

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 ± 65-acre community of innovation within a larger ± 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 ± 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



± 60,000 SF Leased to University of Arizona



± 120,000 SF Class A Office Building



4 floors with ± 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 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.

THE REFINERY



SAGUARO NATIONAL PARK

CATALINA FOOTHILLS

FLOWING WELLS



TUCSON



DOWNTOWN TUCSON



SOUTH TUCSON



DAVIS MONTHAN AFB

AEROSPACE MAINTENANCE AND REGENERATION GROUP



DREXEL HEIGHTS



LITTLETOWN

TUCSON INTERNATIONAL AIRPORT



TUCSON INTERNATIONAL AIRPORT

PIMA COUNTY AEROSPACE BUSINESS PARK



NOT TO SCALE



SITE OUTLINE
NOT TO SCALE

UNIVERSITY OF ARIZONA

DOWNTOWN TUCSON

THE LOOP



SANTA RITA PARK

MARISOL PARK

PARK AVENUE

SILVERLAKE PARK

22ND STREET



THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges



KINO PARKWAY



KINO SPORTS COMPLEX
1.8 MILES



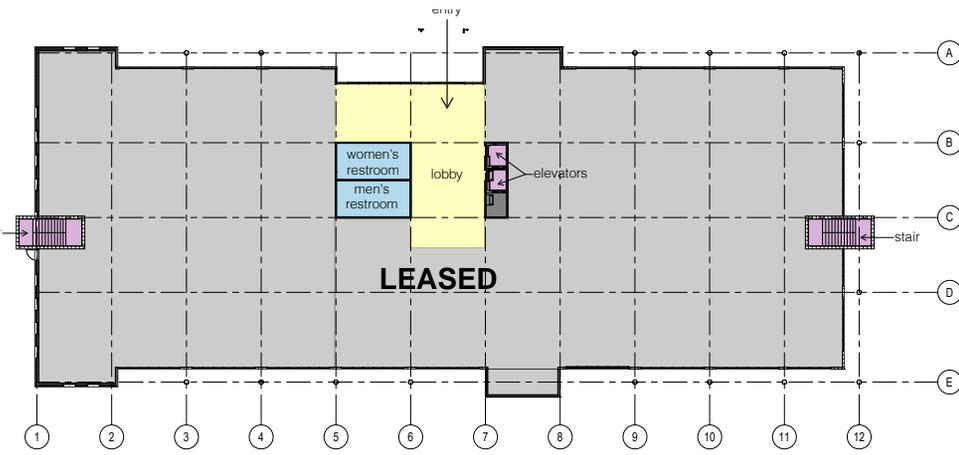
SITE PLAN
NOT TO SCALE



THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges



SITE PLAN



LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

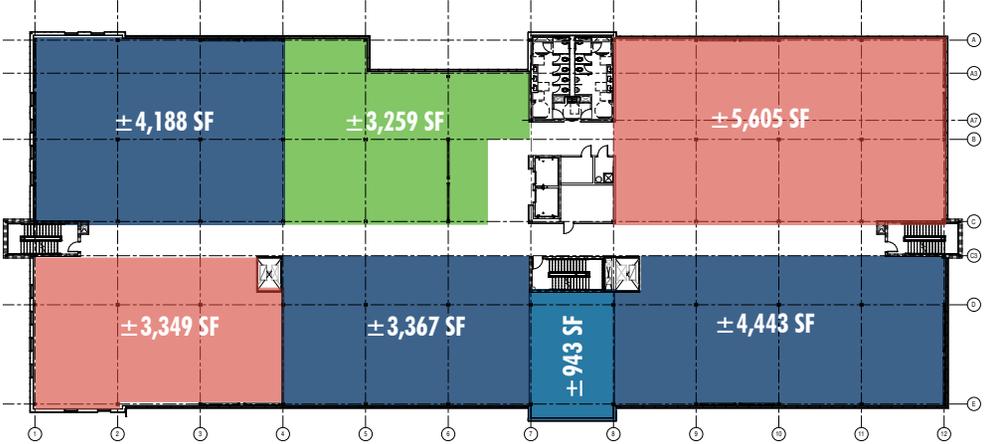


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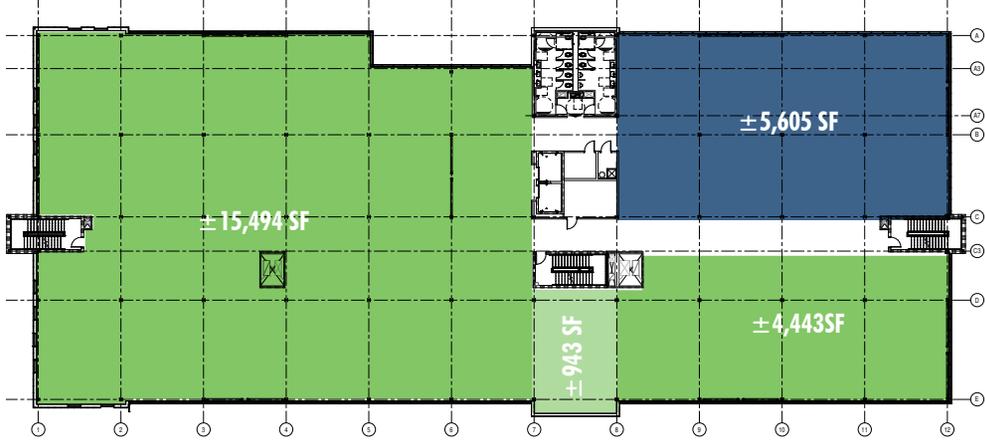
STACKING PLAN

HYPOTHETICAL FLOOR LAYOUTS

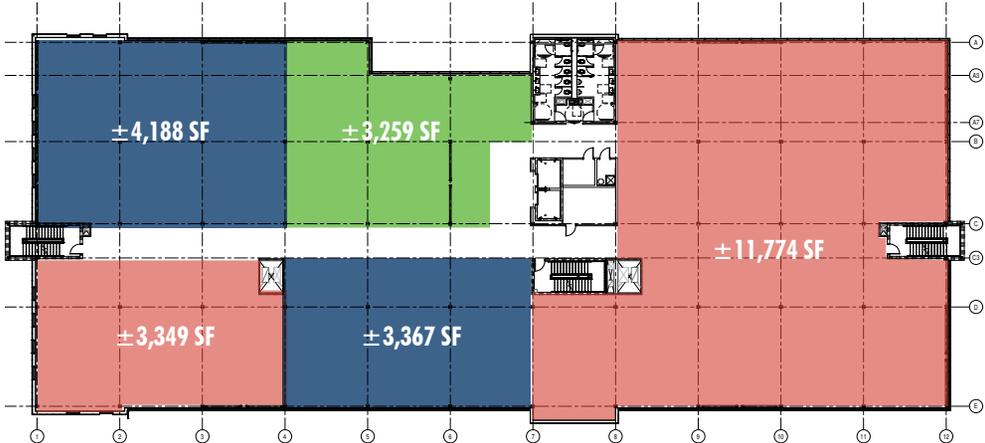
OPTION 1



OPTION 2



OPTION 3



NOT TO SCALE

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