



THE UNIVERSITY OF ARIZONA  
**TECH PARK**

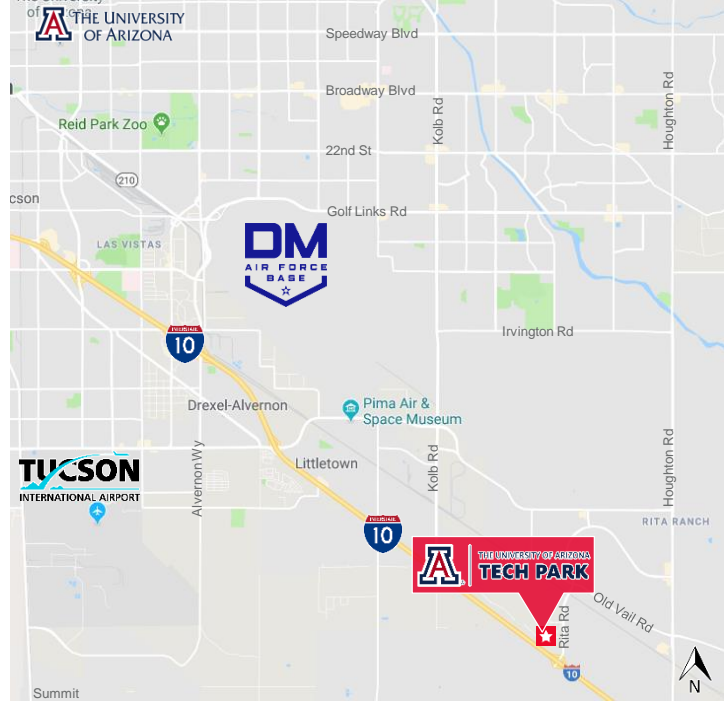
**OFFICE**



**115,632 SF Office Available**  
**Lease Rate: \$10.50 / SF / Yr NNN**

### Property Features

- Class 'A' Office / R&D space in the UA Tech Park at Rita Rd
- Join Citi, IBM, OptumRX, Ascensus, Coherent, and more
- Built out with offices, conference rooms, huddle rooms, and large open work areas on both floors
- Fiber installed, fully sprinklered, elevator served
- 6" raised flooring throughout most of building
- Heavy power available, including UPS and backup generator
- Furniture and equipment available
- UA Tech Park offers many amenities for employees and visitors
- Within the Vail School District, one of Arizona's top performing school districts
- Easy access to all areas of Tucson via I-10
- Divisible, please call



