


# THE REFINERY

AT THE UA TECH PARK AT THE BRIDGES  
1600 EAST IDEA LANE, TUCSON AZ

±120,000 SF  
CLASS A OFFICE  
BUILDING

 **BOYER**  
+  
**CBRE**

# THE PERFECT FUSION OF PLACE AND SPACE.

The University of Arizona Tech Park at The Bridges is a  $\pm$  65-acre community of innovation within a larger  $\pm$  350-acre mixed-use development project called The Bridges which includes hospitality, retail outlets, educational facilities and residential development providing a live, learn, work, play and stay environment. The Refinery building is part of the Technology Zone within the UA Tech Park at The Bridges. Development plans include up to five office and lab buildings for public, private and academic users. The Technology Zone encompasses  $\pm$  20-acres of land within the park and is one of four planned zones, the others being Corporate, University and Business Zones.



Boyer & UA Public-Private Partnership



$\pm$  60,000 SF Leased to University of Arizona



$\pm$  120,000 SF Class A Office Building



4 floors with  $\pm$  30,000 SF Floor Plates



Currently under construction - occupancy Q3 2021



Building offers secure space



\$29.25/PSF, Full Service TI Allowance Available



Low load factor of 10%

## THE REFINERY

The first new building is named The Refinery because of its proximity to the talent and bright minds that can be mined from the University of Arizona. This four-story, 120,000 square-foot office building is ideal for tech-focused businesses to leverage world class researchers as well as a pipeline of graduates and student interns. The anchor tenant for The Refinery is the University of Arizona which will establish an innovation and commercialization hub here. Activities will include the University of Arizona Applied Research Corp. and the university's cyberoperations program; the new offices for Tech Launch Arizona, the office responsible for moving inventions from the university to the marketplace; and an incubator outpost and programming through the University of Arizona Center for Innovation; plus space for students and faculty. The space will be open and collaborative as well as secure for public-private partnerships. The Refinery providing the ideal platform for partnerships with government, industry, and private companies.



