

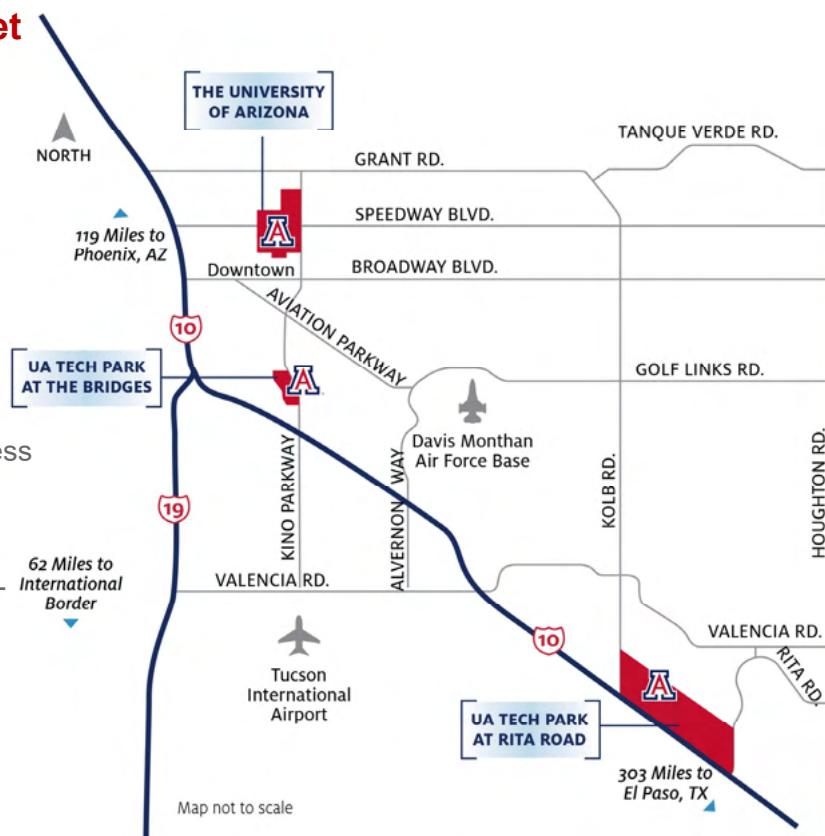


**9070 S. Rita Road, Tucson, Arizona 85747**

**From 9,482 - 34,186 Rentable Square Feet**

### Property Features

- Located at the UA Tech Park at Rita Road
- Easy access to Interstate -10
- Facilitate linkages to the University of Arizona
- Within the Vail School District, one of Arizona's top performing school districts
- Food service Café Zona onsite for all employees
- Home to Fit Zona, the UA Tech Park corporate fitness center
- Meeting spaces available from 5 to 420 people
- Onsite paramedics and EMT's weekdays from 7am-7pm
- 24/7 Site Security
- Office, prototyping/R&D and other
- Demisable space
- Life safety generator
- Backup generator available



