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**WEXFORD**  
SCIENCE+TECHNOLOGY

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 **CUSHMAN &  
WAKEFIELD**

LOCATED AT

**PBC**   
PHOENIX BIOSCIENCE CORE

[WATCH VIDEO TOUR](#)





## WHAT'S INSIDE

- 03** Welcome to  
850 PBC
- 17** Why Phoenix and the  
Bioscience Core
- 26** About Wexford  
Science + Technology

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SCIENCE+TECHNOLOGY

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**850PBC.COM**





WELCOME TO 850PBC

# Where Science, Innovation and Art Collide

- Scalability, flexibility and growth opportunities for tenants with up to ±1.5 million square feet when all phases of development are completed
- Partnership adjacency to ASU research provides potential joint research opportunities and the Center for Entrepreneurial Innovation (CEI), a Maricopa Community Colleges program, located on the first floor offers on-site life sciences workforce development training
- Collaborative environment provides 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
- Housing Connect Labs by Wexford providing built-out and furnished flexible lab/office space, a great amount of specialized shared equipment, access to industry partnerships, negotiated discounts on additional equipment, supplies, and consumables, innovation-related programming, and common amenities
- 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
- Showers and locker rooms on-site
- Designed and constructed to LEED Gold standards



850 N. 5TH STREET | PHOENIX, AZ 85004





**850 PBC is the innovation and congregation hub of the 30-acre Phoenix Bioscience Core**

**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 Minutes**

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

NIH NIDDK - NIH's National Institute of  
Diabetes and Digestive and Kidney Diseases

### FLOOR 6

3,500–25,517 sf  
Available for Lease

### FLOOR 5

500 - 15,000 SF

**connect labs**  
BY WEXFORD

### FLOORS 1 - 4

**ASU** Arizona State  
University


ASU Research Labs

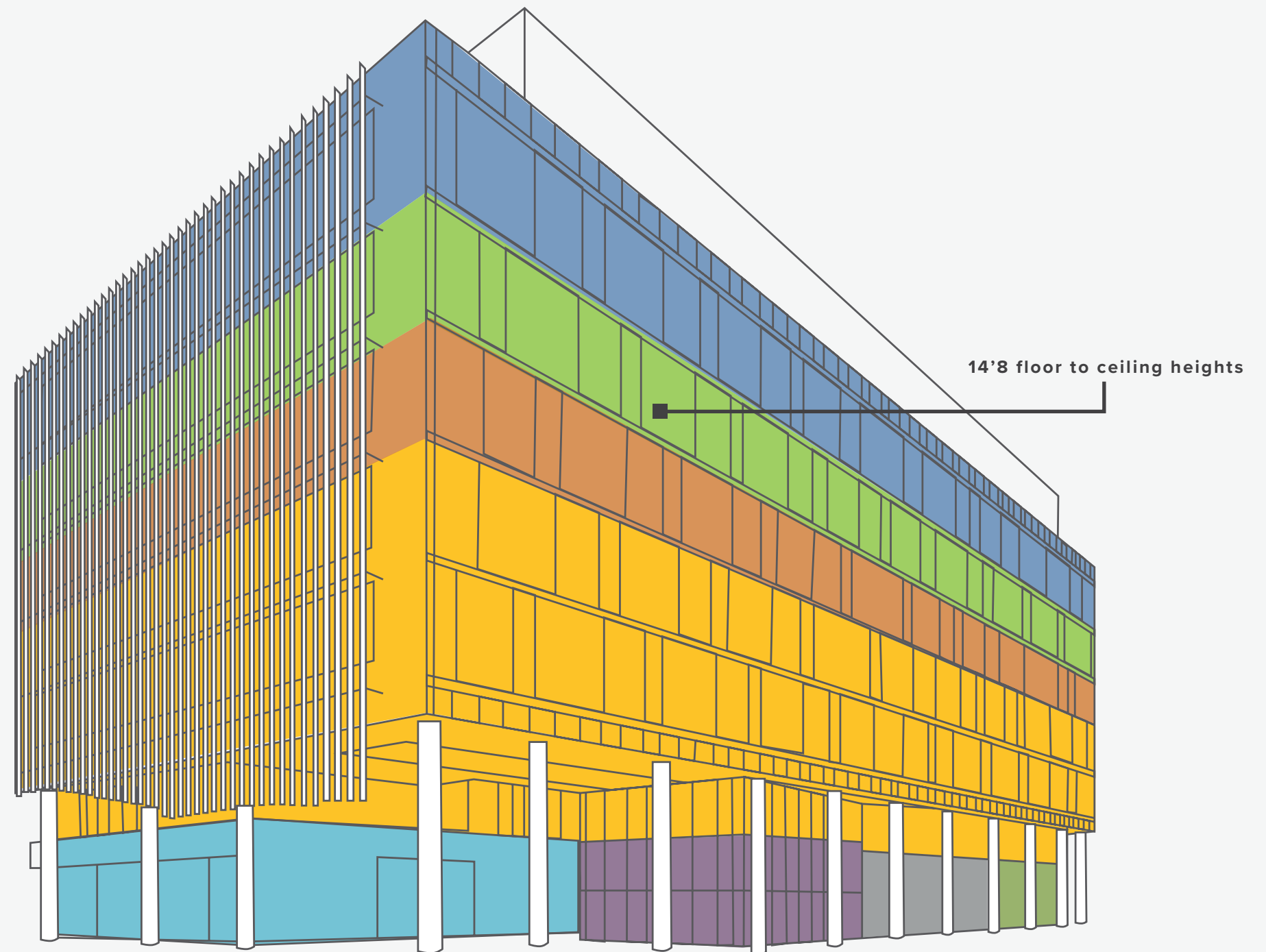
ASU Edson Entrepreneurship +  
Innovation Institute

