

INNOVATION PARK



INNOVATION PARK

*Premier Sites for Industrial,
Health Services, Retail & Office*

Oro Valley, Arizona 85755



ABOUT INNOVATION PARK

Innovation Park is the heart of Oro Valley's aerospace and bioscience business sector. It is a master-planned business park spanning across 555+ acres. This development is unique due to its business development incentives, its reputation as the premier location for research and development, and outstanding views of the Catalina Mountains. Many companies are actively seeking to join this rare network of industry leaders. The Oro Valley Chamber of Commerce recently relocated their main office inside Innovation Park.

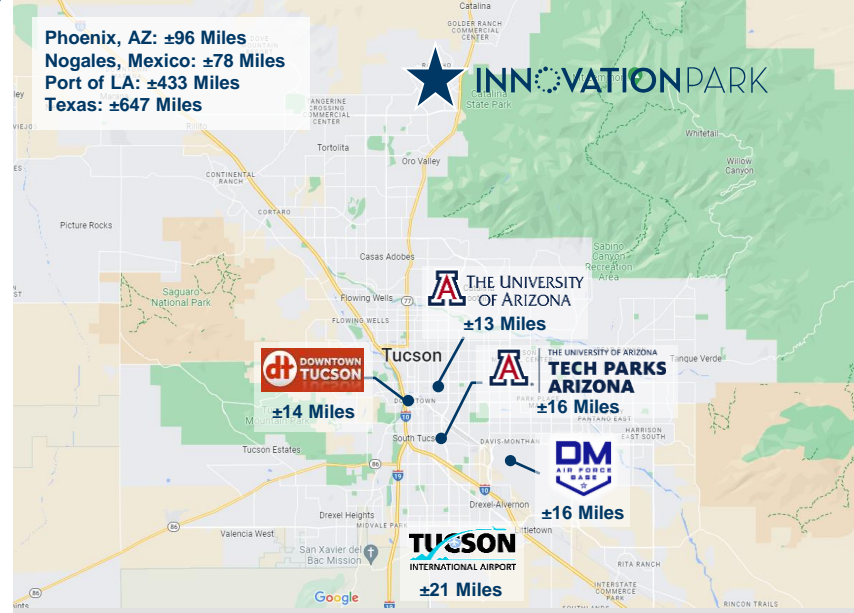
Inside Innovation Park you will find major users such as Roche Tissue Diagnostics, the University of Arizona Center for Innovation at Oro Valley, Oro Valley Hospital, and Meggitt Securaplane, which creates a network of leaders in biotech and science.

Roche Tissue Diagnostics Oro Valley facility employs nearly 1,500 people and contributes to nearly \$70 billion of revenue worldwide. They focus on improving the lives of cancer patients and provides precise, personalized diagnostics and research to help fight against this disease. It is an innovator of tissue-based diagnostic solutions for patients around the world through state-of-the-art testing automation. Additionally, they are the leading global supplier of cancer diagnostic systems to the pathology market.

The University of Arizona Center for Innovation at Oro Valley is part of a network that offers the expertise of leaders in science and technology, University of Arizona connections, and incubation programs. The UACI provides office and lab space that lends itself to creating sustainable businesses that fuel Southern Arizona's economy. It has generated over \$1.5 billion in economic activity, 18,875 jobs, \$600 million in wages, and \$85 million in state and local tax revenues.

Oro Valley Hospital specializes in orthopedics, rehabilitation, cardiology, minimally invasive surgery, gastroenterology, cardiopulmonary testing, imaging, diagnostics, emergency medicine, and an adult behavioral health unit. It has over 170 beds and includes a nursing facility and a freestanding inpatient rehabilitation facility on campus of Northwest Medical Center.

Meggitt Securaplane creates power, motion, and security devices for the aerospace sector. Their technology is used by the top industry aircraft manufacturers and is the global leader in aerospace, defense, and energy markets.



Access

- Direct access to Oracle Road (27,065 VPD-2022)
- Easy access to I-10 via Tangerine Rd

