



**TECH PARKS
ARIZONA**

**TECHNOLOGY'S
BEST ADDRESS**

PROPERTY FEATURES

**FOR
LEASE**



9070 S Rita Road, Tucson, Arizona, 85747

- Located at the UA Tech Park at Rita Road
- Interstate-10: 1 minute, less than 1 mile
- Tucson International Airport: 17 minutes, 10 miles
- Intermodal railroad: 22 minutes, 13 miles
- Facilitated linkages to the University of Arizona
- Within the Vail School District, one of Arizona's top performing school districts
- Onsite paramedics and EMTs weekdays from 7am-7pm
- 24/7 site security
- 4 last-mile internet providers
- Sustainable site with water conservation and energy efficiency initiatives
- A connected campus that fosters collaboration and supports a thriving business environment



Tech Parks Arizona
info@uatechpark.org
(520) 621-4088



THE UNIVERSITY OF ARIZONA
**TECH PARKS
ARIZONA**

PROPERTY DETAILS



| | |
|-------------------------|--|
| Parking | Non-exclusive free parking |
| Power | Dual 13.8 MW feeds from central plant |
| Life Safety | Fully sprinkled, class A fire alarm, life safety generator |
| Backup generator | Partial systems, second floor |
| HVAC | Chilled water central plant / high efficient redundant heating hot water boiler system |
| Zoning | I-2 |
| Year Built | 2004 |
| Construction | Steel frame |
| Number of Floors | 3 floors |
| Height to Deck | 17'.9' to deck, dropped to 9' |
| Loading | 0 loading docks |
| Demisable | Yes |
| Use | Office class A |
| Condition | Fully built out |
| Available Space | 9000 - 27,228 SF |
| Workspaces | ~ 100 available workspaces |