ASU Conference Center



Life Science Certification Training

 Hospitality Lobby







## AREA OVERVIEW

# Connected. Activated. Accessible.

### HEALTH AND WELLNESS

850 PBC 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 PBC has secure bike storage and shower facilities.

### EVENTS AND PUBLIC SPACE

A variety of programming and events will be held in 850 PBC, 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 Bioscience Core offers access to all major transportation links.

### ROOSEVELT ROW ARTS DISTRICT

An enjoyable 3 to 5 minute walk to a myriad of galleries, shops, 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.



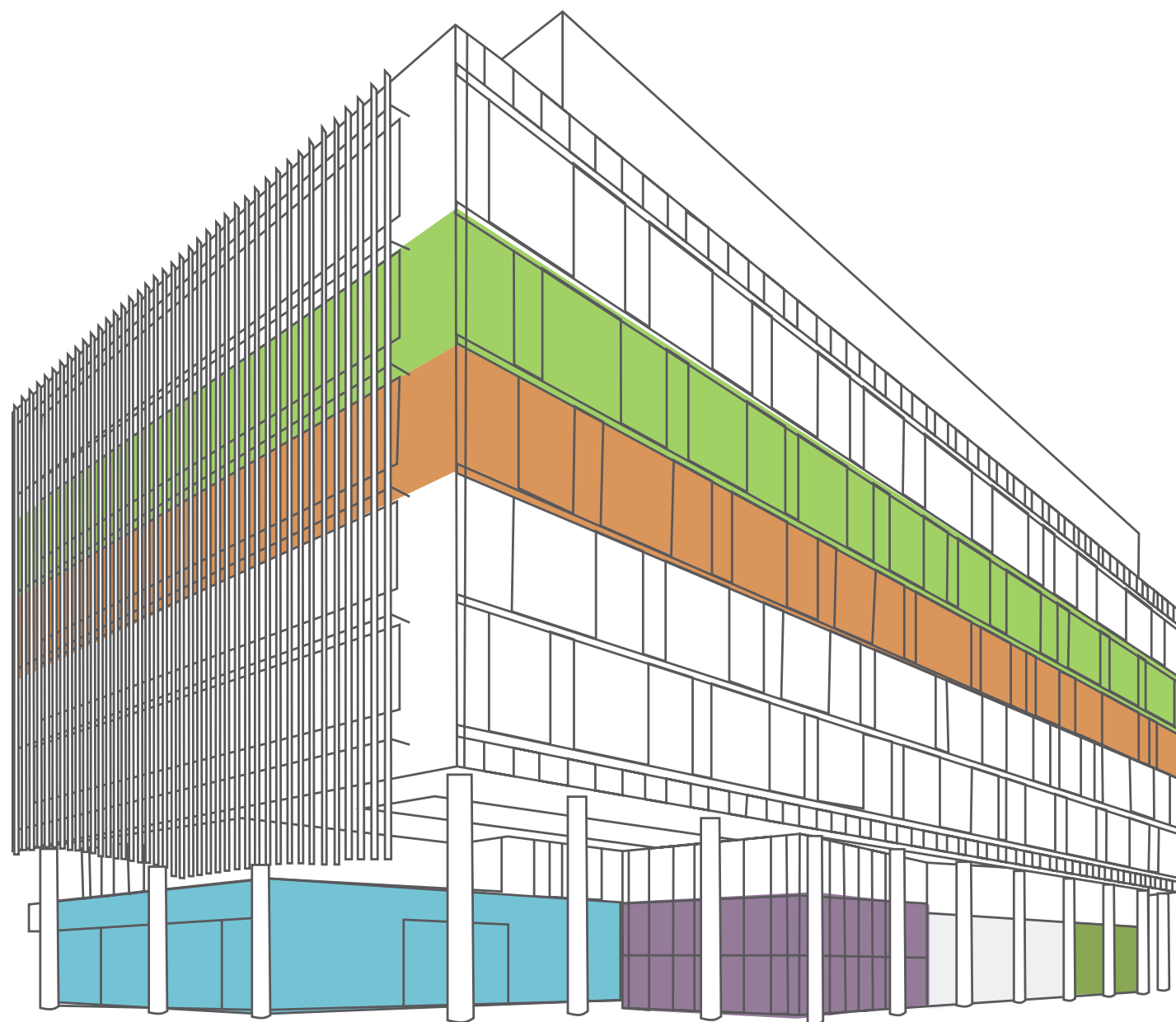


GROUND FLOOR









**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.



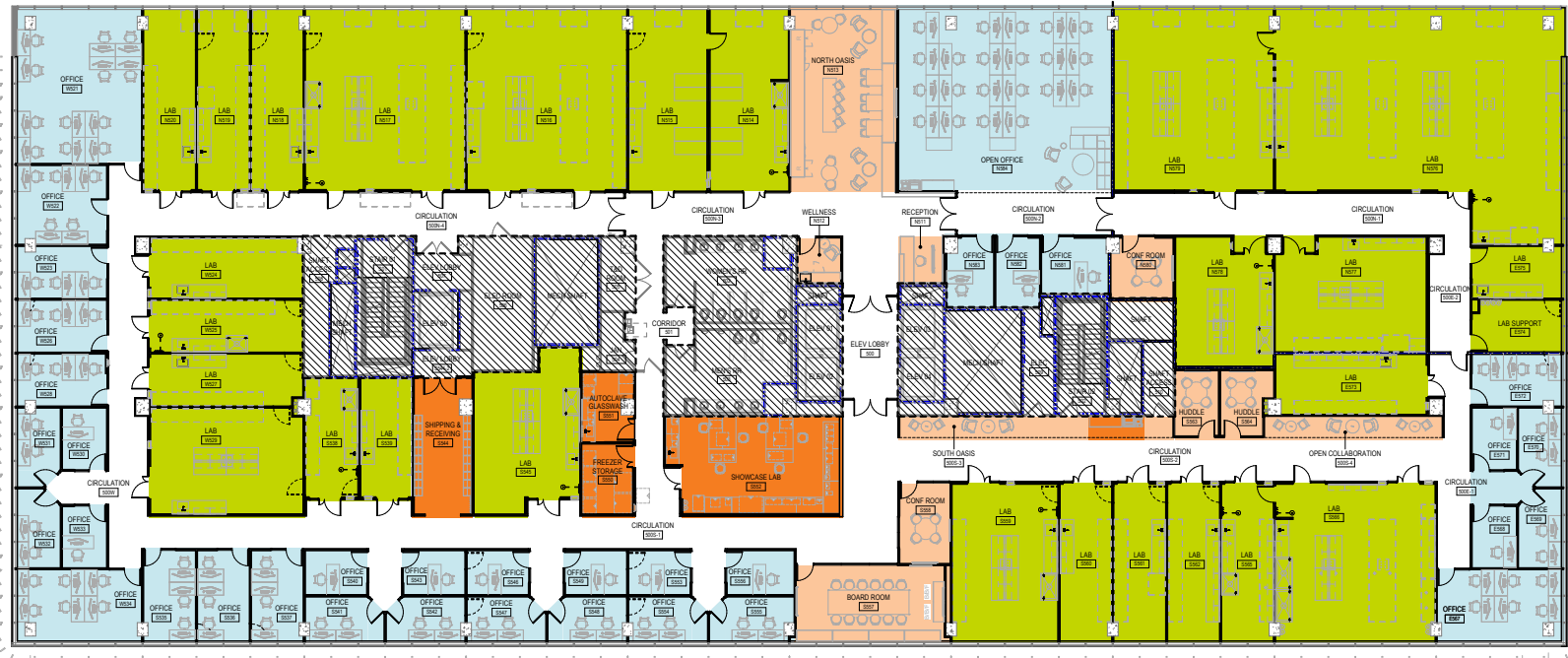
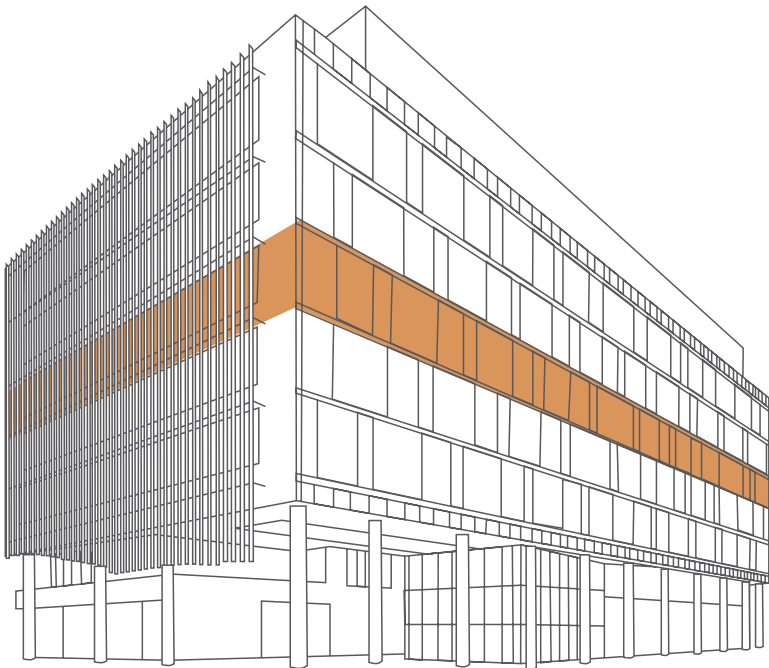
# connect labs

