

**Phoenix Bioscience Core (PBC)**

30-acre urban, life sciences 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<sup>st</sup> in Life Science Job Growth in Emerging Life Science Markets*
- ▶ *Ranked in Top 5 of the Nation's Emerging Life Science Markets*



# WEXFORD

SCIENCE+TECHNOLOGY

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.

**Coming Soon: 843 PBC**  
500,000 square-foot lab-enabled space



### Arizona's 3 public Universities

- Medical Education
- Research
- Collaboration

### NSF 2022 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

CURRENT **1.7+ million square-foot**

PLANNED **for 6+ million square-foot at build out**

Phoenix Bioscience Core

### connect labs BY WEXFORD

Flexible-sized private labs with access to shared equipment and operational support.

**Space to Research. Collaborate. Connect. Create. Impact.**

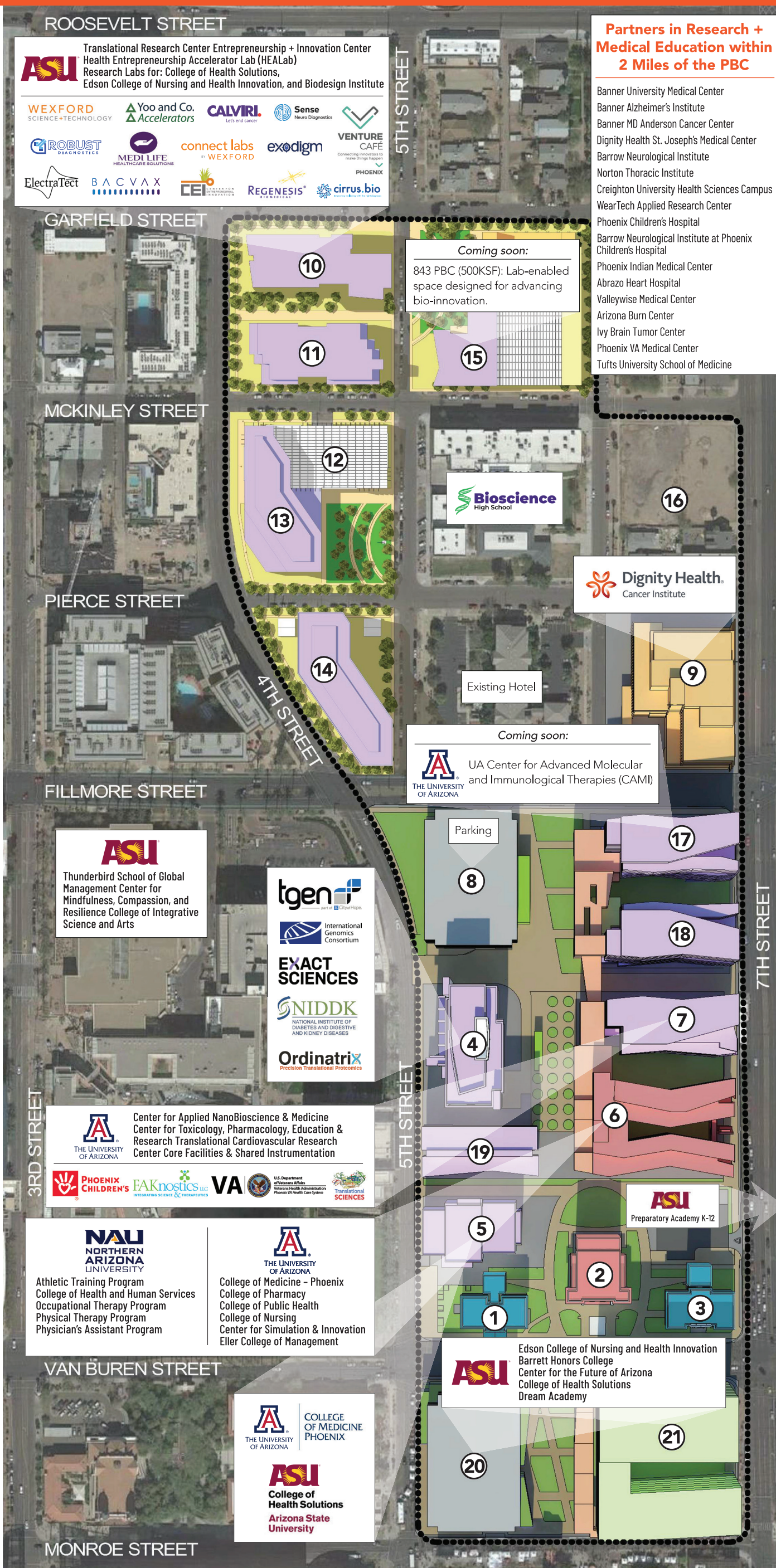
## DOWNTOWN PHOENIX

Top 10 Downtown Living Hotspot  
- 2023 StorageCafe Ranking

## 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: 170,000 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: 500,000 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** (Red)
- RESEARCH** (Purple)
- CLINICAL** (Orange)
- OFFICE** (Blue)
- SUPPORT SERVICES** (Brown)
- FLEX SPACE** (Green)
- PARKING** (Grey)

# 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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