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11/20/2020

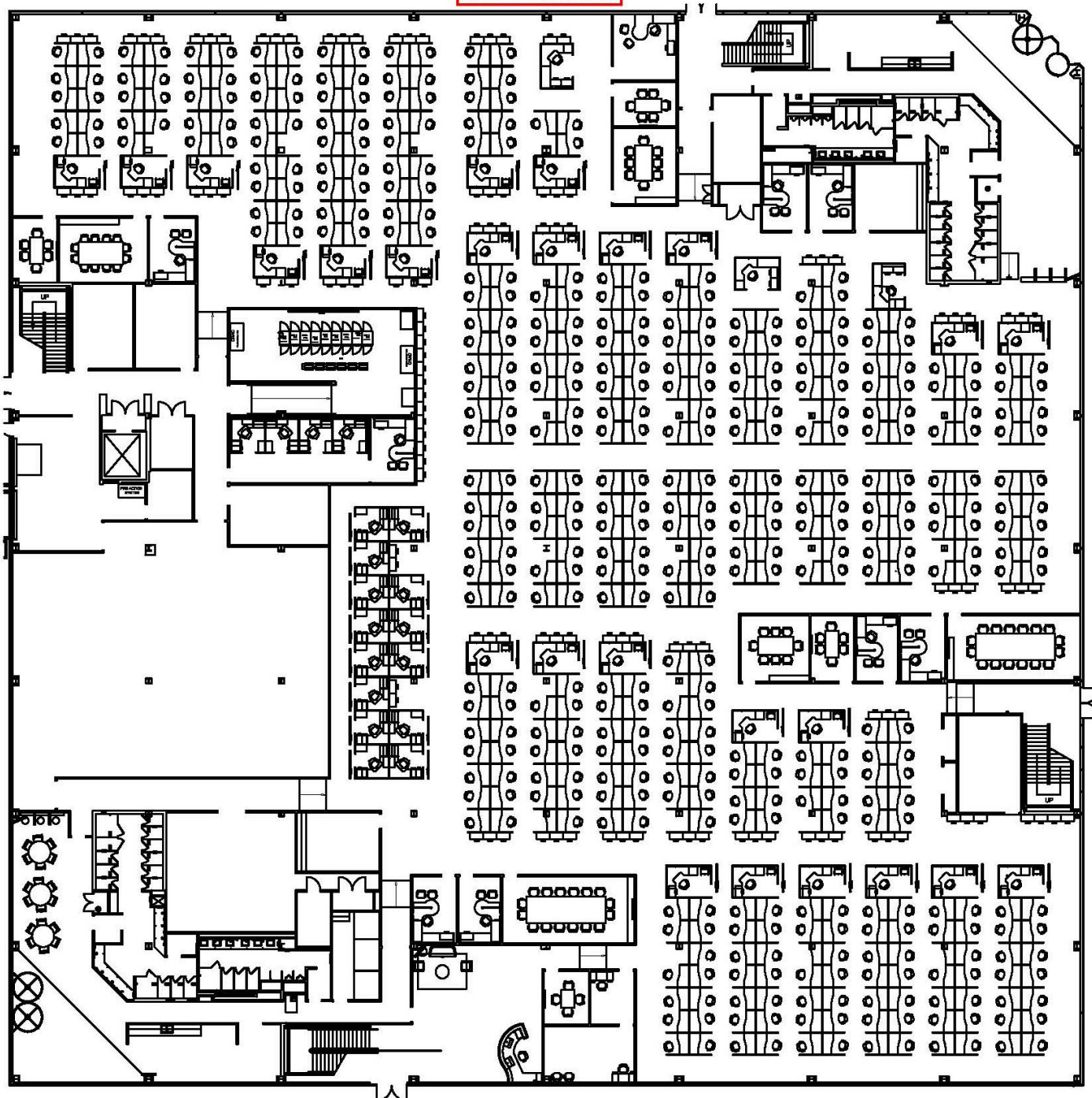


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OFFICE

Floor Plans

9072 First Floor



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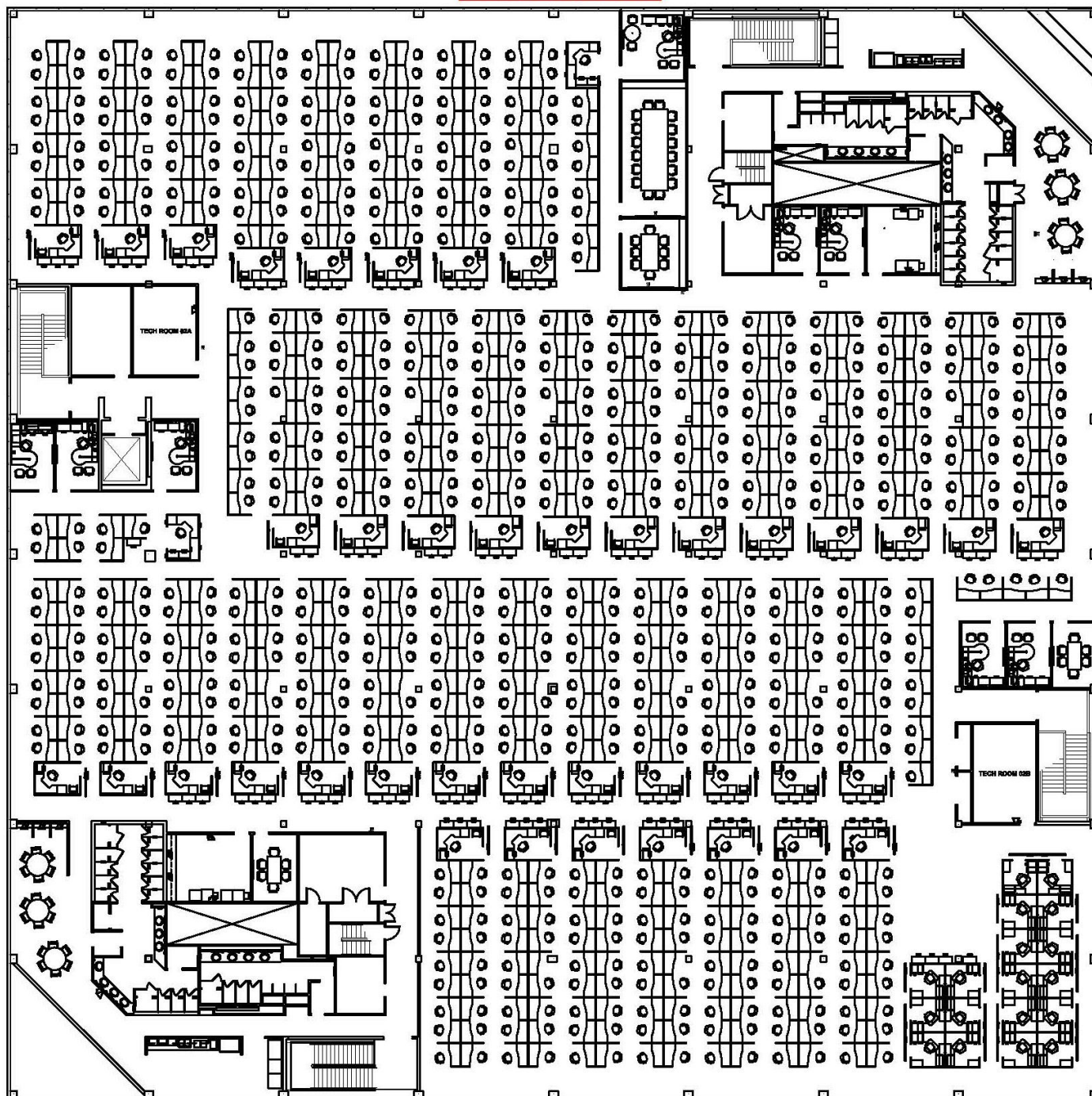
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Floor Plans