Zoning

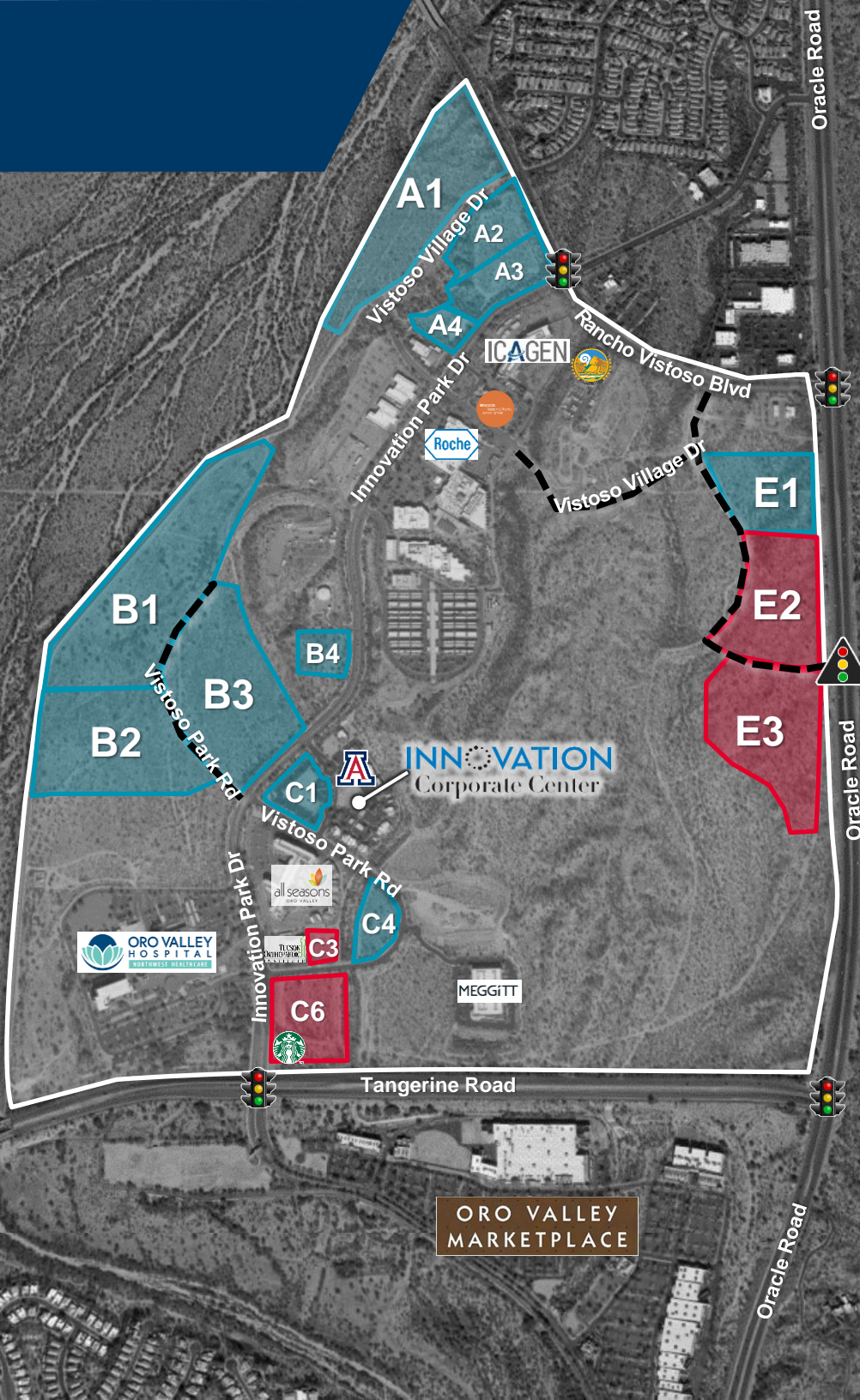
Oro Valley specifically developed the **Economic Expansion Zone (EEZ)** for Innovation Park and surrounding areas to encourage this science and technology network to attract businesses. This zoning allows for a streamlined review process and timeline for development and expansion, making it easy for companies to join this business park.



INNOVATIONPARK SITE PLAN

Lot	AC	Price/SF
A1	21.40	\$9 PSF
A2	4.47	\$12 PSF
A3	4.85	\$12 PSF
A4	2.81	\$12 PSF
B1	23.72	\$9 PSF
B2	12.99	\$9 PSF
B3	18.18	\$11 PSF
B4	2.06	\$15 PSF
C1	3.27	Inquire
C4	2.27	\$12 PSF
E1	6.98	\$12 PSF





Lot	AC	Price/SF
C3	1.16	Inquire
C6	5.61	\$16
E2	8.28	\$12
E3	12.34	\$12



Businesses

	The University of Arizona Center for Innovation at Oro Valley
	Roche Diagnostics
	Meggitt Securaplane
	Oro Valley Hospital
	Tucson Orthopaedic Institute
	Icagen Ion Channel Technology
	Western National Parks Association
	All Seasons Senior Living
	Oro Valley Municipal Operations Center and Transit Services