BY WEXFORD

## FLOOR PLAN : FLOOR 5

500 - 15,000 SF AVAILABLE

Turn-Key Flexible Lab and Office Space



LEARN MORE



FOR CONNECT LABS BY WEXFORD LEASING INFORMATION CONTACT:

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## CONNECT WITH OUR COMMUNITY



**Robust Diagnostics** are experts at measuring epitope level antibody response using peptide microarrays. Their focus is on developing information rich peptide microarray assays that help customers solve their challenging immune response monitoring projects.



**Regenesi Biomedical** is a device company dedicated to improving human welfare through the research, design, manufacture, and sale of energy-based medical products and services that alleviate pain, restore health, and improve quality of life.



**Yoo and Company** is a specialized consulting company focused on helping clients commercialize innovations in the Healthcare and Life Sciences market.



The **International Genomics Consortium (IGC)** is a non-profit, medical research organization specializing in human tissue biobanking, molecular analysis and the translational development of diagnostic/theranostic testing.



**BacVax** employs an innovative “omics” approach, termed the Bacterial Vaccine Polypeptide (“BVP”) platform (applicable to any organism) to design vaccines that prevent bacterial infections.



Founded in 2020, **ElectraTect's** goal is to provide an inexpensive and portable diagnostic tool for a quantifiable measurement of recent marijuana consumption.





