227,113 TOTAL RENTABLE SQUARE FEET

7 LEVELS OFFICE + LAB SPACE

Q4 2020 PROJECTED DELIVERY DATE

- Available Space: 103,505 SF
- Avg. Floor Plates: 34,630 SF
- Floor-to-Ceiling Height: 14'8" with full height glass
- Parking: 2 stalls per 1,000 SF available in adjacent parking facilities
Wexford is a development company exclusively focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use communities built on a foundation of discovery, innovation and entrepreneurial activity.

15 KNOWLEDGE COMMUNITIES IN THE U.S.
15 YEARS IN BUSINESS WITH UNIVERSITIES
9.4M SQUARE FEET DEVELOPED / UNDER DEVELOPMENT
A VALUED AND TRUSTED PARTNER THAT IS

RELATIONSHIP FOCUSED.
# Elements of a Wexford Knowledge Community

## Institutional Value Proposition
- Premier Intellectual Capital
- Access to Talent (faculty & student)
- Strong Research Enterprise
- Proficient Technology Transfer
- CORE Facilities, Labs and Equipment
- Entrepreneurial Focused Programs

## Environment
- Space Matriculation for Growth and Scale
- Lobbies and Public Spaces that Promote Collaboration
- Vibrant, Mixed-use Community
- Street Level Engagement
- Strong Streetscape and Public Realm
- Events and Programming to Promote Connectivity and Collisions

## Innovation Infrastructure
- Serviced Small Office Spaces
- Shared Lab Facilities
- Maker Spaces
- Events and Programming

## Community Building and Engagement
- Community Relations and Engagement
- MBE/WBE Outreach
- Workforce Development Pathway
- Community College Integration
- Experiential Learning
- Preserve Authenticity and Intimacy
- Events and Programming
UNIVERSITY ENGAGEMENT

Arizona State University

The University of Arizona

Northern Arizona University

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

Additional Amenities

- 50+ restaurants
- 15+ hotels
- 10 minutes to PHX SkyHabor Airport
Residential Mixed Use
Roosevelt Row Arts District
Phoenix Union Bioscience High School

WHY PHOENIX BIOMEDICAL CAMPUS?
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.
### 7 FLOORS OFFICE + LAB SPACE

### 103,505 TOTAL AVAILABLE SQUARE FEET

- Activated ground level and retail or restaurant space
- Floors 1, 2, 3 and 4 occupied by Arizona State University
- 3 Available Floors: 103,505 Total SF
  - Floor 5: 34,630
  - Floor 6: 34,454
  - Floor 7: 34,421
- Parking Ratio: 2/1,000 SF

<table>
<thead>
<tr>
<th>Floor</th>
<th>Rentable Square Feet</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>FL 7</td>
<td>34,421 RSF</td>
<td>AVAILABLE + Fully Lab Enabled</td>
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<tr>
<td>FL 6</td>
<td>34,545 RSF</td>
<td>AVAILABLE + Fully Lab Enabled</td>
</tr>
<tr>
<td>FL 5</td>
<td>34,630 RSF</td>
<td>AVAILABLE + Fully Lab Enabled</td>
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<tr>
<td>FL 4</td>
<td>34,674 RSF</td>
<td>Labs</td>
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<tr>
<td>FL 3</td>
<td>34,812 RSF</td>
<td>Labs</td>
</tr>
<tr>
<td>FL 2</td>
<td>23,030 RSF</td>
<td>Translational Research Center &amp; Conference Rooms</td>
</tr>
<tr>
<td>FL 1</td>
<td>7,000 RSF</td>
<td>Entrepreneurship + Innovation</td>
</tr>
<tr>
<td>FL 1</td>
<td>6,500 RSF</td>
<td>LabForce and Validation Lab</td>
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<tr>
<td>FL 1</td>
<td>12,600 RSF</td>
<td>Retail / Restaurant</td>
</tr>
<tr>
<td>FL 1</td>
<td>6,500 RSF</td>
<td>Activated Lobby</td>
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</tbody>
</table>

**227,113 TOTAL RENTABLE SQUARE FEET**
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.

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.

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

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

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

Dynamic urban neighborhoods with housing options for any preference.