

±120,000 SF Class A Office Building

THE REFINERY



THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

1600 E Idea Ln | Tucson, AZ



For more information:

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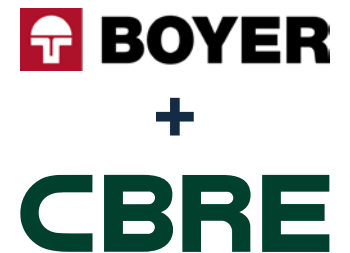
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The PERFECT fusion of PLACE and SPACE

THE REFINERY

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



4-Story Class A Office Building



Cat Tran Bus Service to/from UA campus



Ready for Tenant Improvements



Current Availability:
Minimum ±3,575 RSF
Maximum ±34,005 RSF



Rent \$29.25/SF/YR
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 4-story 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.

Stacking Plans



Not to Scale



Downtown Tucson

THE UNIVERSITY OF ARIZONA

THE REFINERY

THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

Mister CAR WASH
KFC
Dutch Bros
Culver's

SAJAD
BRAKE MAX
TIRE & SERVICE CENTERS
CHIPOTLE
SPRINGHILL
SUITES
Marriott

Cabana Bridges
Dental Pros
Costco
Great Clips
verizon
NextCare
Starbucks
Pi

POPEYES
TACO BELL
McDonald's
Walmart
LIN'S
Small Biz

JT ED
MOSAIC
WOOD
CENTURY
THEATRES

INTERSTATE
10

Ajo Way

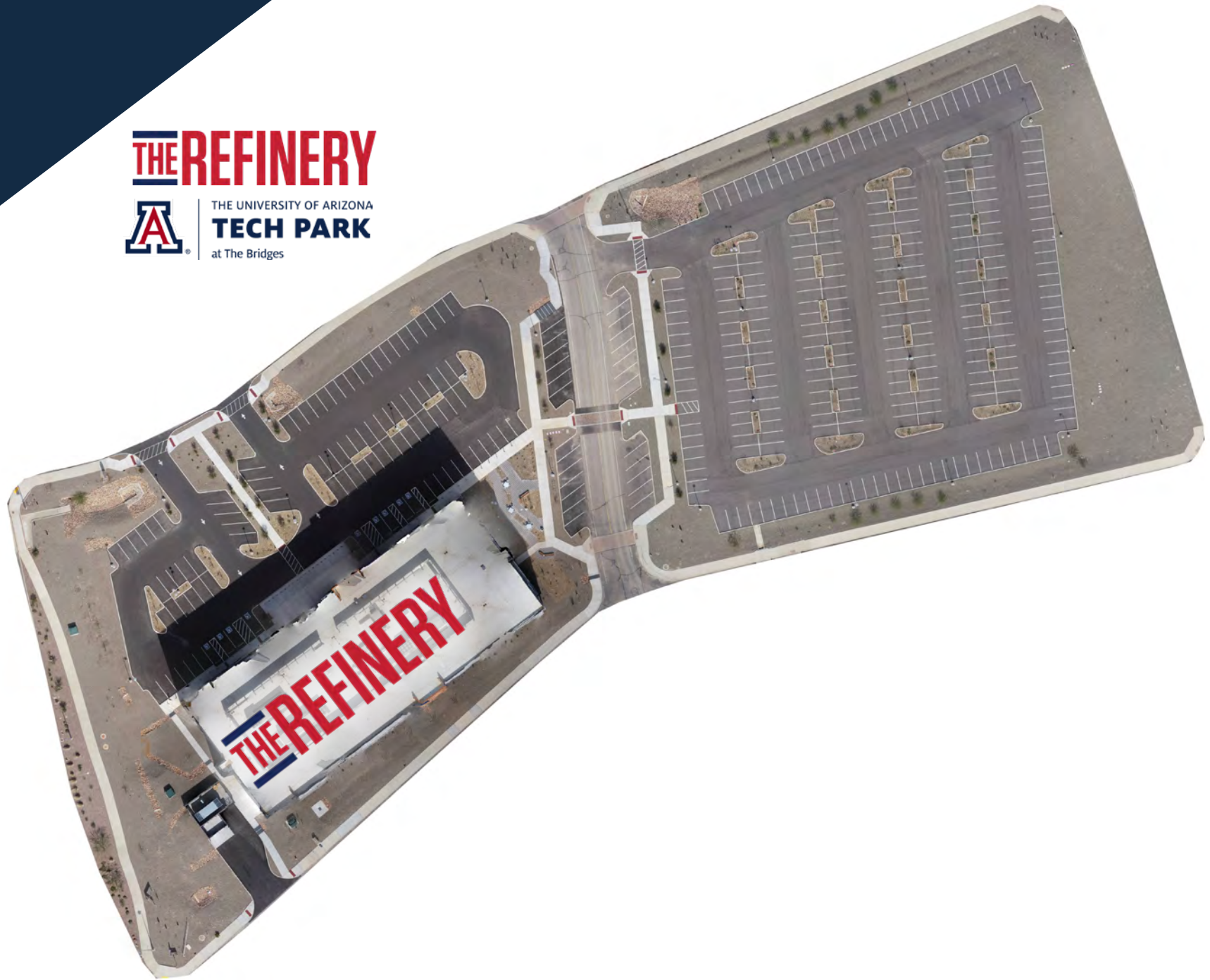
Kino Pkwy

Kino Sports Complex
1.8 miles



Not to Scale

Site Plan



Not to Scale

Commuter Map

THE REFINERY

Commute Times

15 Minutes

30 Minutes

45 Minutes



Not to Scale

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Location Map

1600 E Idea Ln | Tucson, AZ



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