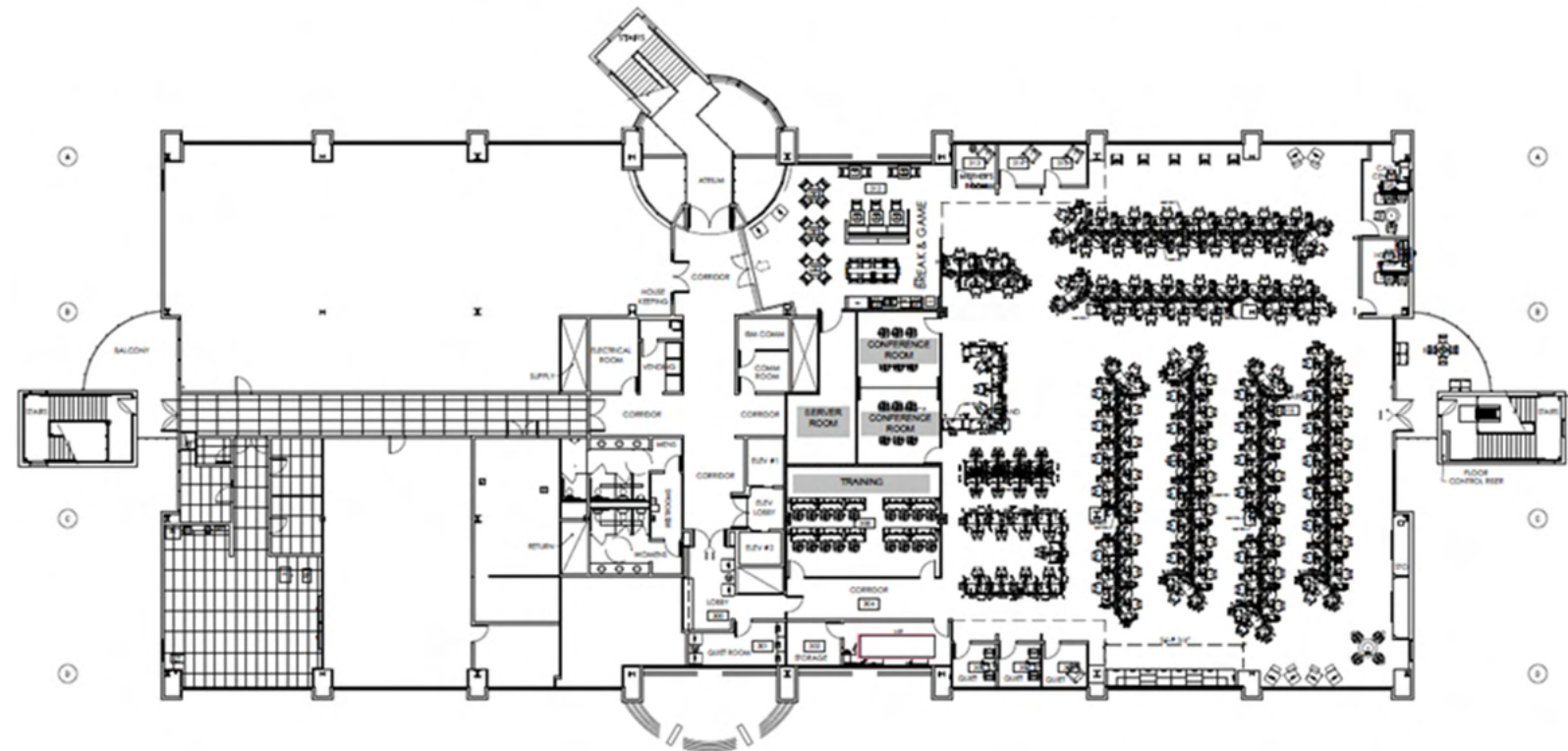