9072 Second Floor



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Interior Photos



Conference



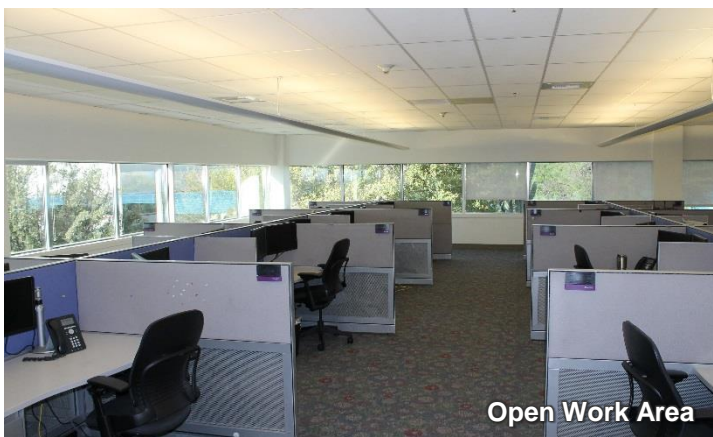
Private Office



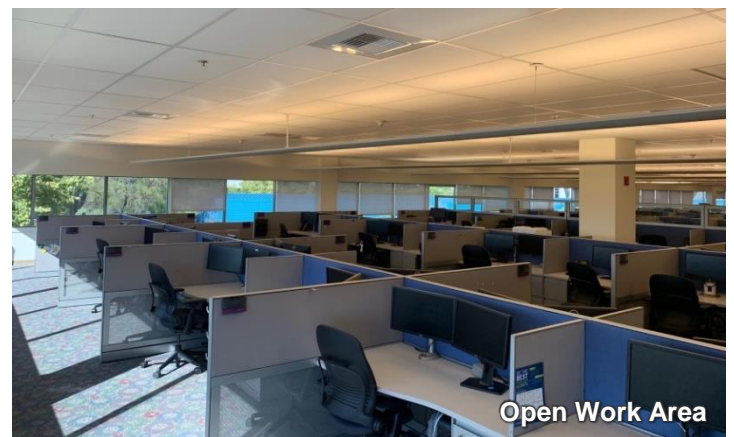
Vending



Break Room



Open Work Area



Open Work Area

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### Park / Building Highlights

Amenities	Food services, fitness center, event center, beautiful campus, ample parking & more
Public Transportation Options	SunTran – bus line and Sun Shuttle have stops in nearby parking lot 5
Power	Dual 13.8 mw feeds from Central Plant, A and B independent feeds
HVAC	Chilled Water Central Plant / Heating Hot Water in the Building Dual Boiler System
Sprinkler	Ordinary Hazard
Floors	2
Elevator	1-7,500 lb load capacity
Loading	2 Docks
Year Built	1980, renovated 2006
Zoning	I-2
Parking	Ample parking available
Estimated NNN	\$4.80/SF/Year
Estimated Utilities/Janitorial	\$3.40/SF/Year
Disclosures	Property is in the vicinity of Davis Monthan Air Force Base

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**Amenities**

**Health and Wellness Center Bldg 9052**



**Campus Grounds**



**Event Center**



**Fitness Center**



**Food Services**

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