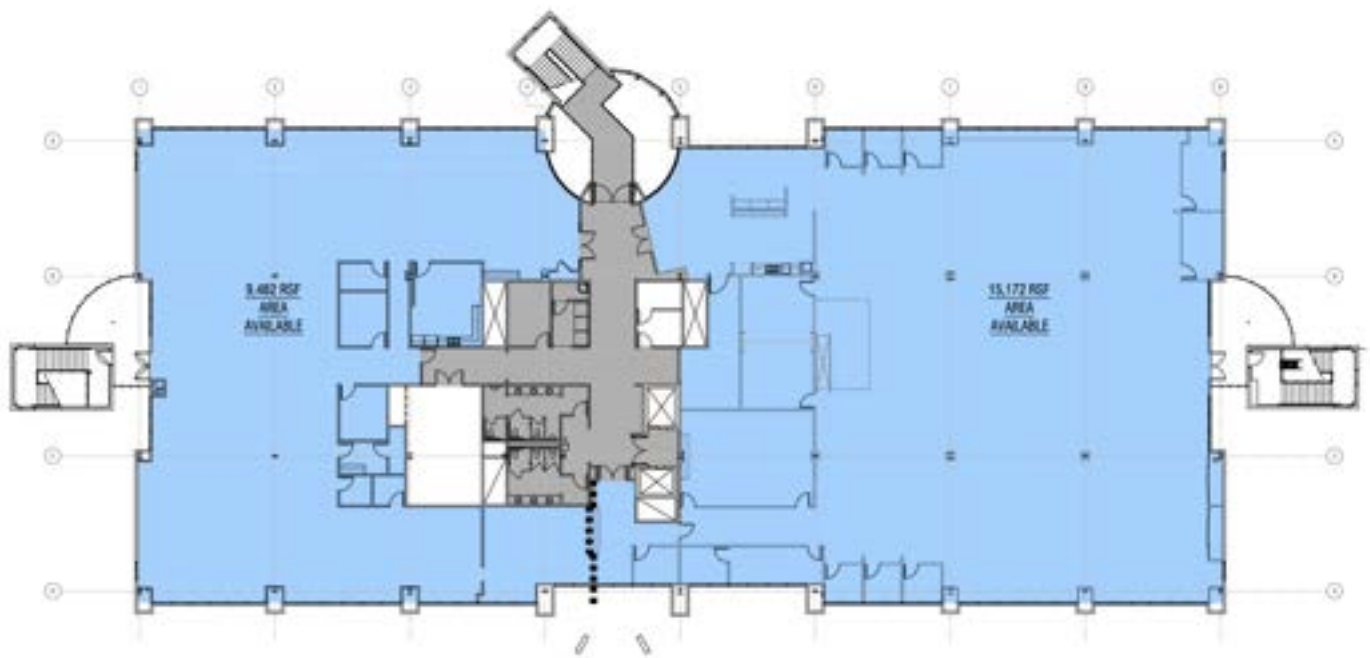
9070 S RITA RD
FLOOR PLAN: SECOND FLOOR

AVAILABLE SPACE



9070 S RITA RD

FLOOR PLAN: THIRD FLOOR



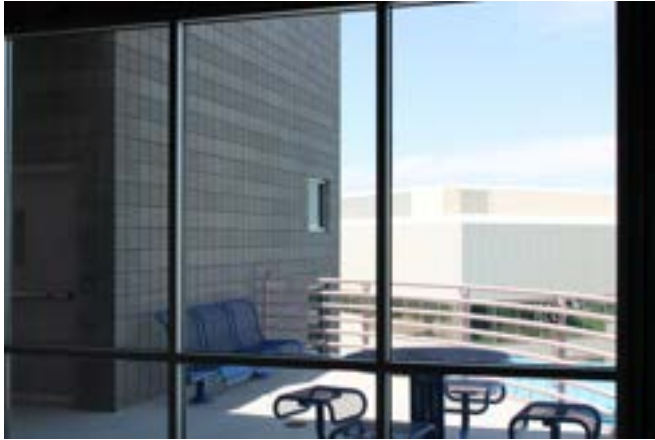
AVAILABLE SPACE

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INTERIOR PHOTOS