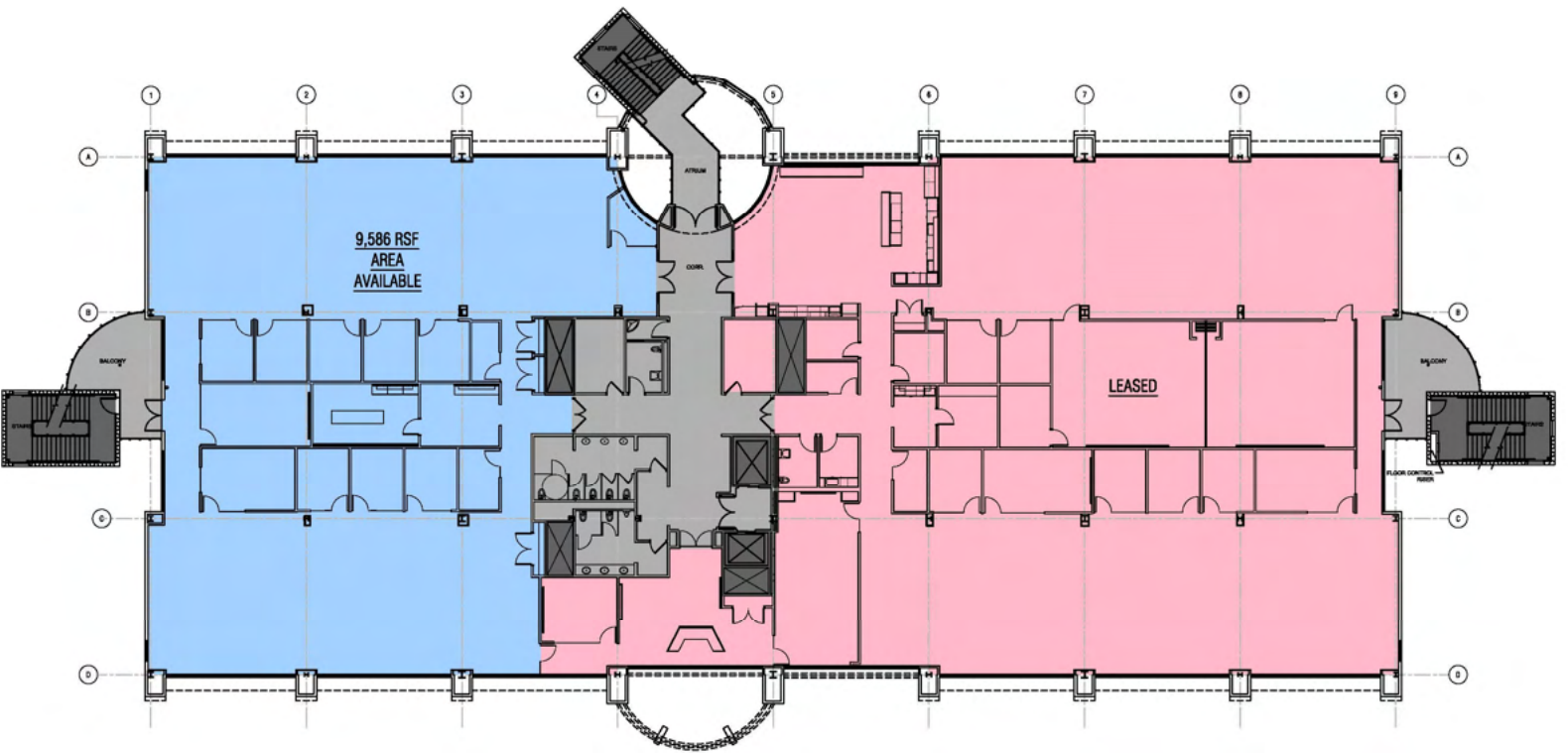