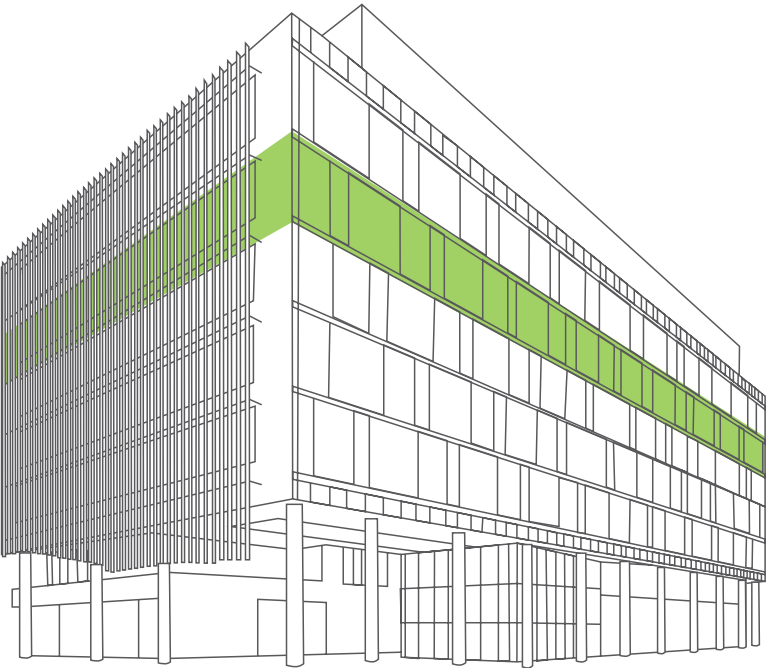
CONNECT LABS BY WEXFORD



FLOOR PLAN : FLOOR 6

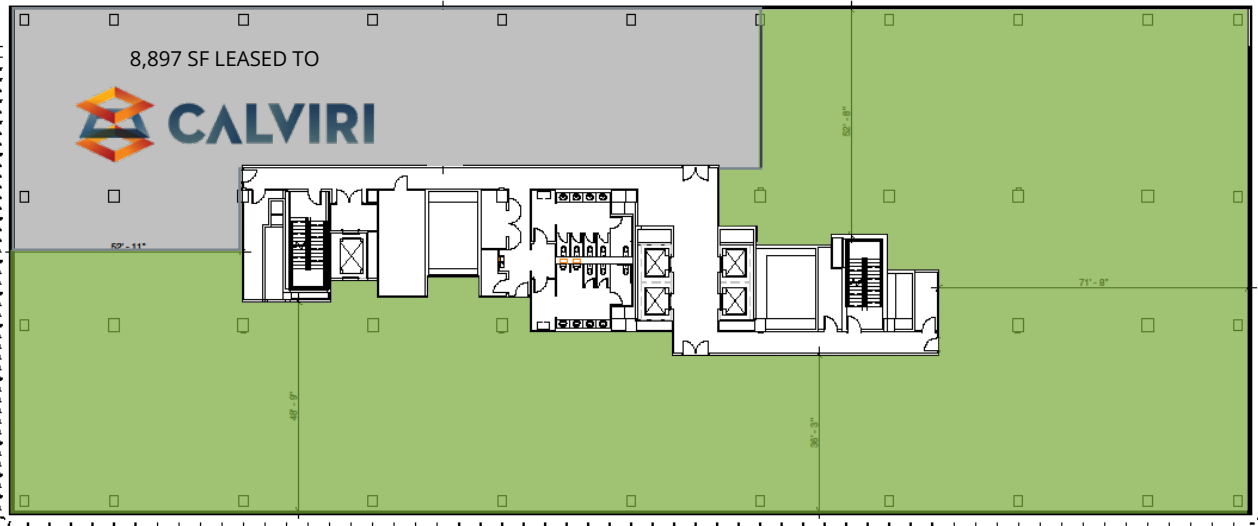
3,500 - 25,517 SF AVAILABLE

Fully lab enabled, floor-to-ceiling height 14'8"



Calviri's mission is to provide affordable products worldwide that will end deaths from cancer by combining a unique, highly immunogenic source of neoantigens with a peptide array platform.

AS-BUILT FLOOR PLAN



[CLICK HERE FOR VIRTUAL TOUR](#)