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9072 S Rita Road, Tucson, Arizona, 85747

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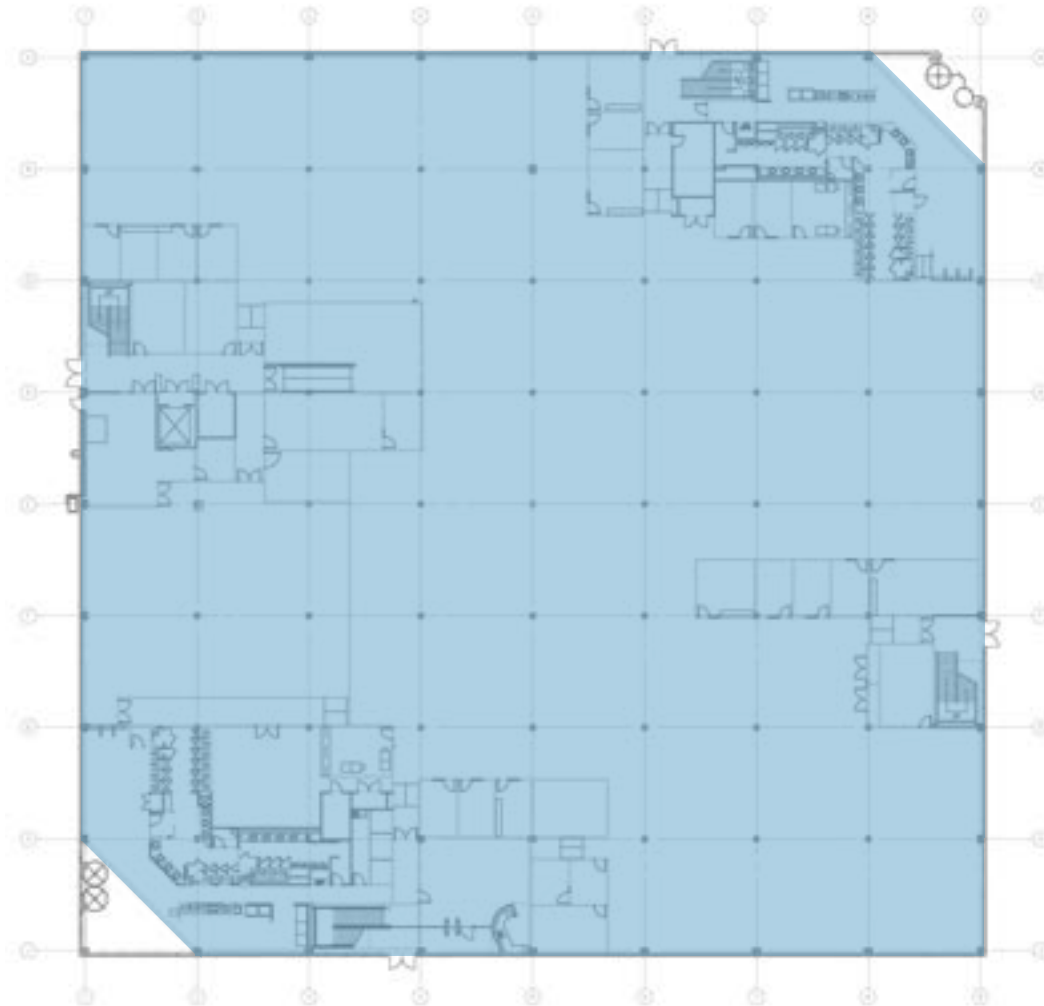
PROPERTY DETAILS