## Property Details

Number of floors	Three story
Height to deck	17'9", dropped to 9'
Loading	None
Power	Dual 13.8 MW feeds from central plant
HVAC	Chilled water central plant/ heating hot water in the building dual boiler system
Fire suppression and alert	Fully Sprinkled, class A fire alarm
Construction	Steel Frame
Year built	2004
Zoning	I-2
Parking	Generous non-exclusive parking







## Interior Photos





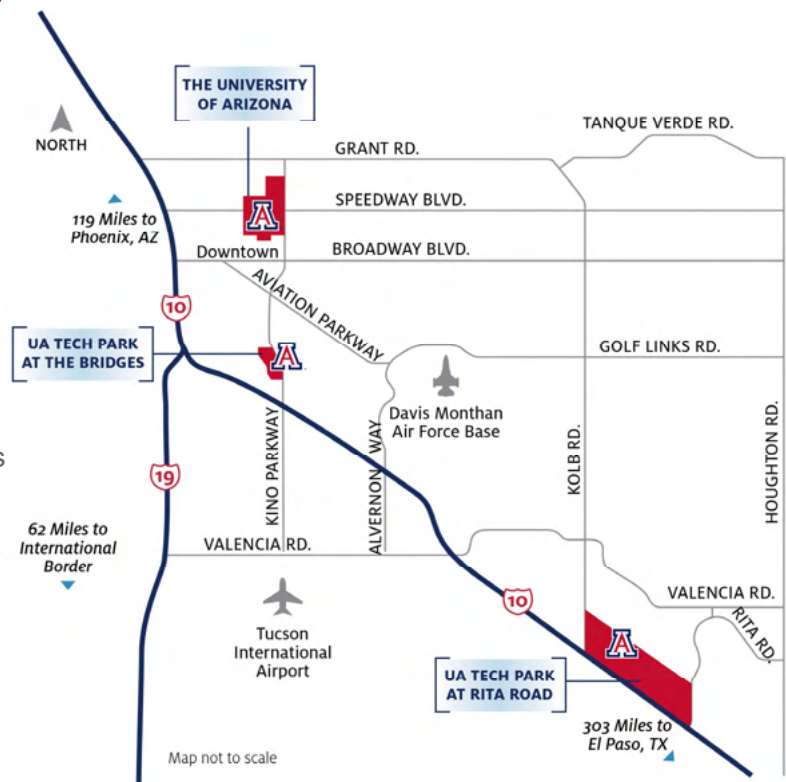


**9040 S. Rita Road, Tucson, Arizona, 85747**

**901 up to 39,953 Rentable Square Feet**

### Property Features

- Located at the UA Tech Park at Rita Road
- Easy access to Interstate -10
- Facilitate linkages to the University of Arizona
- Within the Vail School District, one of Arizona's top performing school districts
- Food service Café Zona onsite for all employees
- Home to Fit Zona, the UA Tech Park corporate fitness center
- Meeting spaces available from 5 to 420 people
- Onsite paramedics and EMT's weekdays from 7am-7pm
- 24/7 Site Security
- Office/ Research and development flex space
- Demisable space
- Life safety generator