Key

	CPI Zoning
	C-1 Zoning
	Future Traffic Light
	Future Road

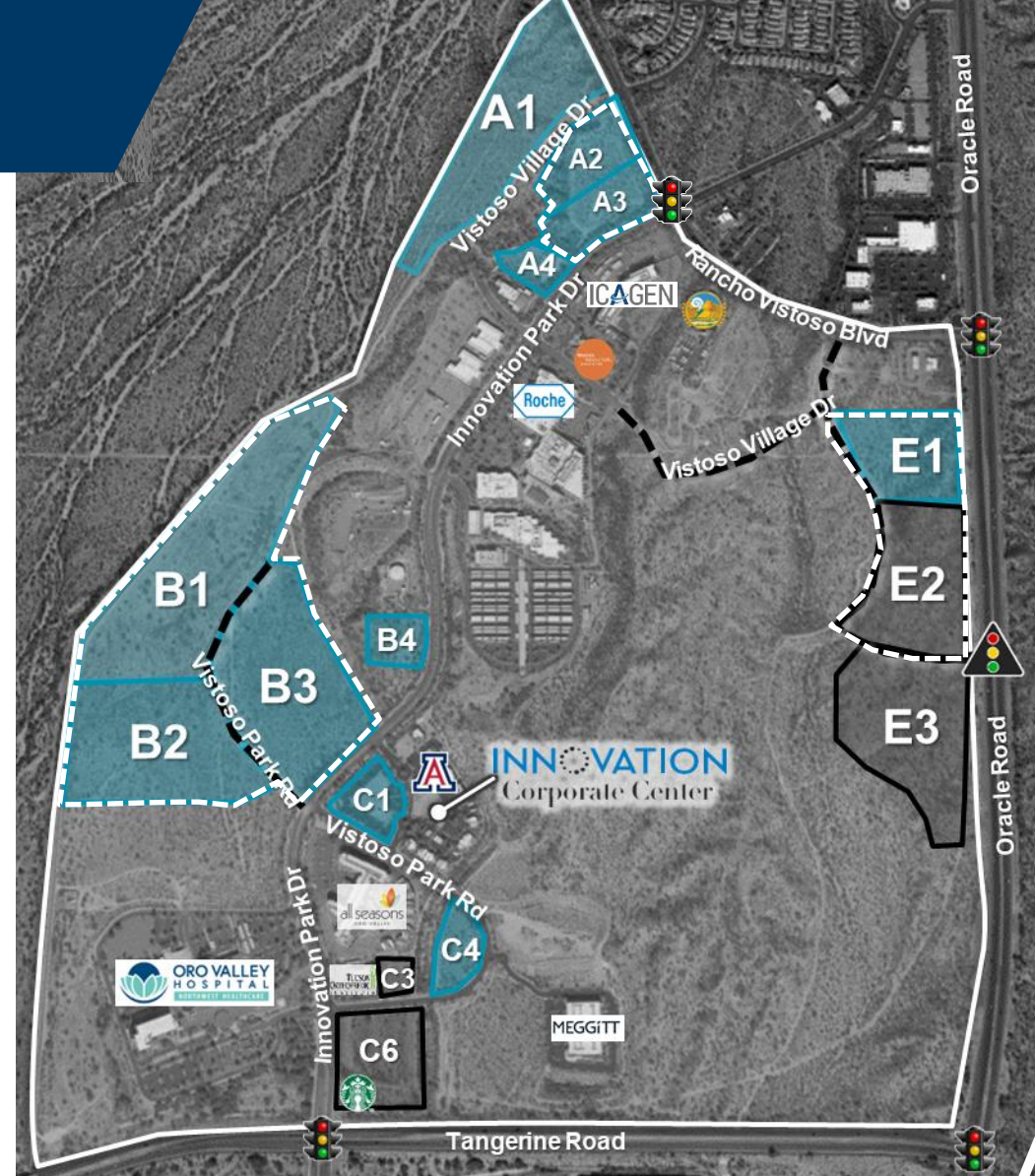


ORO VALLEY
MARKETPLACE

INNOVATIONPARK INDUSTRIAL

Benefits of Innovation Park for Industrial Users

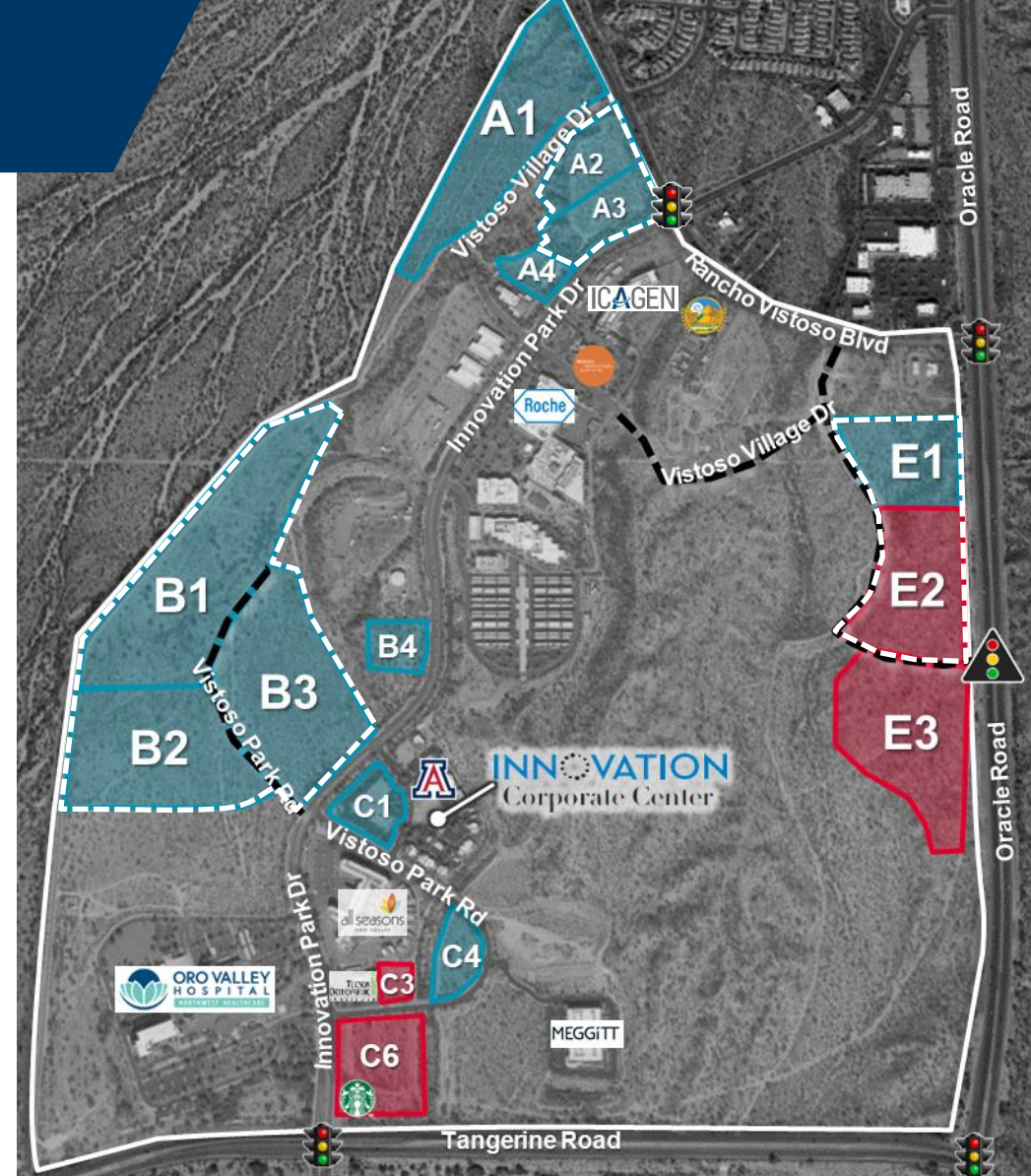
- A rare opportunity for contiguous 50+ acre site by combining lots B1 – B3
- Professionally developed business park with quick-build ability
- One-of-a-kind location adjacent to biotech and medical clusters, highly educated workforce, and numerous amenities
- Unparalleled beauty of the Santa Catalina Mountains which can be seen from every available site, providing a high-end experience unlike anything in the Southwest region
- Irreplaceable opportunity provides long term land value protection
- Direct access to I-10 for easy distribution thoroughfare
- A2-A3 can be combined to 9.32 acres
- B1-B3 can be combined to 54.89 acres
- E1-E2 can be combined to 15.26 acres