SAGUARO NATIONAL PARK

FLOWING WELLS

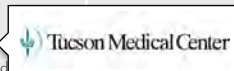
CATALINA FOOTHILLS



TUCSON



DOWNTOWN  
TUCSON



DREXEL HEIGHTS

DAVIS  
MONTHAN  
AFB

AEROSPACE  
MAINTENANCE AND  
REGENERATION  
GROUP



LITTLETOWN

TUCSON  
INTERNATIONAL  
AIRPORT

TUCSON  
INTERNATIONAL  
AIRPORT



PIMA COUNTY  
AEROSPACE  
BUSINESS PARK

Aerospace Pkwy



NOT TO SCALE





SITE OUTLINE  
NOT TO SCALE

THE LOOP



DOWNTOWN TUCSON

UNIVERSITY OF ARIZONA

SANTA RITA PARK

MARISOL PARK

SILVERLAKE PARK

PARK AVENUE

22ND STREET

KINO PARKWAY



THE UNIVERSITY OF ARIZONA  
**TECH PARK**  
at The Bridges

**THE REFINERY**



verizon

SUNSTREET  
MORTGAGE, LLC



KINO SPORTS COMPLEX  
1.8 MILES



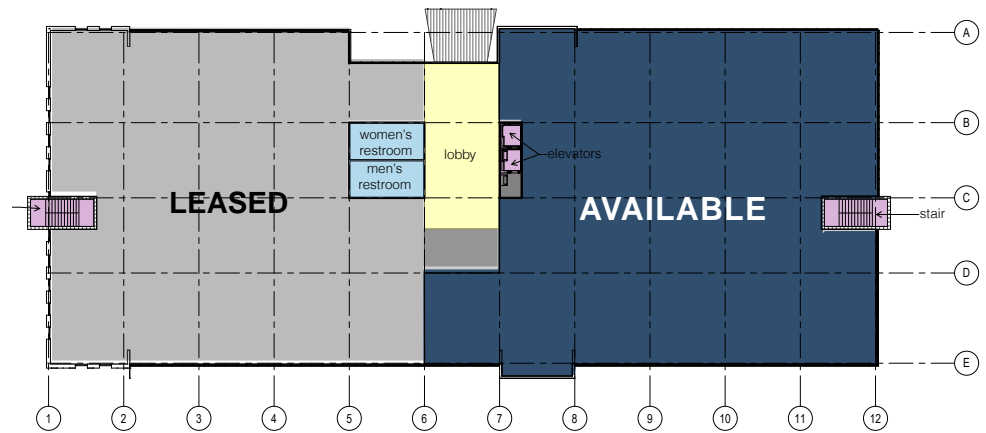
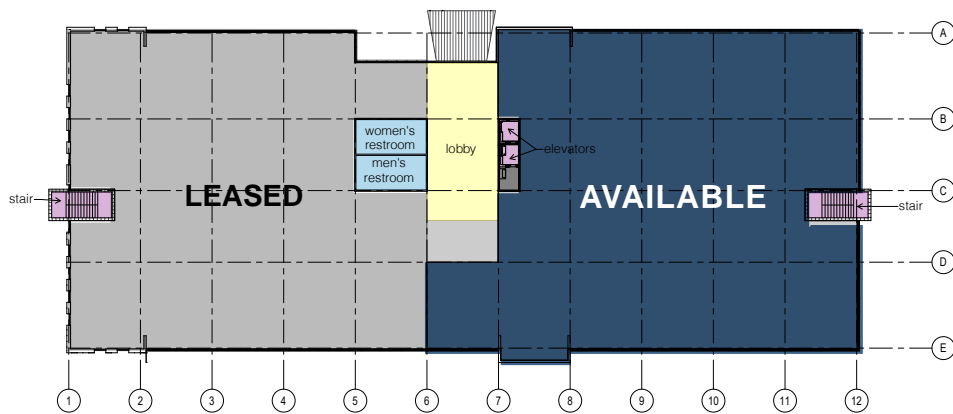
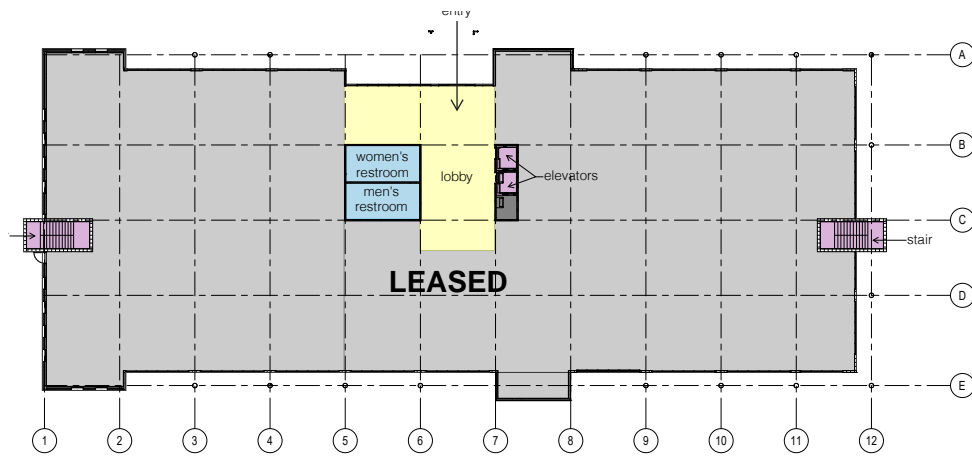
  