| | |
|-------------------------|---|
| Parking | Non-exclusive free parking |
| Power | Dual 13.8 MW feeds from central plant |
| Life Safety | Fully sprinkled, class A fire alarm, life safety generator |
| Backup generator | 1 MW backup generator |
| HVAC | Chilled water central plant with backup chiller/ high efficient redundant heating hot water boiler system |
| Zoning | I-2 |
| Year Built | 1980, renovated in 2006 |
| Construction | Steel frame |
| Number of Floors | 2 floors |
| Height to Deck | 17'9' to deck, dropped to 9' |
| Loading | 2 loading docks |
| Demisable | Yes |
| Use | Office/R&D Flex |
| Condition | Fully built out |
| Available Space | 57,816- 115,632 SF |
| Workstations | 1,547 available workstations |

9072 S RITA RD

FLOOR PLAN: FIRST FLOOR



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9072 S RITA RD

FLOOR PLAN: SECOND FLOOR



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9060 S Rita Road, Tucson, Arizona, 85747

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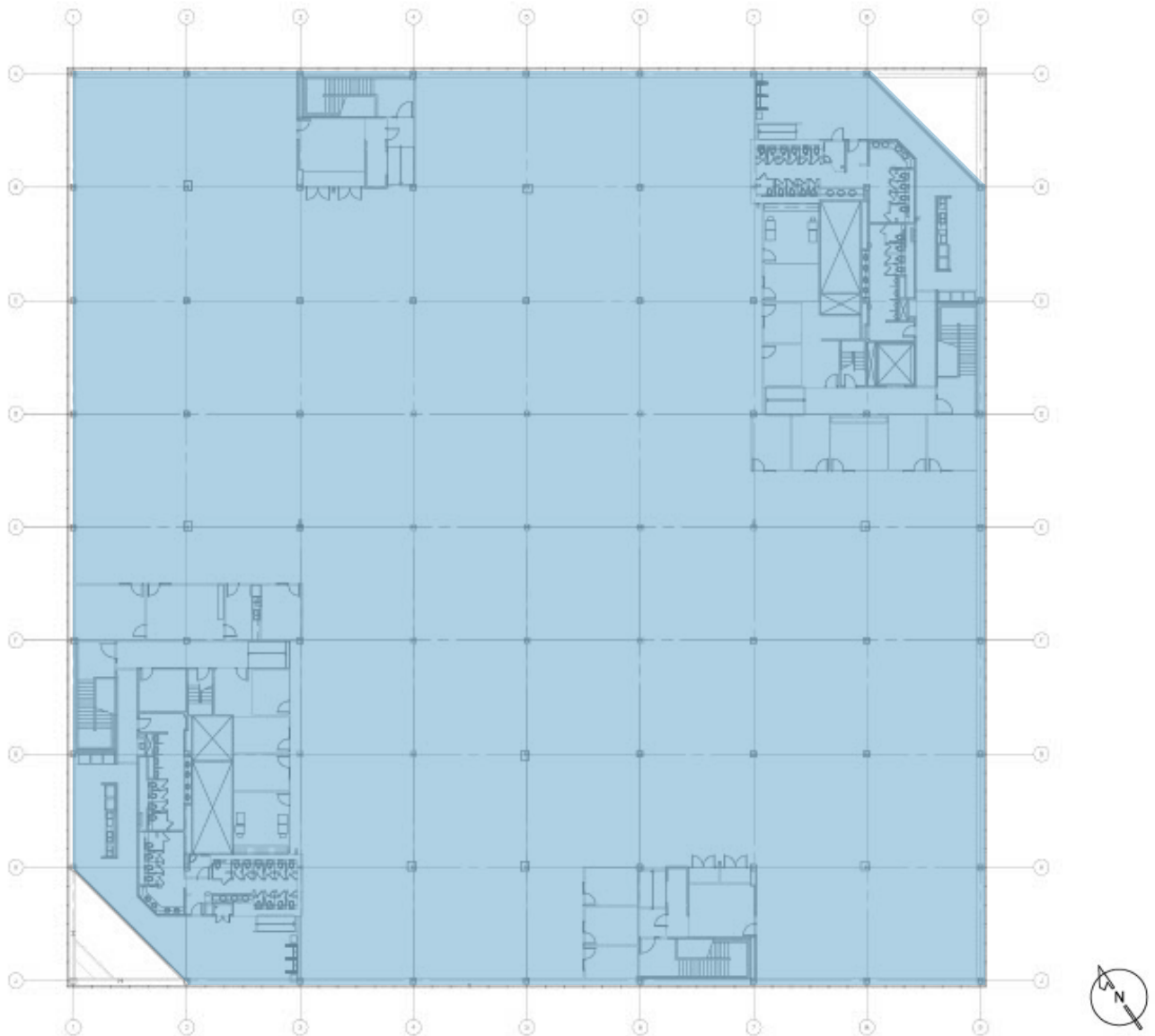
PROPERTY DETAILS



