

THE REFINERY



THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

1600 E Idea Ln | Tucson, AZ

±120,000 SF Class A Office Building




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 **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



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 ±34,008 RSF



Rent \$29.25/SF/YR
Full Service
TI Allowance Available



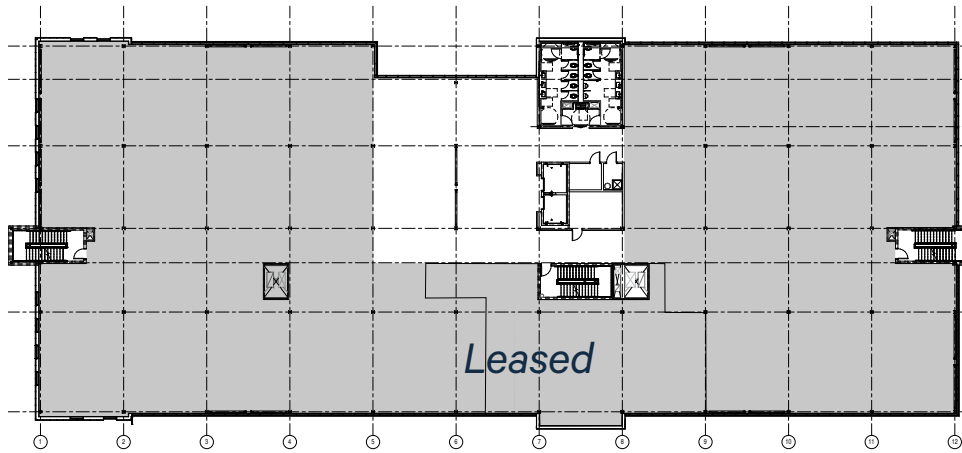
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THE REFINERY

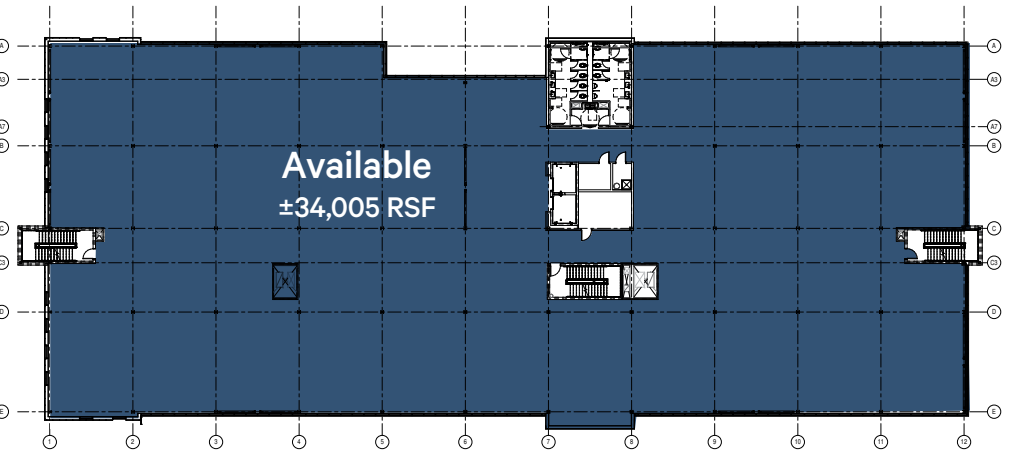
The building is named The Refinery because of its proximity to the talent and bright minds that can be mined from the University of Arizona. This 4-story office building is ideal for tech-focused businesses to leverage world class researchers as well as a pipeline of graduates and student interns. The anchor tenant for The Refinery is the University of Arizona which established an innovation and commercialization hub here. Activities 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 is 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