MEDICAL & OFFICE

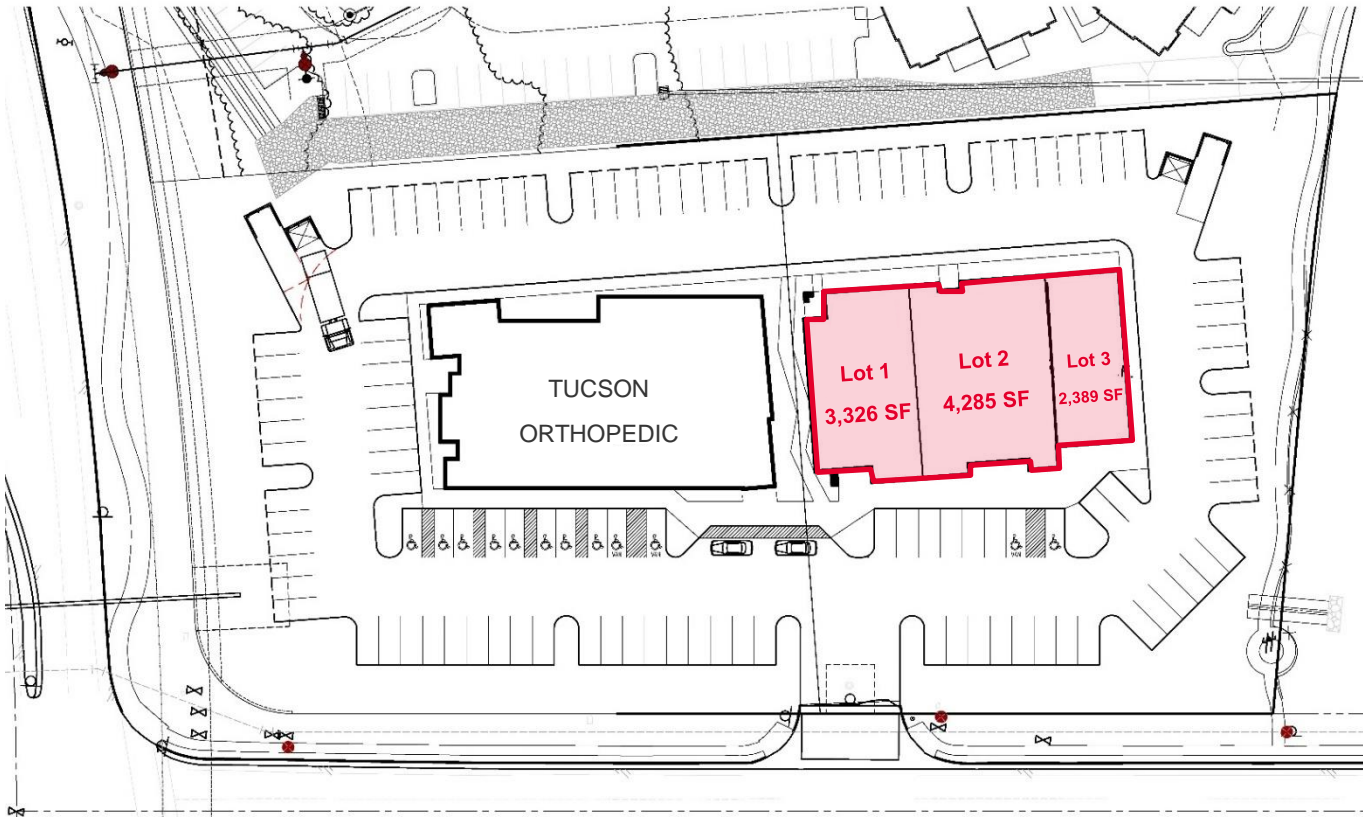
Benefits of Innovation Park for Medical & Office Users

- Class A buildings located around the beautiful Catalina Mountains
- Professional office & medical buildings - 1,500 SF to 40,000+ SF
- Development-ready sites for near-term construction
- Existing shells for immediate occupancy
- “One stop” services from design to delivery available by Venture West
- Approved zoning for senior care facilities
- A2-A3 can be combined to 9.32 acres
- B1-B3 can be combined to 54.89 acres
- E1-E2 can be combined to 15.26 acres
- See C3 and C6 site plans on following pages

