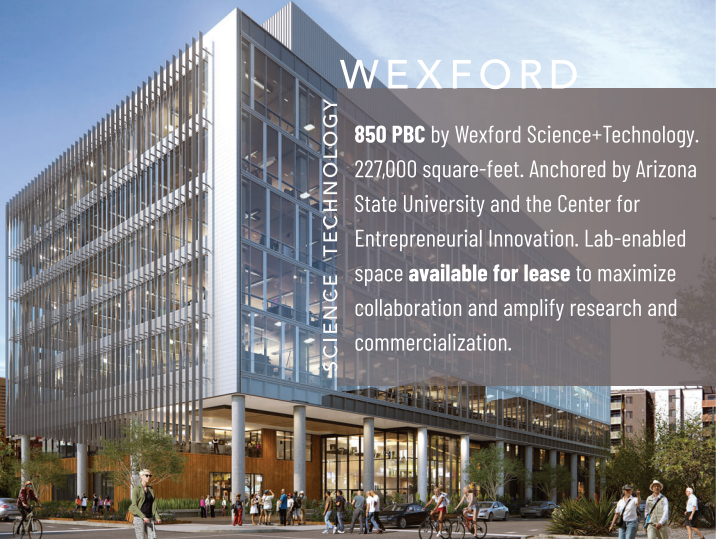
Home to the highest concentration of research scientists and complementary research professionals in the region.

Dedicated to the relentless pursuit of cures from discovery to delivery where unprecedented collaborations set a new standard.

Phoenix

› *#1 in Life Science Job Growth*

› *Ranked in Top 5 of the Nation's Emerging Life Science Markets*



WEXFORD

850 PBC by Wexford Science+Technology. 227,000 square-feet. Anchored by Arizona State University and the Center for Entrepreneurial Innovation. Lab-enabled space **available for lease** to maximize collaboration and amplify research and commercialization.



Arizona's 3 public Universities

- Medical Education
- Research
- Collaboration

NSF 2020 R&D Rankings

ASU and UArizona top **5%**
NAU top **20%**



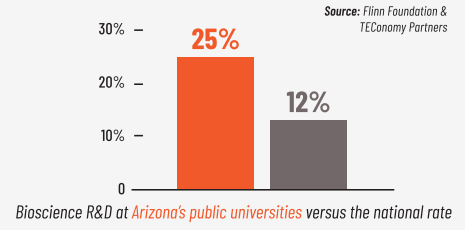
Phoenix's PBC was founded by pioneers in translational genomics and molecular profiling who define precision medicine for personalized treatments of disease. These pioneers continue to grow the bio-ecosystem with their continuous spin-out of innovation forming new biomedical companies to advance science for tomorrow's cures.