PROPOSED FLOOR PLAN





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 Phase 2 +  
Parking Garage



Roosevelt Row Arts District





MAIN LOBBY











CEI LABFORCE

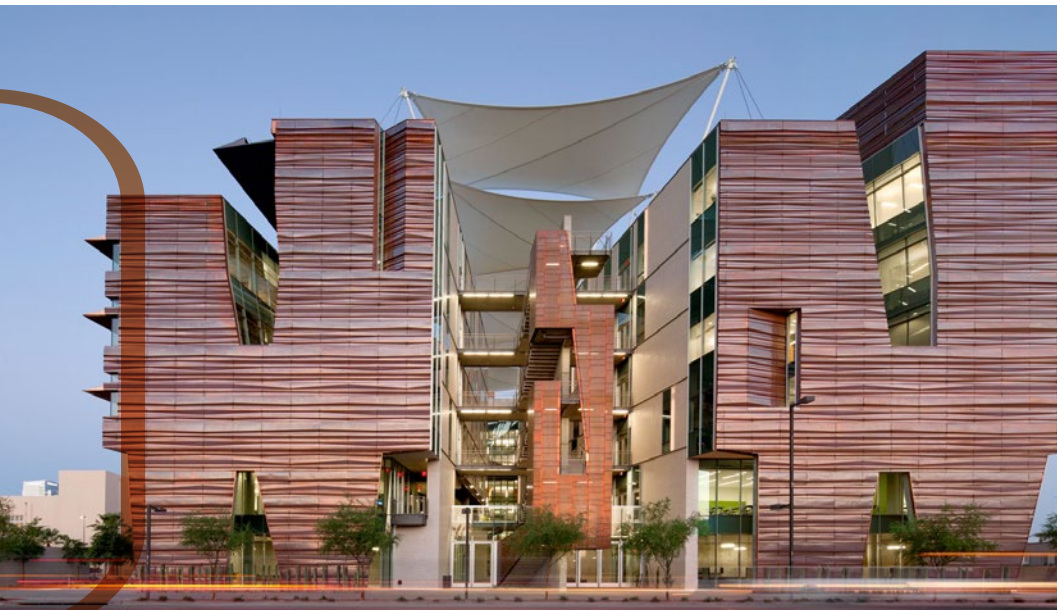


# Global Leader in Biomedical Sciences



## LOCATED AT THE PHOENIX BIOSCIENCE CORE

Phoenix Bioscience Core provides researchers, educators and innovators unique opportunities to cross boundaries in order to gain valuable insight. The core 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 Bioscience Core

## UNIVERSITY ENGAGEMENT



## BUILT ENVIRONMENT

### Development

- 1.7M+ SF Complete
- 6M+ SF Projected Future Development

### Residential

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

### Additional Amenities

- 100+ 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
- Connect Labs by Wexford

## 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





FIRST FRIDAY IN PHOENIX







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 Bioscience Collaborative I is a 4-story, 85,600 SF, cast-in-place ABC building that houses research programs for the University of Arizona, bioinformatic programs for Arizona State University, and a 32,000 SF 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 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, 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 Sci-Tech Festival, Arizona Innovation Challenge. Arizona had \$623 million in bioscience R&D expenditures in 2021, a 28.9% growth rate since 2016 (Source: Flinn Foundation).

**Y** **YOUNG** workforce pipeline. 29 four or more-year college campuses with over 250,000 students within a 100-mile radius of Downtown Phoenix. Arizona State University has recorded 228% growth in Life Science enrollment 2012, with 6,300 undergraduate and 360 graduate students enrolled as of 2022 (Source: Arizona Board of Regents).

**P** **PHOENIX BIOSCIENCE CORE (PBC)** 30 acres Core that includes University of Arizona Center for Applied Nano-Bioscience and Medicine, Center for simulation and Innovation, Vidium Animal Health, TGEN, Ashion Analytics, Exact Sciences, Paradigm Diagnostics, and BioScience High School.

**H** **HEALTHCARE** Over 233,000 healthcare jobs in Metro Phoenix equaled 12.6% of total jobs, making healthcare the largest job industry. Banner Health is Arizona's largest private employer. Greater Phoenix is expected to grow by 88,000 healthcare jobs in the next decade (Source: Bureau of Labor Statistics, Lightcast).

**O** **OPPORTUNITY** to collaborate with over 239 Health-Tech start up companies in Phoenix (Source:Tracxn) Top three largest startup's with most VC funding - Cleardata (\$102 million), Solera Network (\$83 million), and Equality Health (\$45 million). In 2020-2021 Arizona public universities created 52 new startup bioscience companies.

**E** **EDUCATION** ASU has 9 different degrees in Life Sciences. Midwestern offers 23 different health-care programs in Glendale. Other institutions include University of Arizona, Creighton University, Northern Arizona University, Mayo Clinic, and Maricopa Community Colleges.







**N** **NUMBERS** Arizona among 11 states with Corporate income tax below 5%. According to Milken Institute Best Performing Cities 2022 Report, Phoenix ranked #4—an improvement from ranking #7 in 2021's report.

**I** **INVESTMENT** \$240 million in VC funding in 2021, a record for Arizona and an increase of 165% since 2018. Record-high NIH funding of \$297 million, exceeding US growth levels for the sixth year in a row (Source: TEconomy Partners). \$223 million to Arizona Public Universities, \$45 million to Arizona Hospitals and other research institutions, \$29 million to PBC (Source: Flinn Foundation).

**X** **X-FACTOR** Phoenix and Arizona have long term investments in Bioscience. With an economic impact of over \$38 billion and 2,900+ organizations involved, the region is primed for continued growth. \$4 billion is underway in new capital value on bioscience health facilities (Sources: Biotechnology Innovation Organization, Council of State Bioscience Associations; City of Phoenix).

# for Life Sciences?



BY THE NUMBERS

# Downtown Phoenix



## PEOPLE & PLACES

### WE'RE #1

In 2022, Metro Phoenix Led The Nation With 56,866 New Residents.

