



PHOENIXIDA

Item 2

Phoenix Biotech Park (PBP – final name TBD)

The City of Phoenix is the 5th largest city in the United States and in 2020 the CBRE Life Sciences Trend Report ranked Phoenix 5th in the nation among emerging life science markets and #1 in life science job growth among emerging life science markets. The Phoenix Biotech Park will advance the City of Phoenix in these rankings

The Phoenix Biotech Park will be internationally recognized as a center for biomedical research, medical education, entrepreneurship and public/private bioscience and health recognized leading organizations providing a collaborative and connected ecosystem designed to support scientific breakthroughs to improve the lives of individuals and communities.

Strategically located adjacent to the I-10 and Loop 202 freeways, PBP is only minutes away from Phoenix Sky Harbor International Airport and just north of the light rail transit that connects downtown to two major Arizona State University campuses and East Valley cities. The new development is a short 10 blocks east from the dynamic Phoenix Bioscience Core (PBC) which continues to emerge adjacent to Downtown Phoenix along 7th Street at Van Buren. The PBC is home to the Translational Genomics Research Institute (TGen), the International Genomics Consortium (IGC), NIH's National Institute of Diabetes and Digestive and Kidney Disease, Dignity Health Cancer Institute, early-stage companies along with Arizona's three public universities conducting advanced research and medical education. It is easily accessible to take in a game by the Phoenix Suns, Phoenix Mercury, Arizona Rattlers and the Arizona Diamondbacks. The surrounding urban environment is blossoming with numerous residential developments, tree-lined, walkable streets and plazas which continue to bring professional talent and cultural energy to the area.

The Biotech Park will be a concentration of technical and higher medical education and research institutions combined with shared access to core systems supporting the growth of early-stage biotech companies driven by collaborations with national and multinational leaders in biotechnology collocated on the PBP.

The PBP is located in a unique juncture of medical education, leaders in clinical and academic research, and sophisticated knowledge-intensive tech companies to stimulate new innovation and cross collaboration resulting in a thriving, interactive, connected health tech hub driving breakthroughs for healthier living.

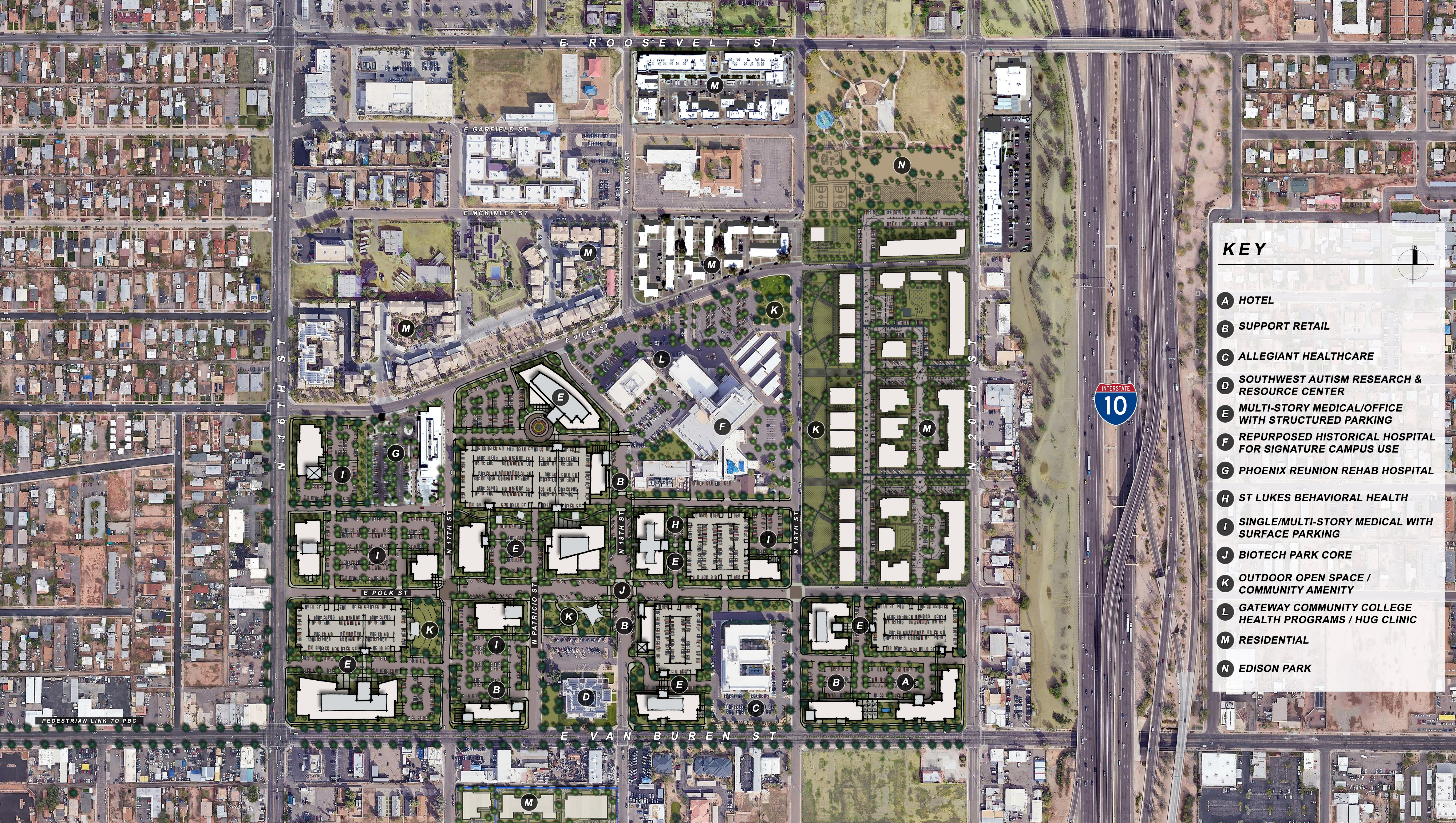
The PBP will be a rich, mixed-use campus that creates a sense of community and connectivity to support the growth of medical education, research, advanced care, regional and headquarters offices, with the needed amenities of specialty restaurants, retail and hotels