Level 1



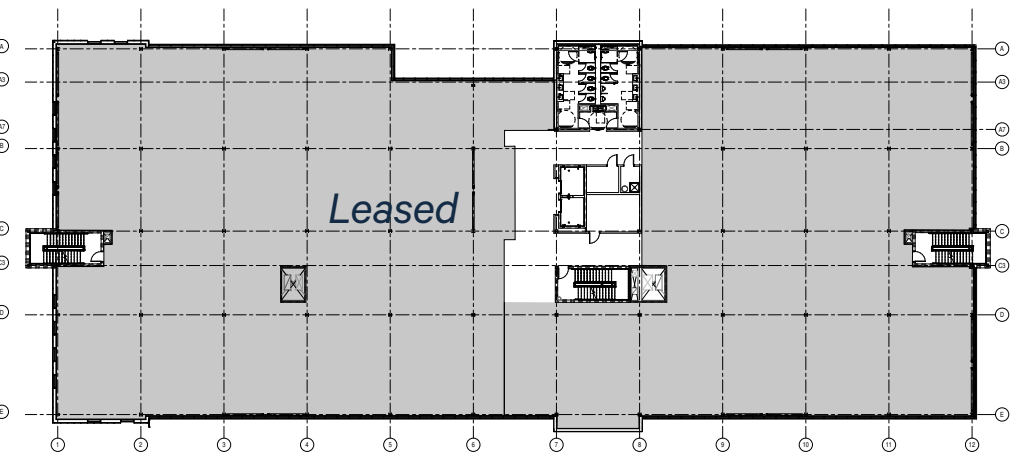
Level 2



Level 3



Level 4



Not to Scale



Downtown Tucson

THE UNIVERSITY OF ARIZONA

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TECH PARK
at The Bridges

THE REFINERY

azpm

Mister CAR WASH
KFC
DISCOUNT CLEANERS
Dutch Bros
Culver's

SPRINGHILL
HOTELS
MARIOTT

MOD
FirstWatch
PET GROOMING SALON

CIRCLE K

BRAKEmax
TIRE & SERVICE CENTERS

SAJADO

NextCare

SUNSTREET
MORTGAGE, LLC
verizon
Starbucks
REARLY
KARVINS

COSTCO
WHOLESALE

Freddy's
STEAKHOUSES

Dental Plus

Best To Shugs

WOODSPRING
SUITES

AVEA
RESTAURANT

CENTURY