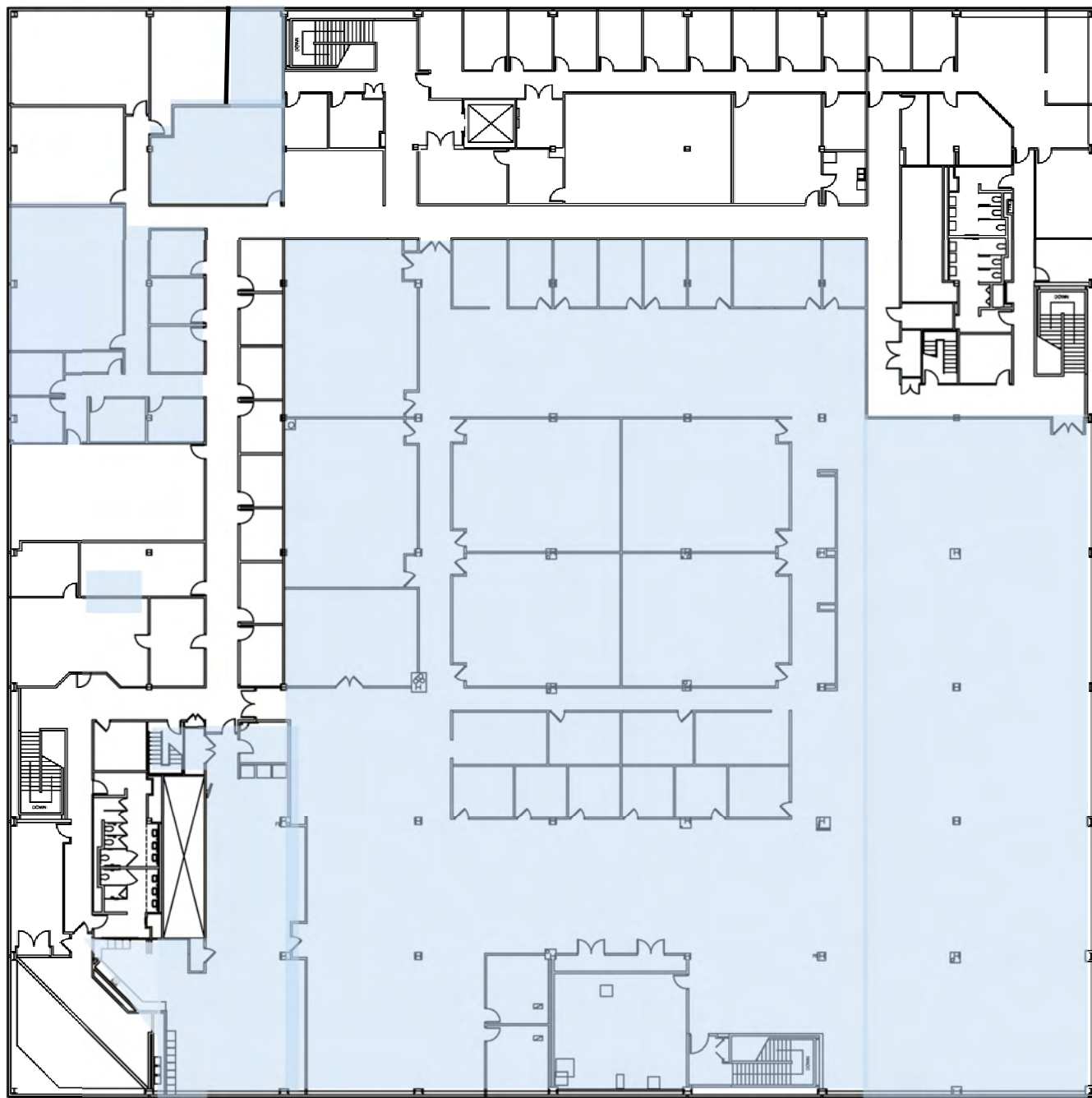




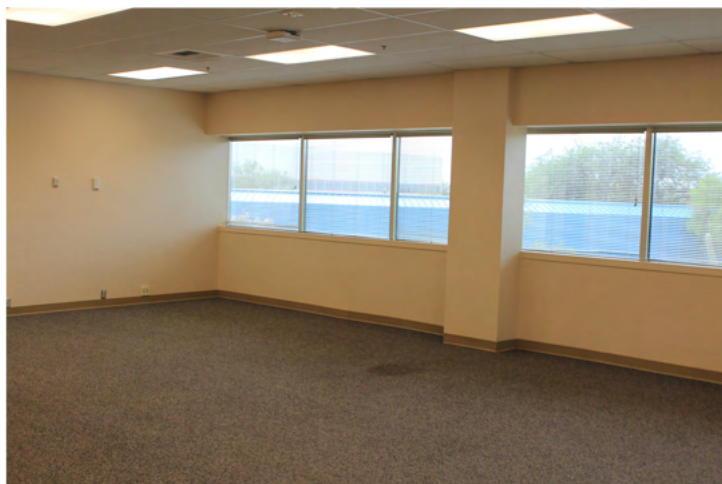
## Property Details

Number of floors	Two story
Height to deck	17'.9" to deck, dropped to 9'
Loading	Two
Power	Dual 13.8 MW feeds from central plant
HVAC	Chilled water central plant / Heating hot water in the building dual boiler system
Fire suppression and alert	Fully sprinkled, class A fire alarm
Construction	Steel frame
Year built	1980
Zoning	I-2
Parking	Generous non-exclusive parking