SITE PLAN  
NOT TO SCALE



THE UNIVERSITY OF ARIZONA  
**TECH PARK**  
at The Bridges



**SITE PLAN**

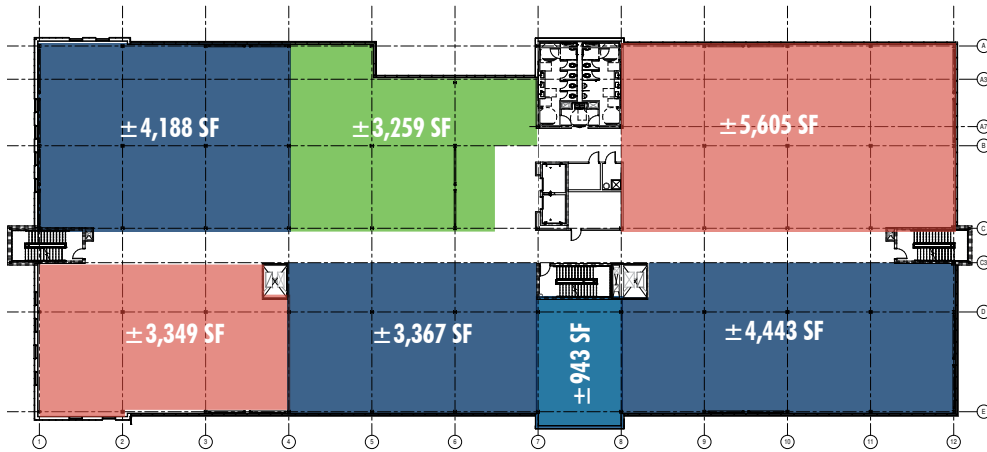


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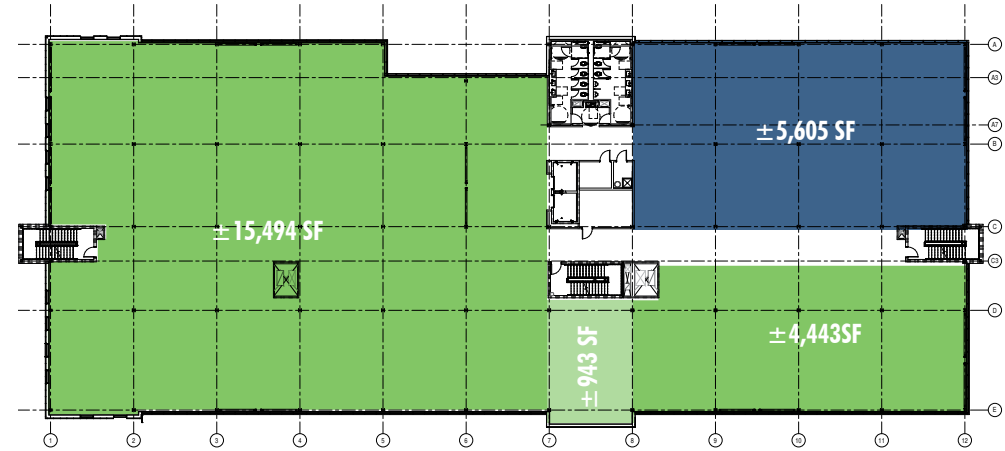
# STACKING PLAN

# HYPOTHETICAL FLOOR LAYOUTS

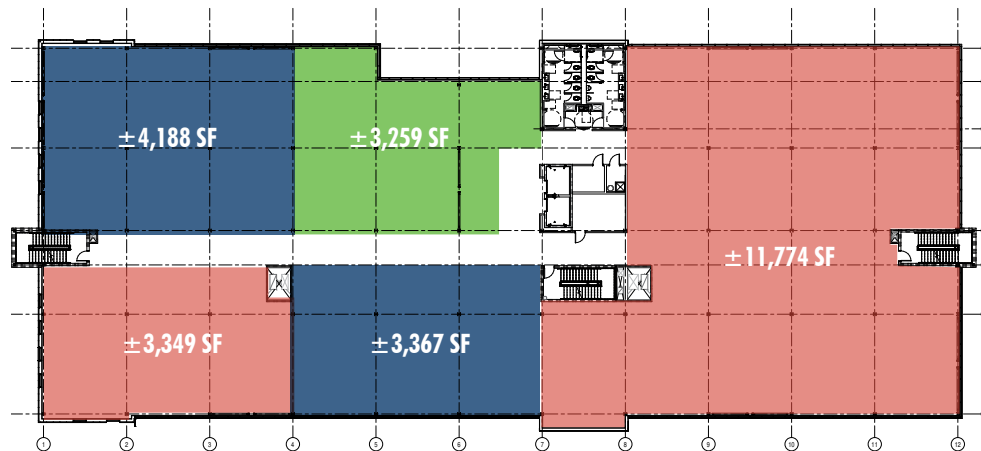
## OPTION 1



## OPTION 2



## OPTION 3



NOT TO SCALE



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