| | |
|-------------------------|--|
| Parking | Non-exclusive free parking |
| Power | Dual 13.8 MW feeds from central plant |
| Life Safety | Fully sprinkled, class A fire alarm, life safety generator |
| Backup generator | Full backup generator available to second floor with proportional cost share |
| HVAC | Chilled water central plant with backup chiller / high efficient redundant heating hot water boiler system |
| Zoning | I-2 |
| Year Built | 1980, renovated in 2006 |
| Construction | Steel frame |
| Number of Floors | 2 floors |
| Height to Deck | 17'9" to deck, dropped to 9' |
| Loading | 2 loading docks |
| Demisable | No |
| Condition | Fully built out |
| Use | Office/Flex |
| Available Space | 57,000 SF |
| Workstations | ~ 600 available workstations |

9060 S RITA RD

FLOOR PLAN: SECOND FLOOR



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9062 S Rita Road, Tucson, Arizona, 85747

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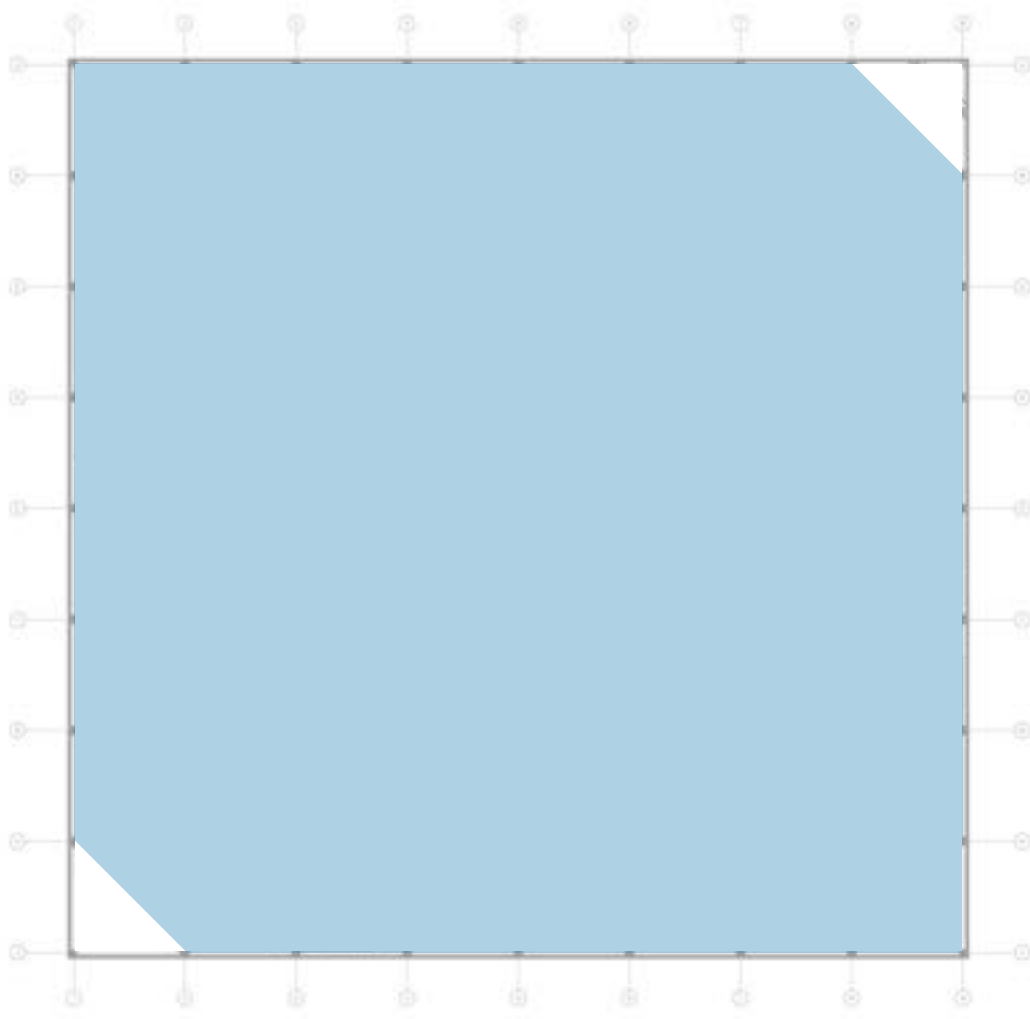
PROPERTY DETAILS



| | |
|-------------------------|--|
| Parking | Non-exclusive free parking |
| Power | Dual 13.8 MW feeds from central plant |
| Life Safety | Fully sprinkled, class A fire alarm, life safety generator |
| HVAC | Chilled water central plant / high efficient redundant heating hot water boiler system |
| Zoning | I-2 |
| Year Built | 1980 |
| Construction | Steel frame |
| Number of Floors | 2 floors |
| Height to Deck | 17'.9' to deck, dropped to 9' |
| Loading | 2 loading docks |
| Demisable | Yes |
| Condition | Fully built out with office and open spaces |
| Available Space | 57,000 SF |