RESEARCH, ACADEMIC, AND CLINICAL FACILITIES



Phoenix Bioscience Core

R&D GROWTH 2016 - 2018

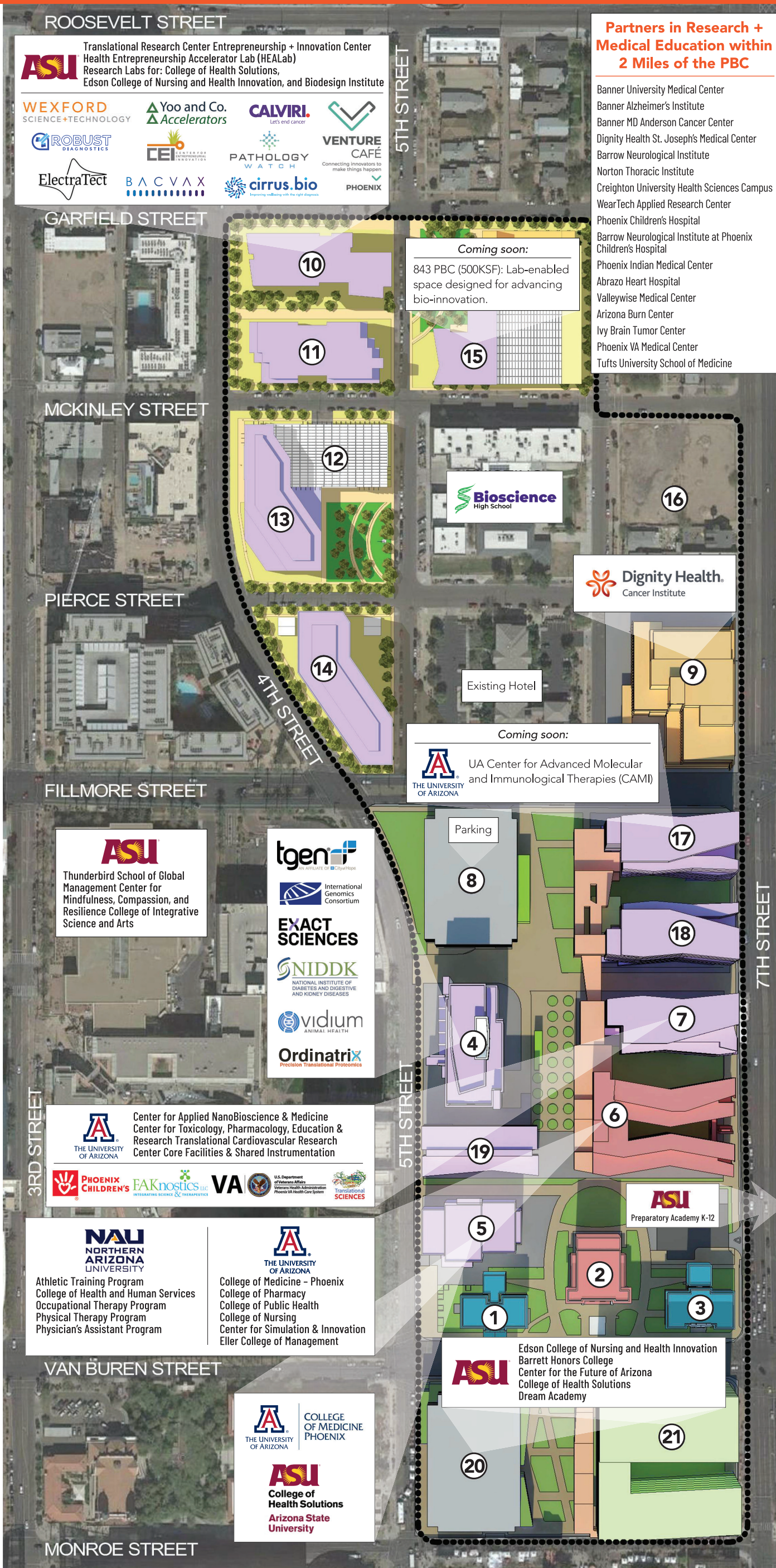


DOWNTOWN PHOENIX

Phoenix Bioscience Core Driving Translational Discovery



DRIVERS OF TRANSLATIONAL DISCOVERY



Partners in Research + Medical Education within 2 Miles of the PBC

- Banner University Medical Center
- Banner Alzheimer's Institute
- Banner MD Anderson Cancer Center
- Dignity Health St. Joseph's Medical Center
- Barrow Neurological Institute
- Norton Thoracic Institute
- Creighton University Health Sciences Campus
- WearTech Applied Research Center
- Phoenix Children's Hospital
- Barrow Neurological Institute at Phoenix Children's Hospital
- Phoenix Indian Medical Center
- Abrazo Heart Hospital
- Valleywise Medical Center
- Arizona Burn Center
- Ivy Brain Tumor Center
- Phoenix VA Medical Center
- Tufts University School of Medicine

PLANNING BOUNDARY LEGEND

2019 PLANNING BOUNDARY
44.9 ACRES LAND AREA

PBC COMPLETED PROJECTS

- 1 UA COM I, 1912/2007**
SIZE: 27,000 GSF
MAJOR PROGRAMS: ADMINISTRATIVE
- 2 UA COM II, 1912/2007**
SIZE: 29,000 GSF
MAJOR PROGRAMS: THEATER
- 3 UA COM III, 1912/2007**
SIZE: 27,000 GSF
MAJOR PROGRAMS: ADMINISTRATIVE
- 4 TGEN, 2004**
SIZE: 144,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- 5 ASU/UA ARIZONA BIOMEDICAL COLLABORATIVE, 2007**
SIZE: 120,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- 6 UA/NAU HEALTH SCIENCES EDUCATION BLDG, 2012**
SIZE: 268,000 GSF
MAJOR PROGRAMS: ACADEMIC
- 7 UA BIOMEDICAL SCIENCES PARTNERSHIP BLDG, 2017**
SIZE: 245,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- 8 PARKING STRUCTURE, 2015**
SIZE: 400,000 GSF
MAJOR PROGRAMS: PARKING/RETAIL SPACE
- 9 DIGNITY HEALTH CANCER INSTITUTE AT ST. JOSEPH'S HOSPITAL AND MEDICAL CENTER**
SIZE: 220,000 GSF
MAJOR PROGRAMS: CANCER TREATMENT AND CLINICAL RESEARCH
- 10 850 PBC ASU/WEXFORD RESEARCH BLDG, 2020**
SIZE: 226,000 GSF
MAJOR PROGRAMS: PRIVATE AND ACADEMIC RESEARCH LABS

PBC FUTURE PROJECTS

- 11 ASU FUTURE RESEARCH BUILDING**
SIZE: 250,000 GSF
- 12 FUTURE PARKING**
SIZE: 390,000 GSF
- 13 ASU FUTURE RESEARCH BUILDING**
SIZE: 230,000 GSF
- 14 ASU FUTURE RESEARCH BUILDING**
SIZE: 340,000 GSF
- 15 843 PBC (500KSF) ASU FUTURE DEVELOPMENT/PARKING**
SIZE: 350,000 GSF
- 16 UA FUTURE DEVELOPMENT SITE**
- 17 UA FUTURE CENTER FOR ADVANCED MOLECULAR AND IMMUNOLOGICAL THERAPIES (CAMI)**
SIZE: 293,000 GSF
- 18 UA FUTURE RESEARCH BUILDING**
SIZE: 245,000 GSF
- 19 UA FUTURE BUILDING SITE**
SIZE: 160,000 GSF
- 20 FUTURE PBC MERCADO BLOCK SITE**
SIZE: 300,000 GSF FLEX
SIZE: 400,000 GSG PARKING
- 21 FUTURE PBC MERCADO BLOCK SITE**
SIZE: 500,000 GSF FLEX

BUILDING TYPE LEGEND

- ACADEMIC**
- RESEARCH**
- CLINICAL**
- OFFICE**
- SUPPORT SERVICES**
- FLEX SPACE**
- PARKING**

Phoenix Arizona

Phoenix is the 5th
largest city in the nation
and the fastest growing
5 years in a row.

Phoenix and the Phoenix
Bioscience Core are
where ideas are
nurtured, innovation is
celebrated, and new
explorers are welcomed.

**PHOENIX
IS HOT**

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