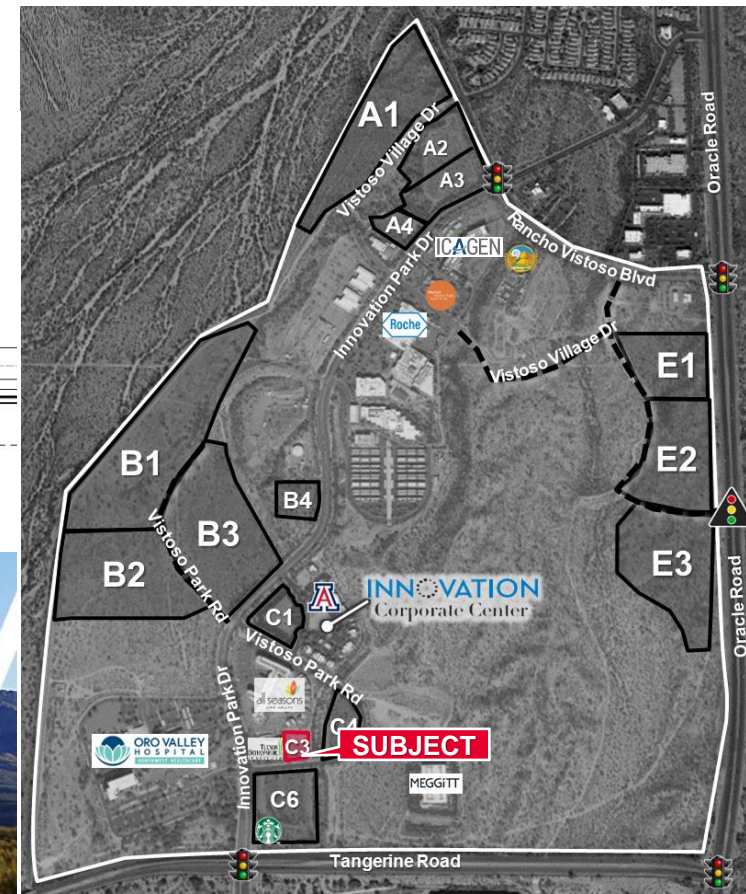


CONCEPT SITE PLAN | LOT C3 | C-1 Zoning | Parcel 219-20-9630

10,000 SF - Design Per Buyer's Actual Requirements

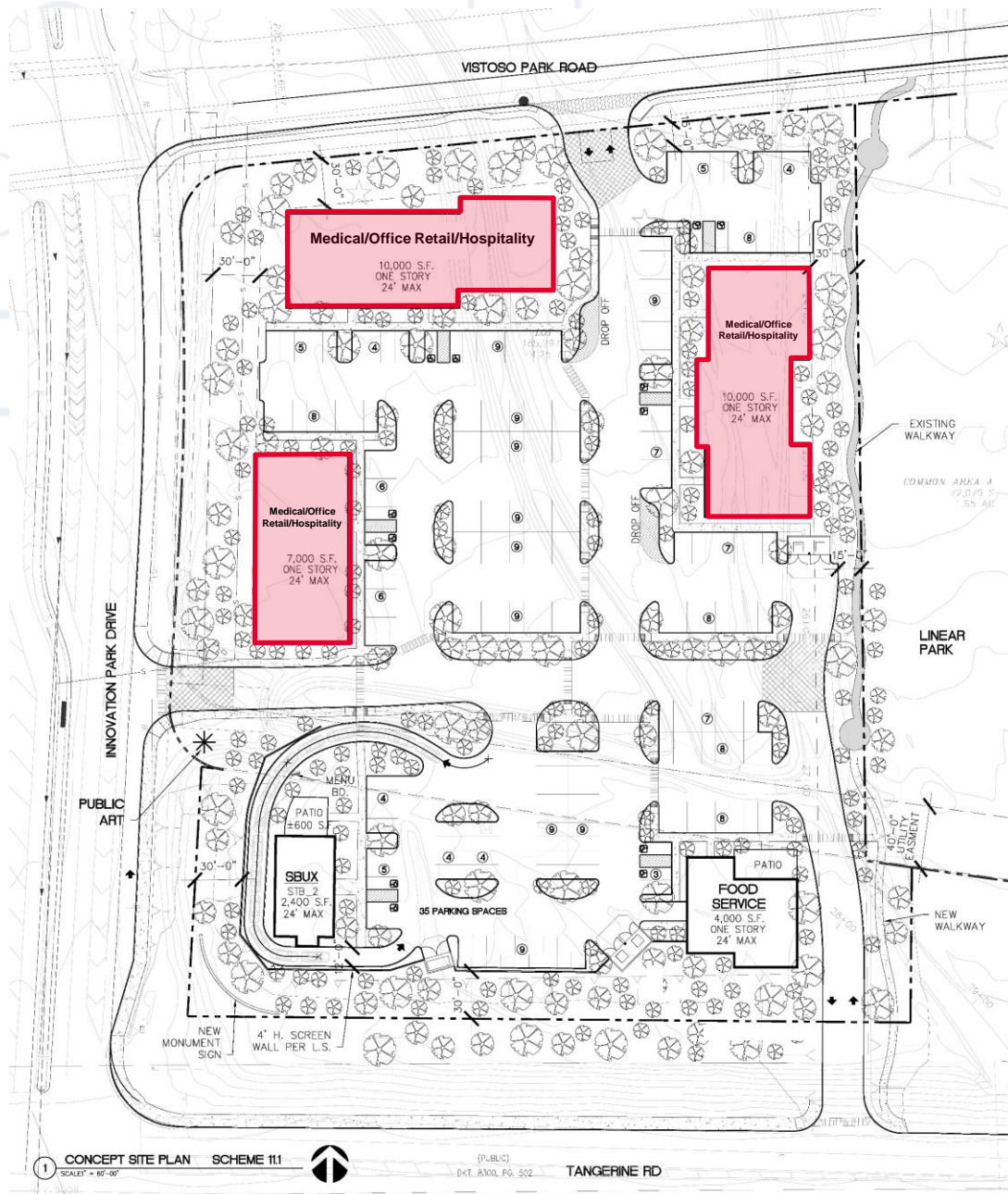


Subject	Use	SF	Price / SF
1	Office / Med	3,326 SF	Build to Suit
2	Office / Med	4,285 SF	Build to Suit
3	Office / Med	2,389 SF	Build to Suit
Total	Office / Med	10,000 SF	Build to Suit