9062 S RITA RD

FLOOR PLAN: FIRST FLOOR



 AVAILABLE SPACE

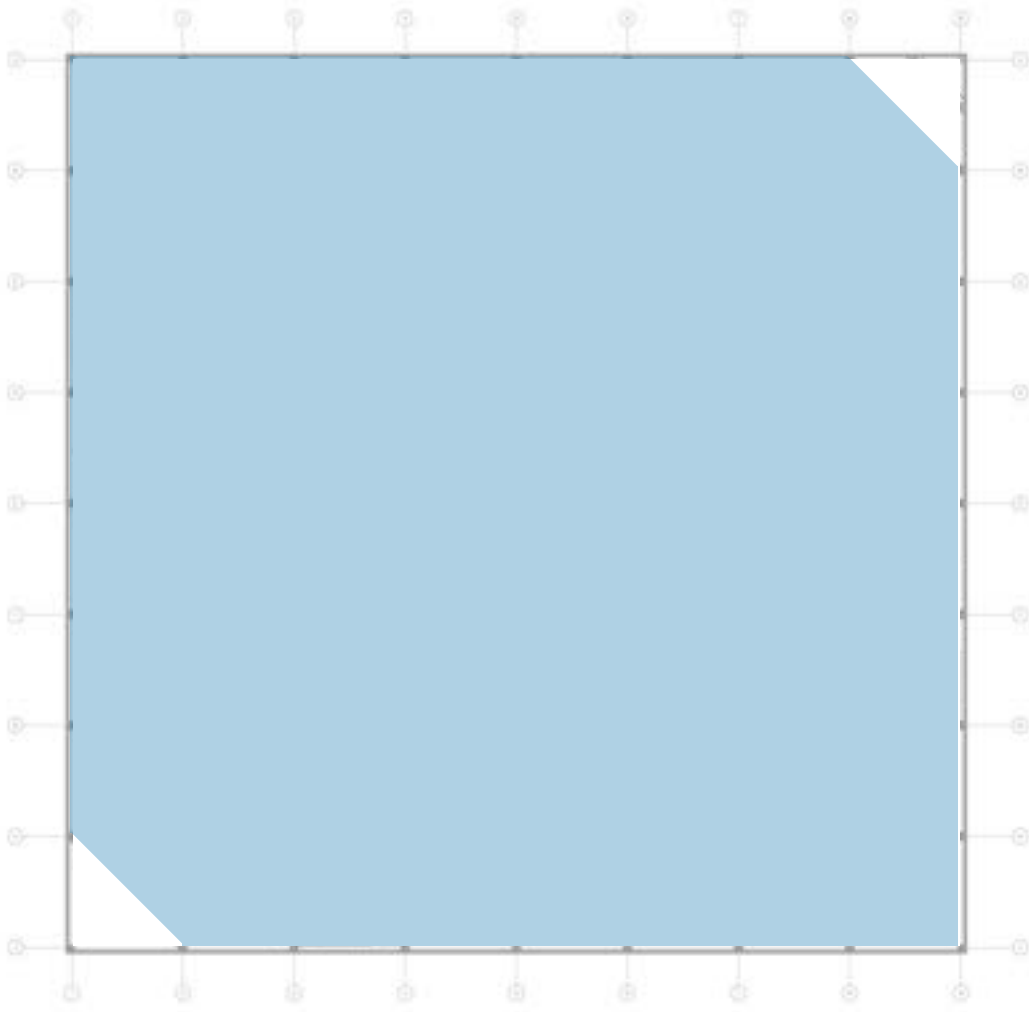
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FLOOR PLAN: SECOND FLOOR



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PROPERTY DETAILS



| | |
|-------------------------|--|
| Parking | Non-exclusive free parking |
| Power | Dual 13.8 MW feeds from central plant |
| Life Safety | Fully sprinkled, class A fire alarm, life safety generator |
| HVAC | Chilled water central plant / high efficient redundant heating hot water boiler system |
| Zoning | I-2 |
| Year Built | 1980 |
| Construction | Steel frame |
| Number of Floors | 2 floors |
| Height to Deck | 28' to deck, dropped to 9' |
| Loading | 1 loading dock - separate from building |
| Demisable | Yes |
| Use | Office/Flex |
| Condition | Fully built out |
| Available Space | Total 4,568 SF - separate spaces: 868 SF, 718 SF, 2,982 SF |

9030 S RITA RD

FLOOR PLAN: FIRST FLOOR



INTERIOR PHOTOS



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9040 S Rita Road, Tucson, Arizona, 85747