It will be the home of newly renowned and historically renowned institutes of research excellence within a built environment designed for facilitating connectivity, health and wellness for those dedicated to driving these breakthroughs and the individuals who seek quality, compassionate care for restoration of quality of life. Phoenix Biotech Park will continue to be

distinguished as a leader in advancing the research in the area of autism and empowering those to lead their best lives. The master planned PBP campus will be developed under thoughtful design guidelines focused on sustainability, innovative architecture, brand identity and a strong commitment to culture and the arts. Tree-shaded walkways will connect office space and other facilities with generous outdoor open space dedicated to collaborative gathering, relaxation, recreation and entertainment geared to socially integrate business with research and education and an enticing sense of community that promotes a wide range of development and potential public / private partnerships.

The campus plan will be strategic yet remain flexible to accommodate developing advancements in the biotech and health sciences. It will include complementary services such as hotels, support retail and food services that further attract both medical and professional business users to the site.

There is an undeniable need for advancements in science. This location is a unique opportunity to consolidate land in a dynamic and growing city. The early seeds have been planted and the canvas is available for a special development that allows Phoenix and the Valley to further establish itself as a leader in health-related collaboration, research and education.



KEY

- A** HOTEL
- B** SUPPORT RETAIL
- C** ALLEGIANT HEALTHCARE
- D** SOUTHWEST AUTISM RESEARCH & RESOURCE CENTER
- E** MULTI-STORY MEDICAL/OFFICE WITH STRUCTURED PARKING
- F** REPURPOSED HISTORICAL HOSPITAL FOR SIGNATURE CAMPUS USE
- G** PHOENIX REUNION REHAB HOSPITAL
- H** ST LUKES BEHAVIORAL HEALTH
- I** SINGLE/MULTI-STORY MEDICAL WITH SURFACE PARKING
- J** BIOTECH PARK CORE
- K** OUTDOOR OPEN SPACE / COMMUNITY AMENITY
- L** GATEWAY COMMUNITY COLLEGE HEALTH PROGRAMS / HUG CLINIC
- M** RESIDENTIAL
- N** EDISON PARK



KEY

- A** PHOENIX BIOTECH PARK
- B** PHOENIX BIOSCIENCE CORE
 - Translational Genomics Research Institute (TGen)
 - International Genomics Consortium
 - Exact Sciences
 - NIH NIDDK
 - Dignity Health Cancer Institute
 - ASU College of Health Solutions
 - University of Arizona College of Medicine – Phoenix
- C** PHOENIX VA CLINIC
- D** VALLEYWISE HEALTH MEDICAL CENTER / ARIZONA BURN CENTER
- E** BANNER UNIVERSITY MEDICAL CENTER
- F** BANNER MD ANDERSON CANCER INSTITUTE
- G** BANNER ALZHEIMERS INSTITUTE
- H** TUFTS UNIVERSITY
- I** ARIZONA DIAMONDBACKS
- J** PHOENIX SUNS
- K** PHOENIX MERCURY
- L** ARIZONA RATTLETS
- M** FUTURE LIGHT RAIL STOP



PLAZA
COMPANIES

PHOENIX BIOTECH PARK

18th Street & Van Buren Street
Phoenix, Arizona





BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ



1



2



3



4



5



6



7



8



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





PHOENIX, AZ



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





SAN DIEGO, CA



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





HOUSTON, TX



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ