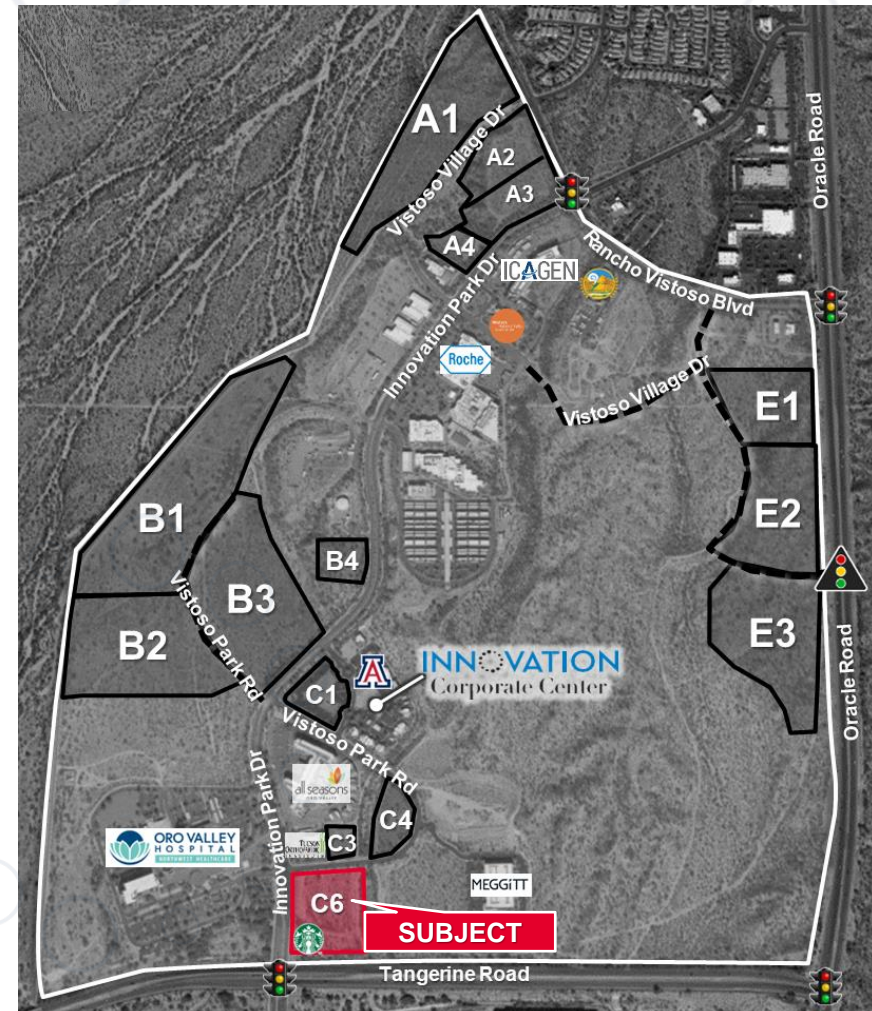
MEDICAL / OFFICE / RETAIL / HOSPITALITY

CONCEPT SITE PLAN – DESIGN PER BUYER’S ACTUAL REQUIREMENTS
 LOT C6 | 2.3 Acres | Parcel 219-20-9100



Subject	Use	Zoning	*SF
1	Medical / Office Retail / Hospitality	CPI	10,000 / 1 Story
2	Medical / Office Retail / Hospitality	CPI	7,000 / 1 Story
3	Medical / Office Retail / Hospitality	CPI	10,000 / 1 Story

*SF and design per Buyer's actual requirements

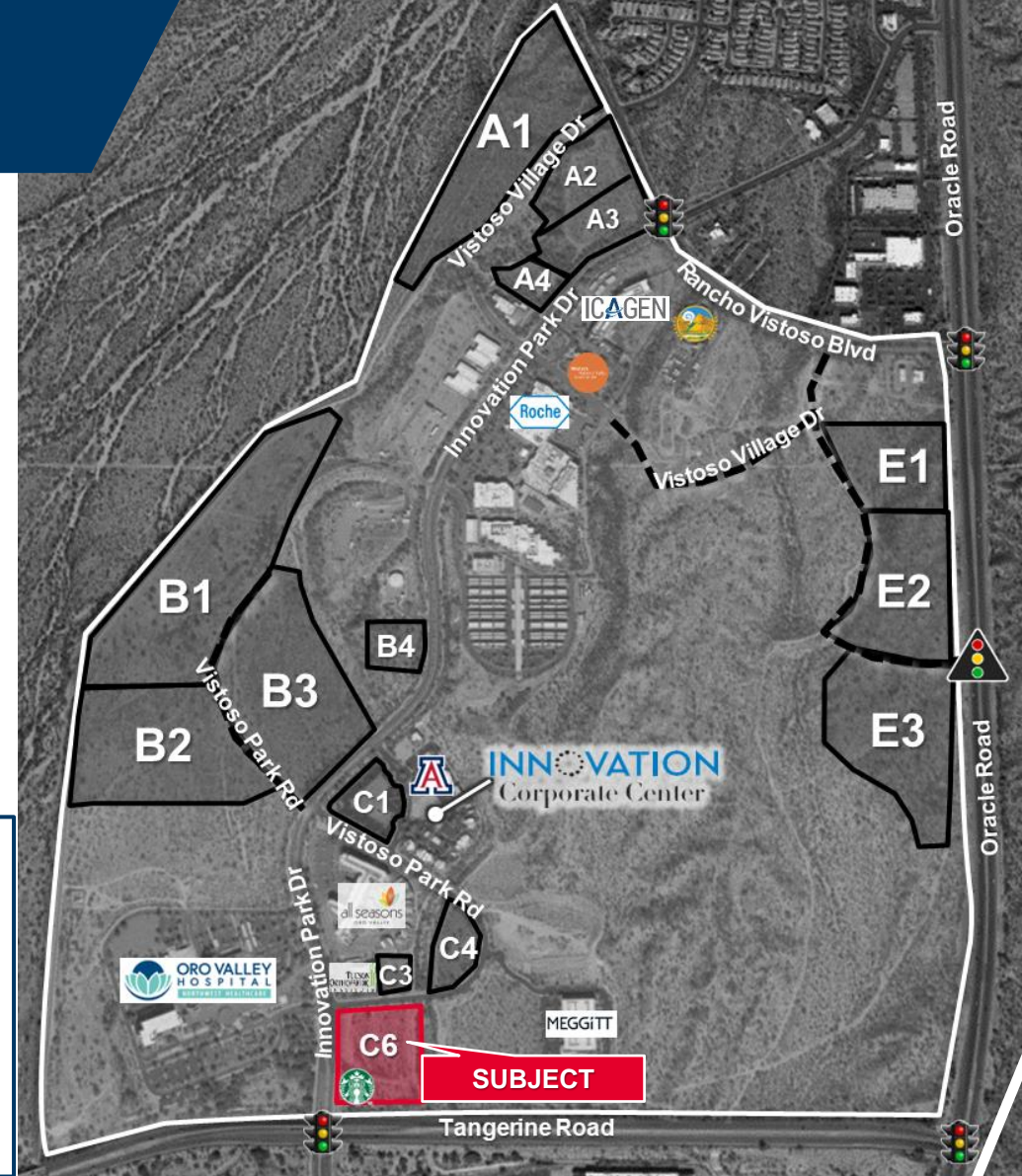


RETAIL & HOSPITALITY

Benefits of Innovation Park for Retail/Hospitality Users

- Starbucks is expected to open in 2025
- The center boasts an average household income of over \$99,000, with a residential population of 111,421 and a daytime population of 103,379
- Innovation Park is near Oro Valley Hospital, shopping, dining, entertainment, and more
- Oracle Road: 27,065 vehicles per day and Tangerine Rd: 18,091 vehicles per day (2022)

Nearby Retail Businesses: Oro Valley Marketplace



ABOUT ORO VALLEY

Oro Valley, named the ‘Upscale Tech Mecca of Southern Arizona’ by the Arizona Daily Star, is located northwest of Tucson and surrounded by the stunning Catalina and Tortolita Mountains. Key industries include aerospace and defense, bioscience, and other high-tech companies, of which the majority are located within Innovation Park. The town is committed to growing more startups in the bioindustry and has numerous incentives to assist in business development.

The aerospace sector in Oro Valley generates over 2,000 jobs and is expected to increase by 124% in the next 5 years. This industry's labor cost is \$1.38/hour below the national median. Oro Valley's biggest player in the aerospace industry is Meggitt, which is also located in Innovation Park.

Bioscience in Oro Valley is flourishing with 19 sites for high-tech and bioscience development. Users such as Roche Tissue Diagnostics, the University of Arizona Center for Innovation, Oro Valley Hospital, and Sigmalabs generate over 3,000 jobs for the local economy. The number of bioscience jobs has increased 93% over the last 5 years and is projected to increase by 195% in the next 5 years.

Other emerging industries in Oro Valley include electronic vehicle battery manufacturing, thin film applications, optics, destination marketing and content management systems.

Oro Valley was ranked not only as one of America's best cities for its bioscience disciplines, but also for its quality of life. A distinct feature setting it apart from Tucson is its elevated lifestyle while maintaining an affordable cost of living. Families are drawn to the nationally ranked schools in Oro Valley such as BASIS charter school, Lemn Academy of Excellence, and other institutions within the Amphitheater School District. The city provides a variety of activities including shopping, restaurants, and caters to an outdoor lifestyle with numerous trails perfect for hiking, biking, and horseback riding.