### CITY LIFE

Approximately 23,919 People Live in Downtown. Another 22,308 Live Within One Mile.

### NEW HOMES

2,356 Residential Units Just Completed. Another 3,540 Under Construction Or In Predevelopment.

### NIGHTLIFE

225+ Bars And Restaurants

### GREENSPACE

9 Public Parks, 2 Dog Parks, 864 Trees Planted City Initiative To Have 300 Miles of Pathways And Walkable Vibrant Canals By 2050

## OFFICE & INNOVATION

### SQUARE FEET

Nearly 9 Million SF Of Office Space. More On The Way.

### PBC

The 30-Acre Phoenix Bioscience Core Expects To Increase Its Footprint By 200% In The Next 10 Years, Adding Thousands Of Employees, Researchers And Students.

### ALL IN

All 3 Public State Universities Have Downtown Facilities.

### CO-WORK

Home To 6 National And Local Coworking/ Flex Space Companies.

## TRAVEL & TRANSPORTATION

### WE'RE #1(AGAIN)

In 2022, Metro Phoenix Led The Nation With 56,866 New Residents.

### EZ TO PARK

More Than 31,000 Parking Spaces Throughout Downtown.

### YOU'RE INVITED

More Than 6 Million People Attend Events Downtown Each Year.

## LIFE & STYLE

### WE'RE #1(AGAIN)

#1 Most-Attended Regular Art Event In Nation Is First Friday Art Walk.

### MORE ART

More Than 150 Murals Adorn Downtown Spaces.

### WAY MORE ART

Nearly 50 Arts And Culture Venues Await.

### POPULAR; FOR A REASON

#10 Best Cities for Downtown Living; #6 Most Desirable City In America

LEARN MORE



A NEIGHBORHOOD WHERE YOU CAN

# Find Your Favorite Spot

## RESTAURANTS

1. Matt's Big Breakfast
2. Harumi Sushi & Sake
3. Xin Chao
4. Welcome Diner
5. The Churchill
6. Cibo
7. Pizzeria Bianco
8. Taco Boy's
9. The Arrogant Butcher
10. The Kettle Black Kitchen & Pub
11. Trapp Haus BBQ
12. Taco Chelo
13. Green New American Vegetarian
14. Centrico
15. Forno 301
16. Gallo Blanco
17. The Vig Fillmore
18. Vegan House
19. Chico Malo
20. Cheba Hut Toasted Subs
21. Jackalope Gastropub
22. Breakfast Club- CityScape
23. Blue Hound
24. Snooze Eatery
25. Moira Sushi Bar & Kitchen
26. Tacos Calafia - Downtown
27. Il Bosco Pizza
28. Hot Daisy Pizza
29. Ike's Love and Sandwiches
30. Carly's Bistro

## BARS

1. Cobra Arcade Bar
2. Bitter & Twisted Cocktail Parlour
3. Arizona Wilderness DTPHX
4. Bliss Rebar
5. The Farish House
6. Greenwood Brewing
7. Cornish Pasty
8. FEZ
9. Hanny's
10. Sazerac PHX
11. Pedal Haus Brewery
12. The Golden Margarita

## CAFES

1. Vovomeena
2. Fillmore Coffee
3. Nami
4. Lola Coffee
5. Fair Trade Cafe
6. Songbird Coffee & Tea House
7. Kahvi Coffee + Cafe
8. Jobot Coffee, Bar and Late Night Dim Sum