## 9040 Second Floor









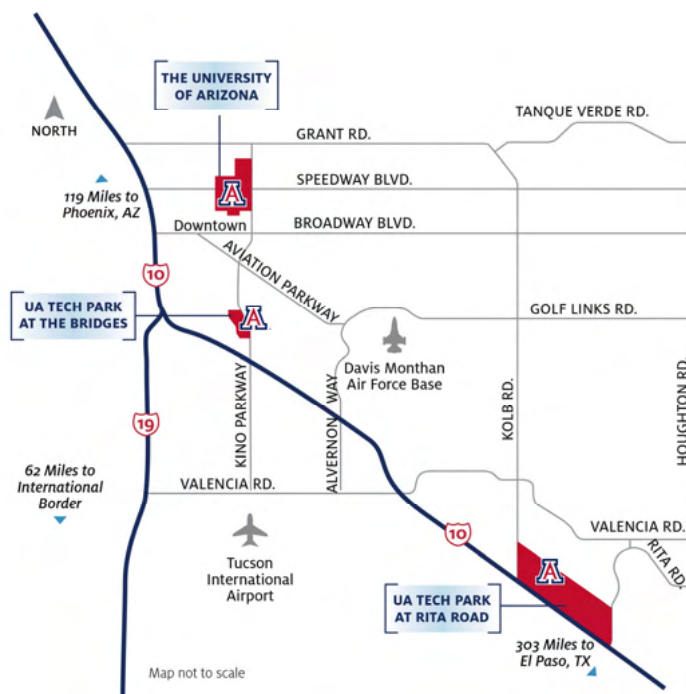


**9052 S. Rita Road, Tucson, Arizona, 85747**

**21,072 Rentable Square Feet**

### Property Features

- Located at the UA Tech Park at Rita Road
- Easy access to Interstate -10
- Facilitate linkages to the University of Arizona
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- Food service Café Zona onsite for all employees