48,266
People



97%
*High School
Diploma or Higher*

\$99,000
*Average
Household Income*

56%
*Bachelor's Degree
or Higher*

Oro Valley Statistics



#1 Safest Place to Live in AZ



*Top 3 Best Cities to Raise
a Family in AZ*



*2.5% Population Growth Rate
from 2020-2022*



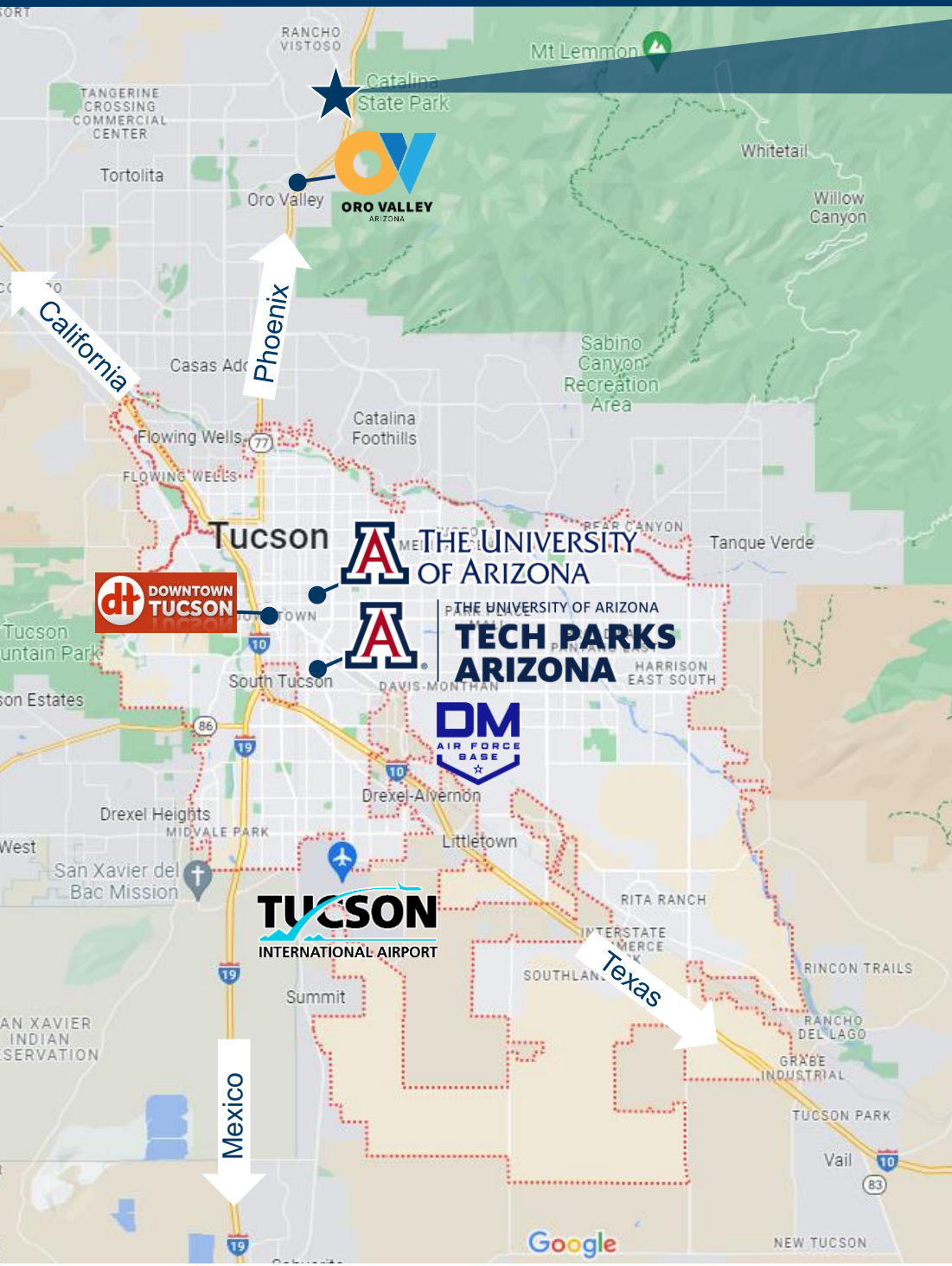
*44 Miles of Natural Trails and
79 Miles of Bike Pathways*



*Standardized test scores outpace
national, state, and county averages*



LOCATION OVERVIEW



TUCSON INDUSTRIAL MARKET

Tucson Industrial Market Dynamics

During Q2 of 2023, the Tucson industrial market remained healthy and resilient and was not impacted by economic downturns as severely as other markets. The vacancy rate experienced a slight increase, reaching 2.3% year-to-date (YTD) with positive overall absorption of 252,944 square feet. Additionally, pre-leasing in Tucson has hit historic highs over the last year. Demand is being driven primarily by logistics, distribution, manufacturing, and the cannabis industry. Land sale activity is increasingly competitive with prices rising as buildable site inventory has greatly diminished in recent years.

Tucson: A Growing MSA

Tucson is the second-biggest city in Arizona (behind Phoenix) and is home to a growing community of college students, families and retirees. Population growth in the Tucson metro area is outpacing several other popular Western cities, including Las Vegas and San Diego. Unlike other parts of the country that are experiencing a boom in new construction activity, the development pipeline in Tucson remains relatively mild. About 2.6 million SF of industrial space is currently underway. In addition to the airport, developers are active in the northern part of the metro along I-10 near Marana. Other institutional developers in Tucson include VanTrust Real Estate, Lincoln Property Company and Flint Development.



Tucson Statistics



546,574 People

Largest City in Southern AZ



\$321,809

Average Home Price in Tucson



#1

Mexico is AZ largest Trading Partner

\$48,058

Median Household Income

\$348,079

Average Home Price in US

\$17.5 B

Arizona's bilateral trade value with Mexico



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