## SHOPPING

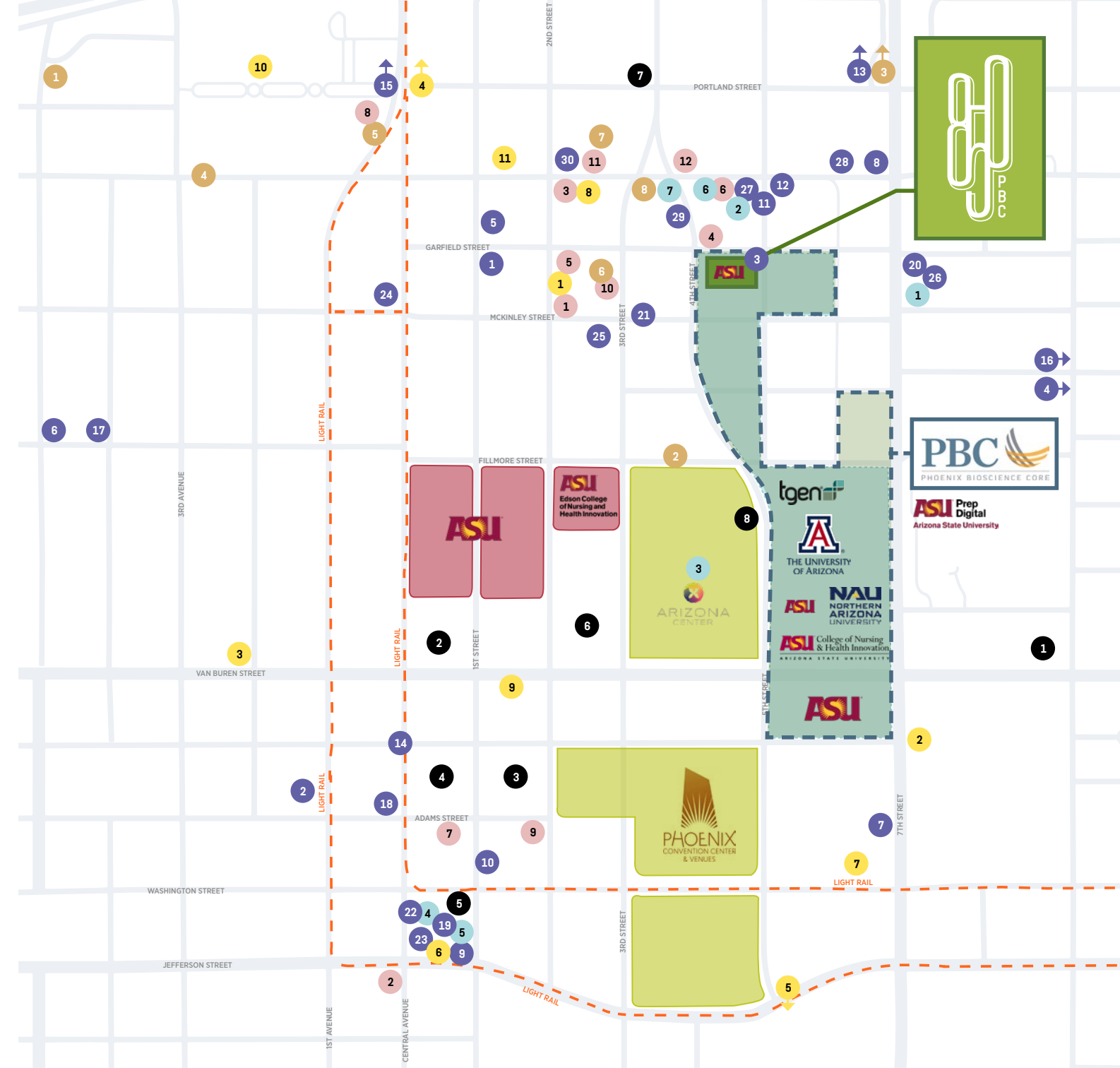
1. Luv Bridal
2. The Lost Leaf
3. Arizona Center
4. CityScape
5. Fry's at CityScape
6. MADE Art Boutique
7. Milk & Honey Market

## ARTS & ENTERTAINMENT

1. The Van Buren
2. Children's Museum of Phoenix
3. Crescent Ballroom
4. Phoenix Art Museum
5. Chase Field
6. Footprint Center
7. Arizona Science Center
8. Local Art Galleries and Murals
9. Herberger Theater Center
10. Hance Park and Japanese Friendship Garden
11. The Nash Jazz Club

## HOTELS

1. Springhill Suites Marriott
2. Westin
3. Hyatt Regency
4. Renaissance Hotels
5. Palomar Hotel by Kimpton
6. Sheraton
7. Cambria Hotel
8. AC Hotel Phoenix Downtown







DEVELOPED BY

## WEXFORD SCIENCE+TECHNOLOGY

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](https://wexfordscitech.com)

# 17

KNOWLEDGE  
COMMUNITIES  
IN THE U.S.

# 17+

YEARS IN BUSINESS  
WITH UNIVERSITIES

# 10.4M

SQUARE FEET  
DEVELOPED/  
UNDER  
DEVELOPMENT





#### CORPORATE EMPLOYERS

WEXFORD'S BUSINESS AND THEIR  
KNOWLEDGE COMMUNITIES ARE BUILT  
ON LONG-TERM RELATIONSHIPS

#### INSTITUTIONAL RELATIONSHIPS



#### GROWING STARTUPS





LEASED BY \_\_\_\_\_



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850PBC.COM

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