

THE REFINERY

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 and 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



Ready for Tenant Improvements



Building offers secure space



\$29.25/SF 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 4-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 provides the ideal platform for partnerships with government, industry, and private companies.

SAGUARO NATIONAL PARK

FLOWING WELLS

CATALINA FOOTHILLS



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

Aerospace Pkwy



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

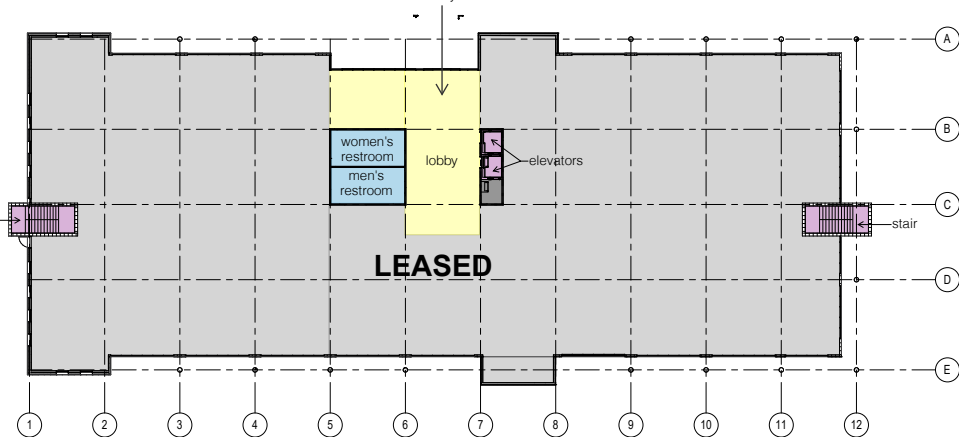


THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges



NOT TO SCALE

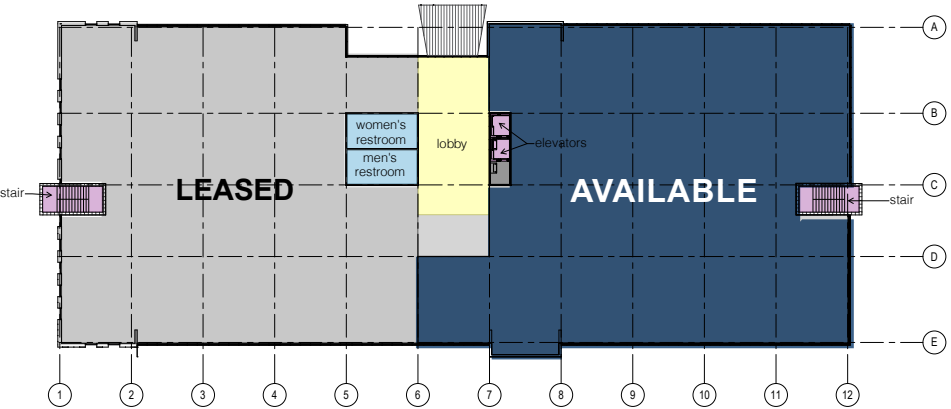
Stacking Plans



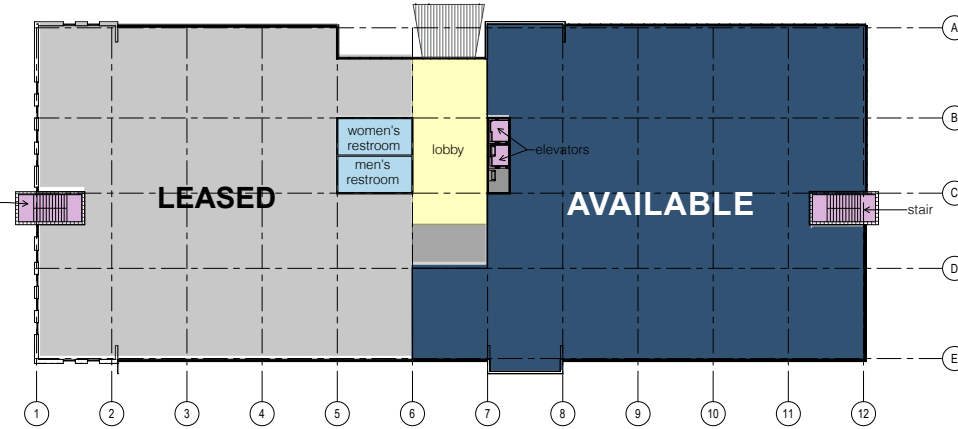
LEVEL 1



LEVEL 2



LEVEL 3



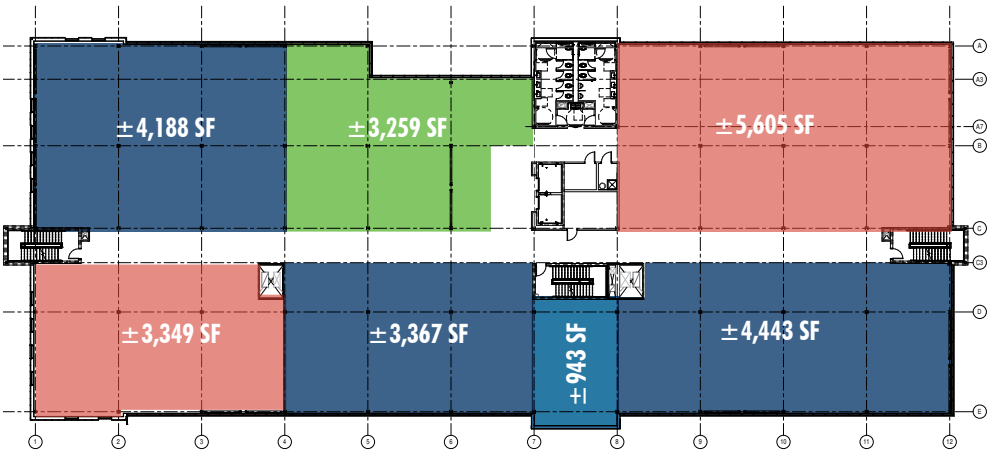
LEVEL 4



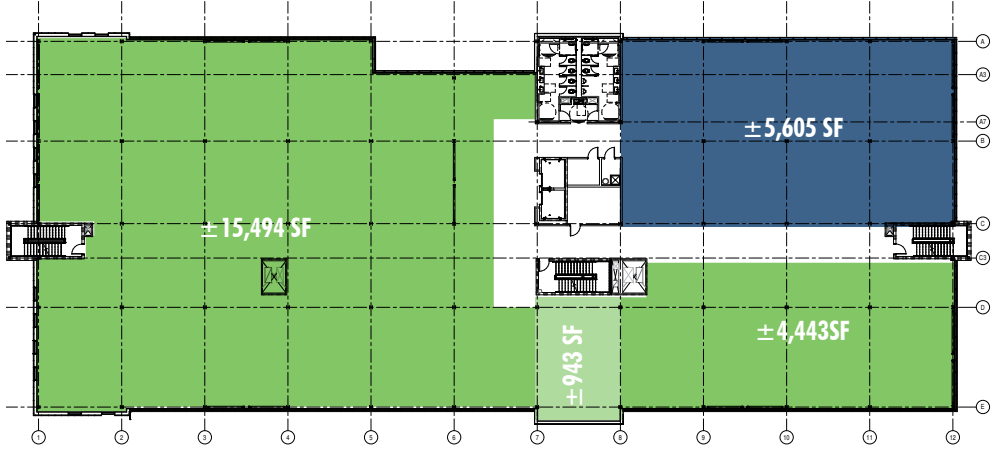
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Hypothetical Floor Layouts

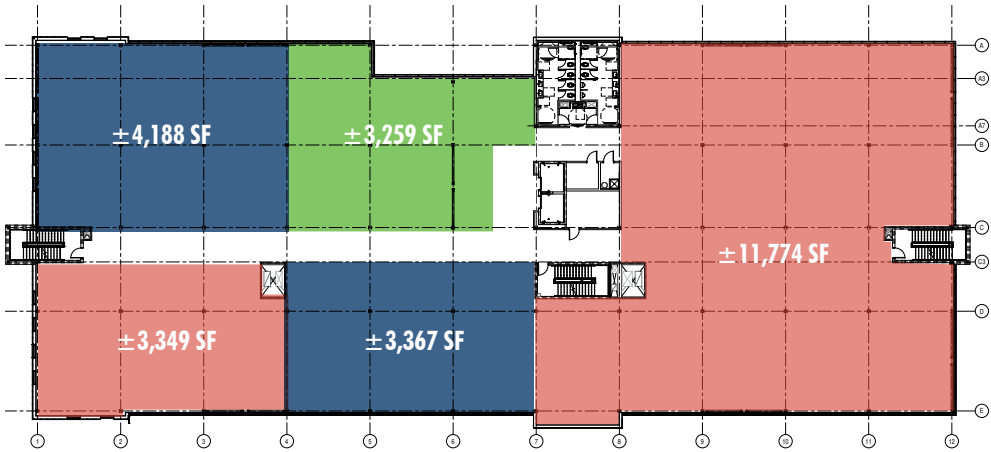
OPTION 1



OPTION 2



OPTION 3



NOT TO SCALE

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