- Home to Fit Zona, the UA Tech Park corporate fitness center
- Meeting spaces available from 5 to 420 people
- Onsite paramedics and EMT's weekdays from 7am-7pm
- 24/7 Site Security
- Office/ Research and development flex space
- Demisable space
- Life safety generator







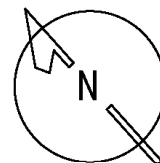
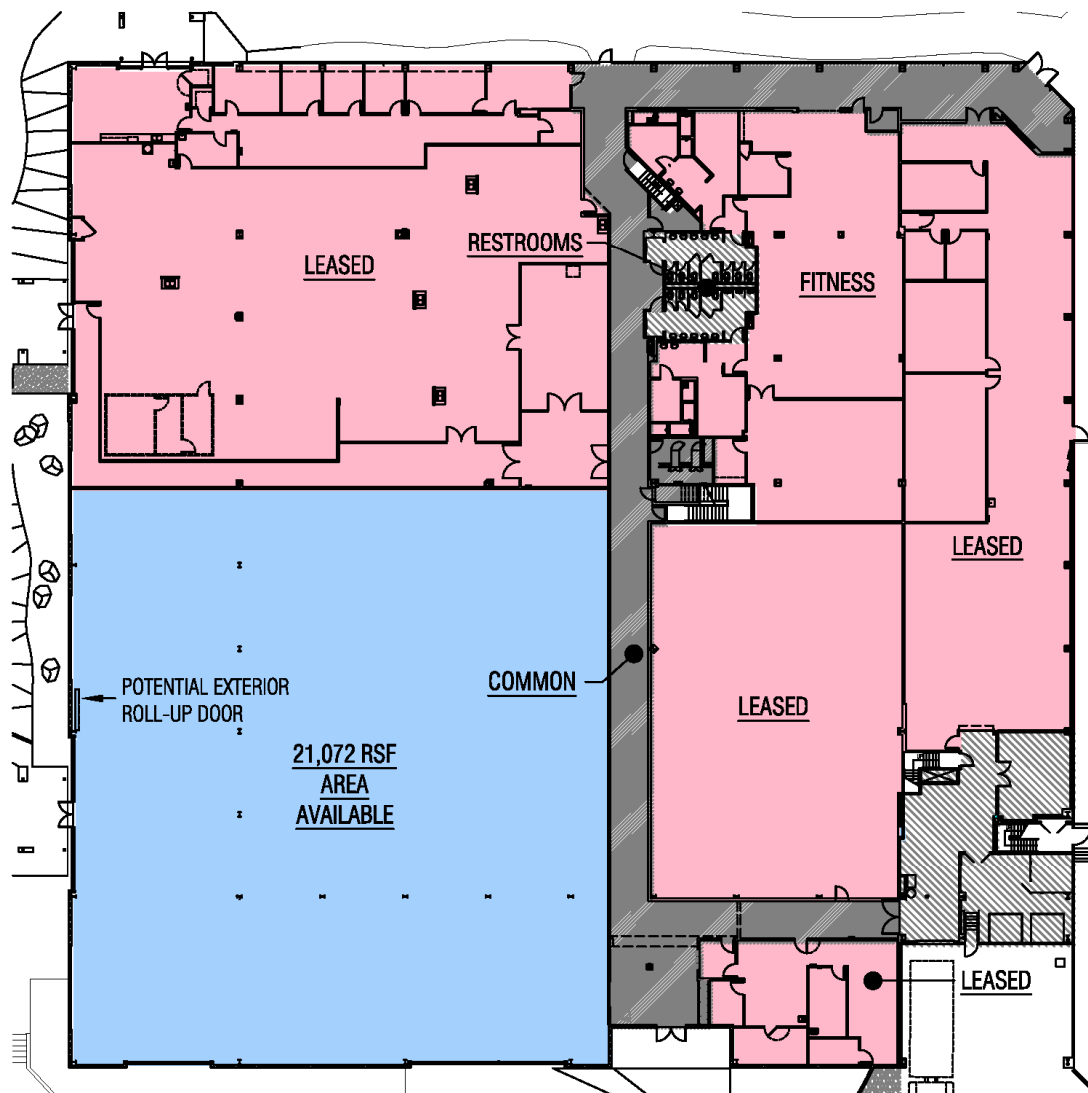
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## Property Details

