

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

- ▶ *1st 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



4 Major Sports Teams



10 Live music venues



Minutes to connect to freeway system



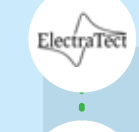
10 minutes to Phoenix Sky Harbor International Airport



200+ restaurants/bars 85% locally owned



100+ murals



1st & 3rd Fridays host America's most attended art walk

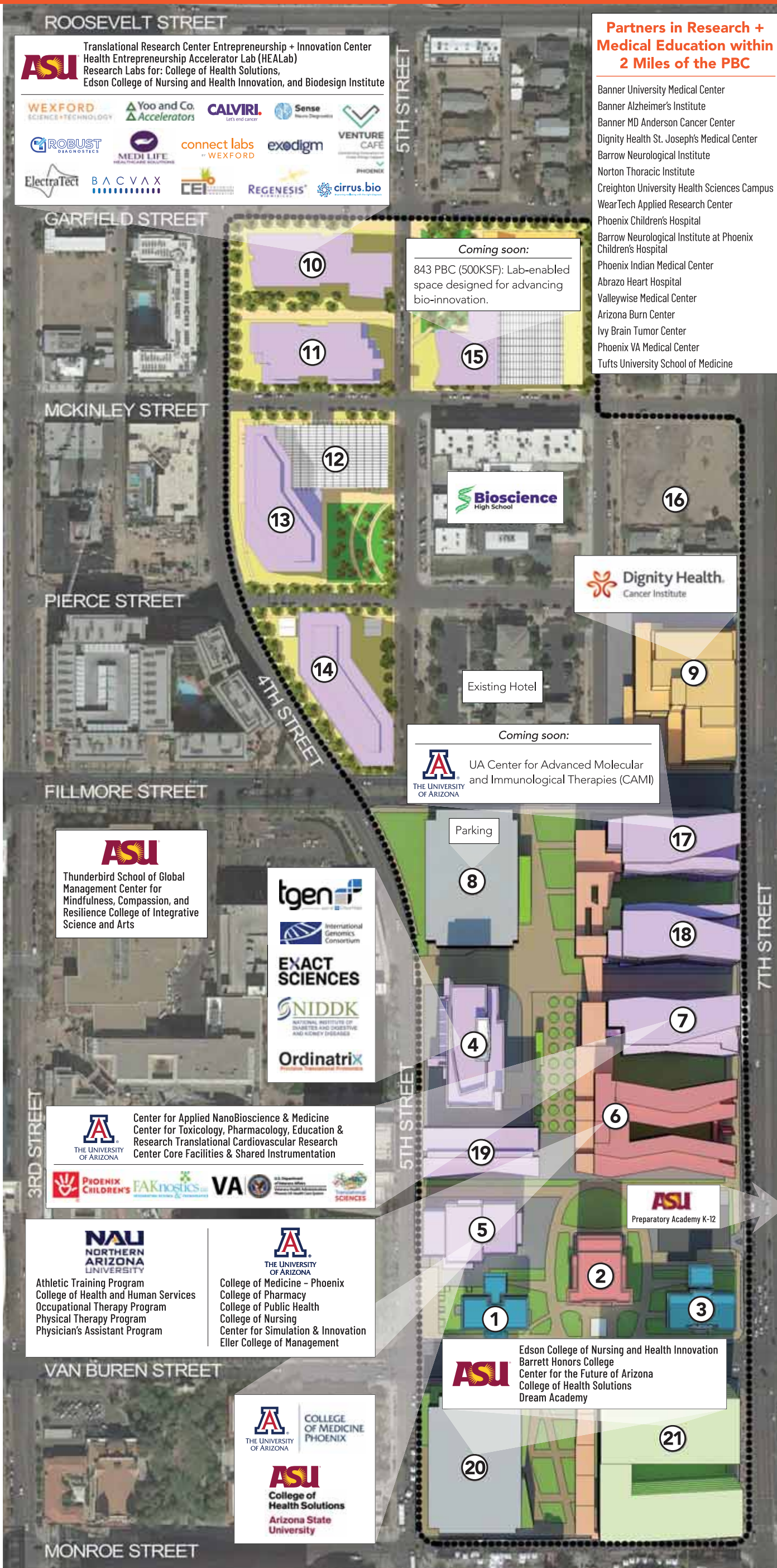


7 Public Parks

LIGHT RAIL

20,000 residents + 15,000 students

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

Coming soon:
843 PBC (500KSF): Lab-enabled space designed for advancing bio-innovation.

Coming soon:
UA Center for Advanced Molecular and Immunological Therapies (CAMI)

PLANNING BOUNDARY LEGEND

2019 PLANNING BOUNDARY
44.9 ACRES LAND AREA

PBC COMPLETED PROJECTS

- UA COM I, 1912/2007**
SIZE: 27,000 GSF
MAJOR PROGRAMS: ADMINISTRATIVE
- UA COM II, 1912/2007**
SIZE: 29,000 GSF
MAJOR PROGRAMS: THEATER
- UA COM III, 1912/2007**
SIZE: 27,000 GSF
MAJOR PROGRAMS: ADMINISTRATIVE
- TGEN, 2004**
SIZE: 170,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- ASU/UA ARIZONA BIOMEDICAL COLLABORATIVE, 2007**
SIZE: 120,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- UA/NAU HEALTH SCIENCES EDUCATION BLDG, 2012**
SIZE: 268,000 GSF
MAJOR PROGRAMS: ACADEMIC
- UA BIOMEDICAL SCIENCES PARTNERSHIP BLDG, 2017**
SIZE: 245,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- PARKING STRUCTURE, 2015**
SIZE: 400,000 GSF
MAJOR PROGRAMS: PARKING/RETAIL SPACE
- DIGNITY HEALTH CANCER INSTITUTE AT ST. JOSEPH'S HOSPITAL AND MEDICAL CENTER**
SIZE: 220,000 GSF
MAJOR PROGRAMS: CANCER TREATMENT AND CLINICAL RESEARCH
- 850 PBC ASU/WEXFORD RESEARCH BLDG, 2020**
SIZE: 226,000 GSF
MAJOR PROGRAMS: PRIVATE AND ACADEMIC RESEARCH LABS

PBC FUTURE PROJECTS

- ASU FUTURE RESEARCH BUILDING**
SIZE: 250,000 GSF
- FUTURE PARKING**
SIZE: 390,000 GSF
- ASU FUTURE RESEARCH BUILDING**
SIZE: 230,000 GSF
- ASU FUTURE RESEARCH BUILDING**
SIZE: 340,000 GSF
- 843 PBC (500KSF) ASU FUTURE DEVELOPMENT/PARKING**
SIZE: 500,000 GSF
- UA FUTURE DEVELOPMENT SITE**
- UA FUTURE CENTER FOR ADVANCED MOLECULAR AND IMMUNOLOGICAL THERAPIES (CAMI)**
SIZE: 293,000 GSF
- UA FUTURE RESEARCH BUILDING**
SIZE: 245,000 GSF
- UA FUTURE BUILDING SITE**
SIZE: 160,000 GSF
- FUTURE PBC MERCADO BLOCK SITE**
SIZE: 300,000 GSF FLEX
SIZE: 400,000 GSG PARKING
- 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**

Phone: 602-262-5040
Web: PhoenixBioscienceCore.com
Email: Claudia.Whitehead@phoenix.gov

City of Phoenix
Community and Economic Development Department
200 West Washington Street, 20th Floor
Phoenix, AZ 85003