THEATRES

LIN'S
Grand Buffet

Walmart

TACO BELL
SMOOTHIE KING
Arbys

McDonald's

Cabana Bridges
BRISQ

Planet Fitness

JTED

Kino Sports Complex
1.8 miles

Ajo Way

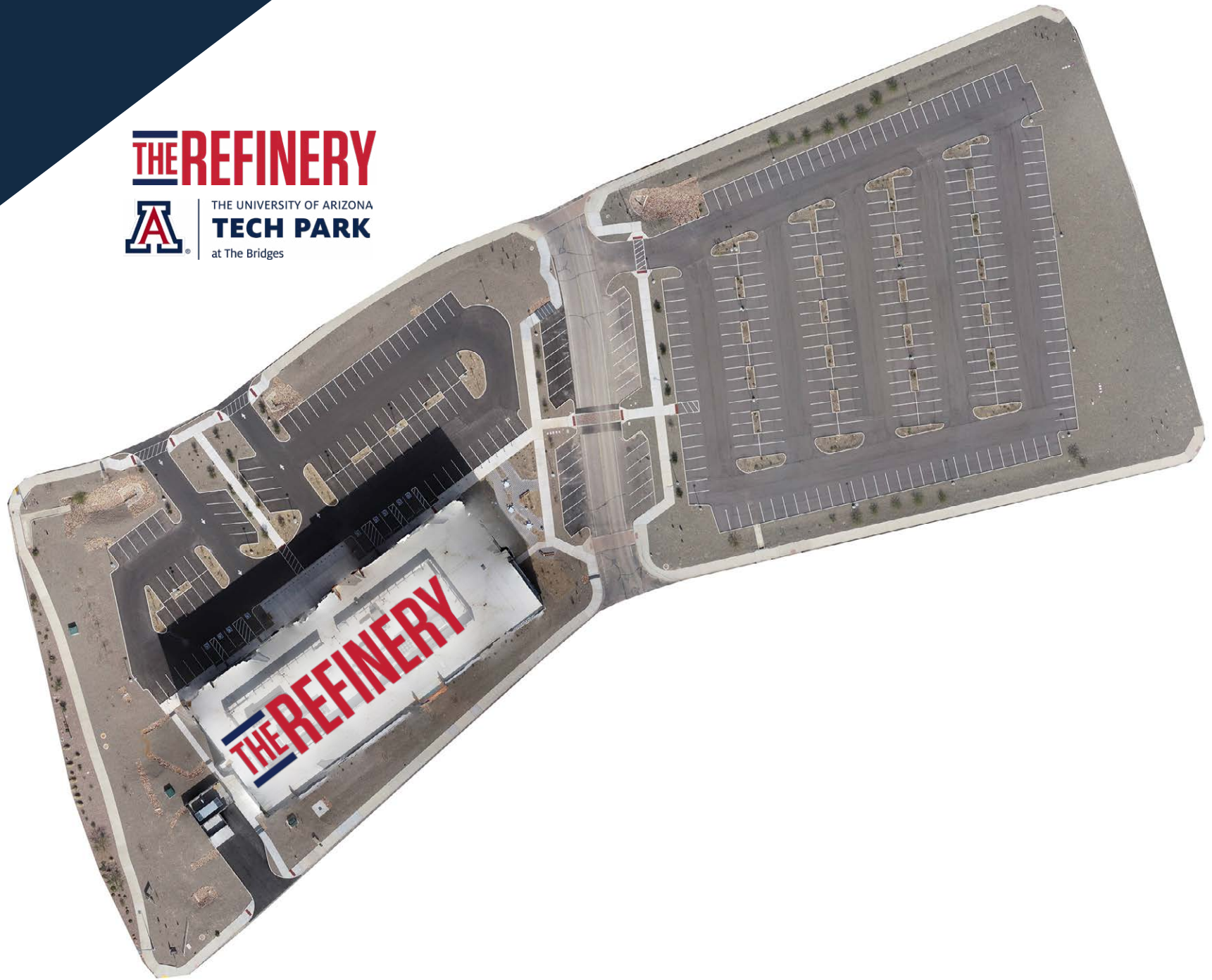
Kino Pkwy

INTERSTATE
10



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Site Plan



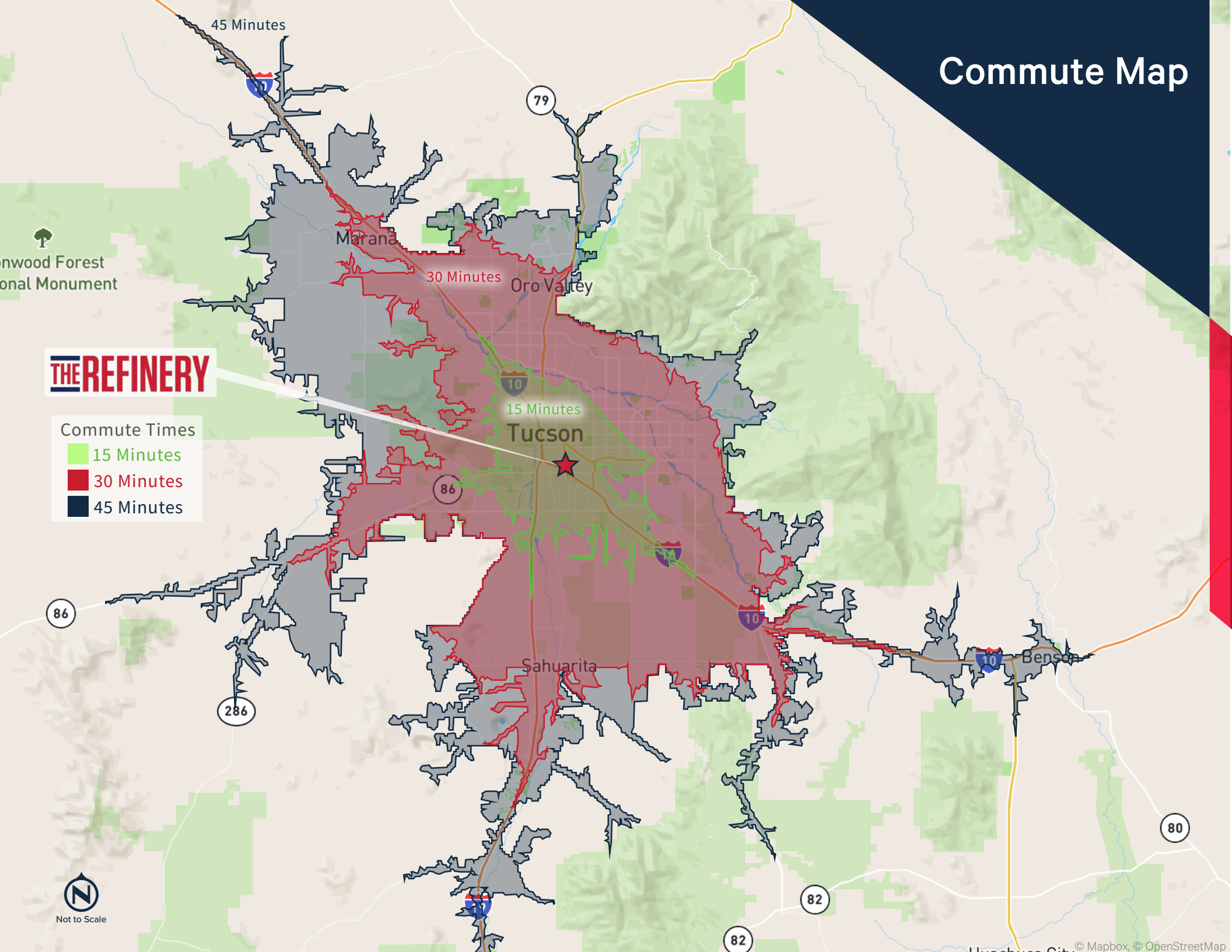
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Commute Map

THE REFINERY

Commute Times

- 15 Minutes
- 30 Minutes
- 45 Minutes



Not to Scale

Location Map

1600 E Idea Ln | Tucson, AZ



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