R&D SF	100%
Hight to Deck	28 Feet
Loading	3 Docks
Power	Dual 13.8 mw feeds from Central Plant
HVAC	Chilled Water Central Plant / Heating Hot Water in the Building Dual Boiler System
Sprinkler	Fully Sprinkled, Class A fie alarm
Floors	1
Construction	Steel Frame
Year Built	1980, renovated 2019
Zoning	I-2



9052



UNIVERSITY OF ARIZONA  
TECH PARKS ARIZONA

AREAS OF  
AVAILABILITY

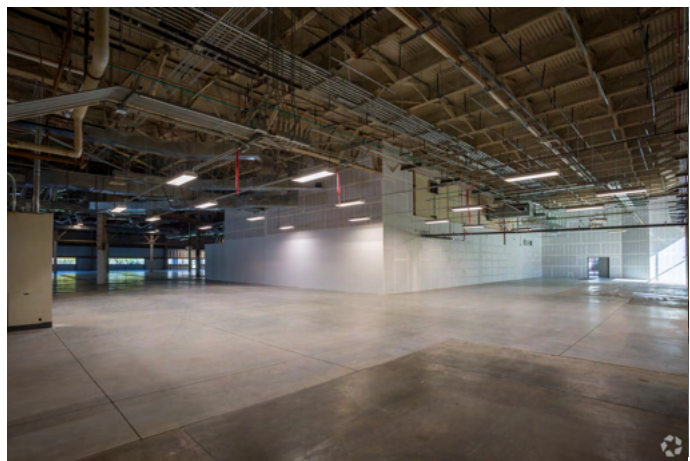
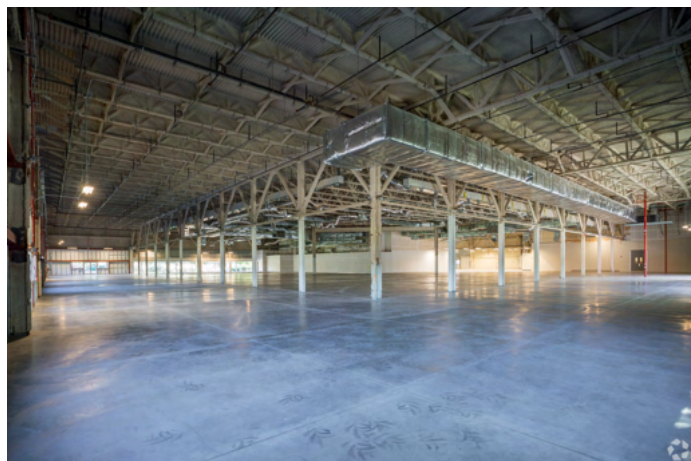
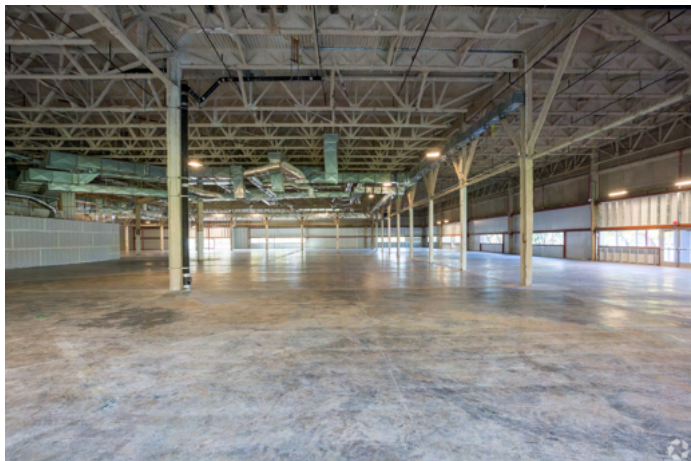
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## Interior Photos



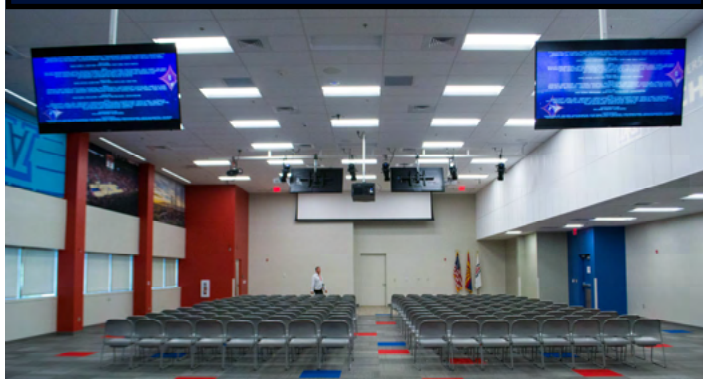
## Exterior Photos





## Amenities

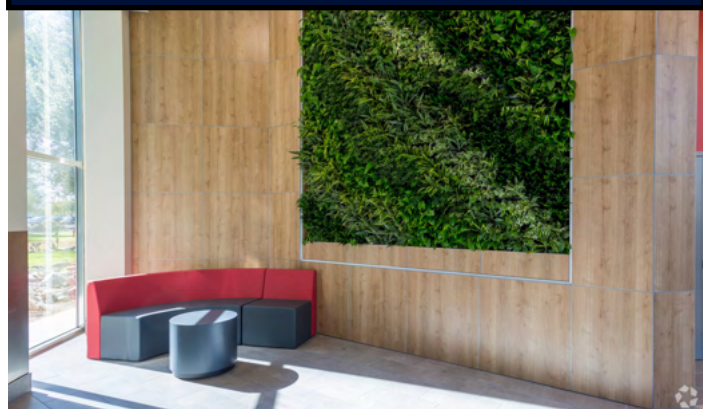
### Event Center



### Café Zona



### Living Wall



### Nature Walks on the Spine



### Fit Zona– Cardio & Weights



### Fit Zona– Group Exercise Room