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PROPERTY DETAILS



Parking
Power
Life Safety
HVAC

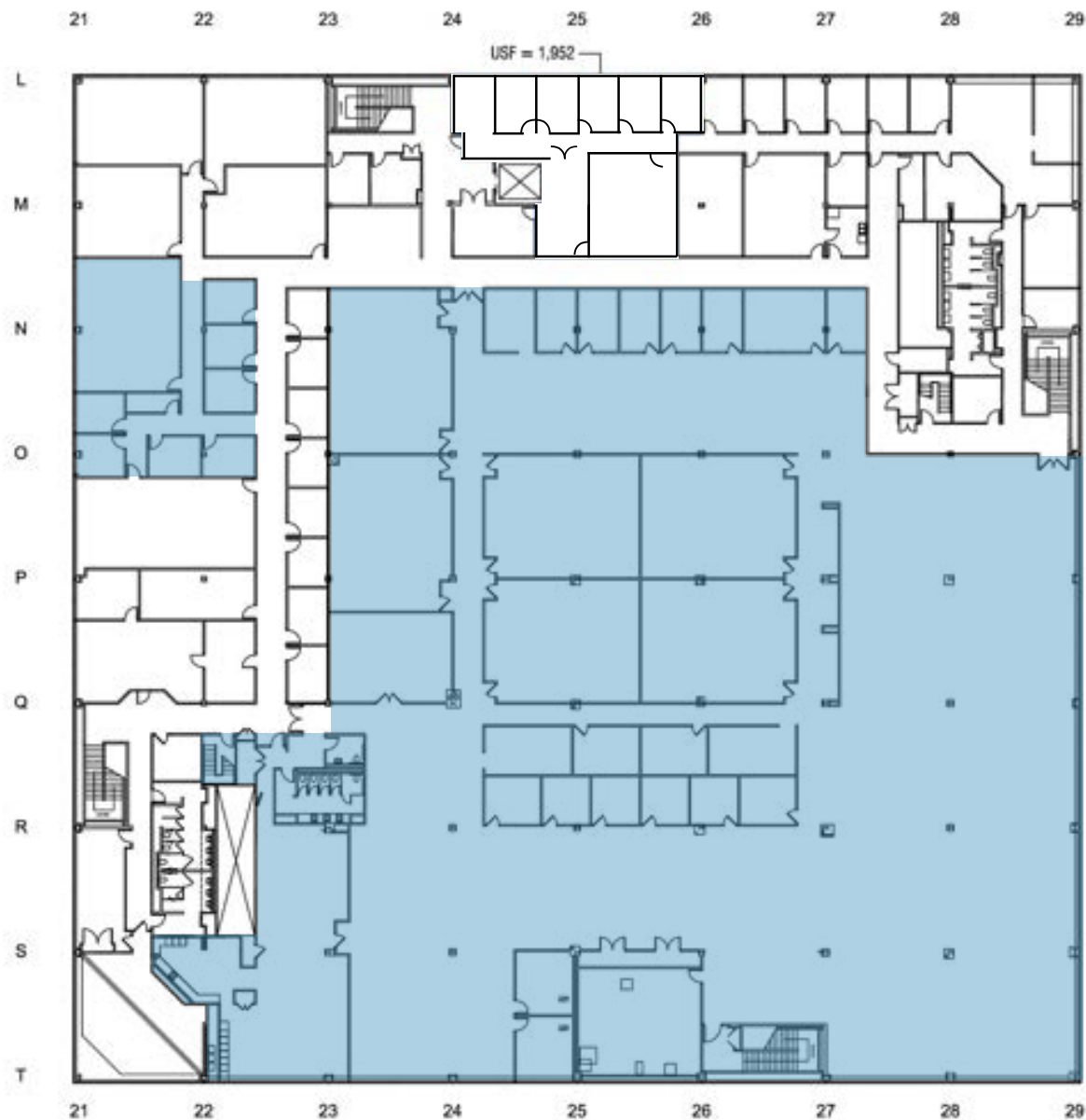
Non-exclusive free parking
Dual 13.8 MW feeds from central plant
Fully sprinkled, class A fire alarm, life safety generator
Chilled water central plant / high efficient redundant heating hot water boiler system

Zoning
Year Built
Construction
Number of Floors
Height to Deck
Loading
Demisable
Use
Condition
Available Space

I-2
1980
Steel frame
2 floors
17'.9' to deck, dropped to 9'
1 loading dock
Yes
Office/R&D Flex
Fully built out
901-39,953 SF

9040 S RITA RD

SECOND FLOOR



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9052

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PROPERTY DETAILS

**Parking****Power****Life Safety****HVAC****Zoning****Year Built****Construction****Number of Floors****Height to Deck****Loading****Demisable****Condition****Use****Available Space**

Non-exclusive free parking

Dual 13.8 MW feeds from central plant

Fully sprinkled, class A fire alarm, life safety generator

Chilled water central plant / high efficient redundant heating hot water boiler system

I-2

1980, renovated in 2019

Steel Frame

1

29' to deck, dropped to 9'

3 loading docks

Yes

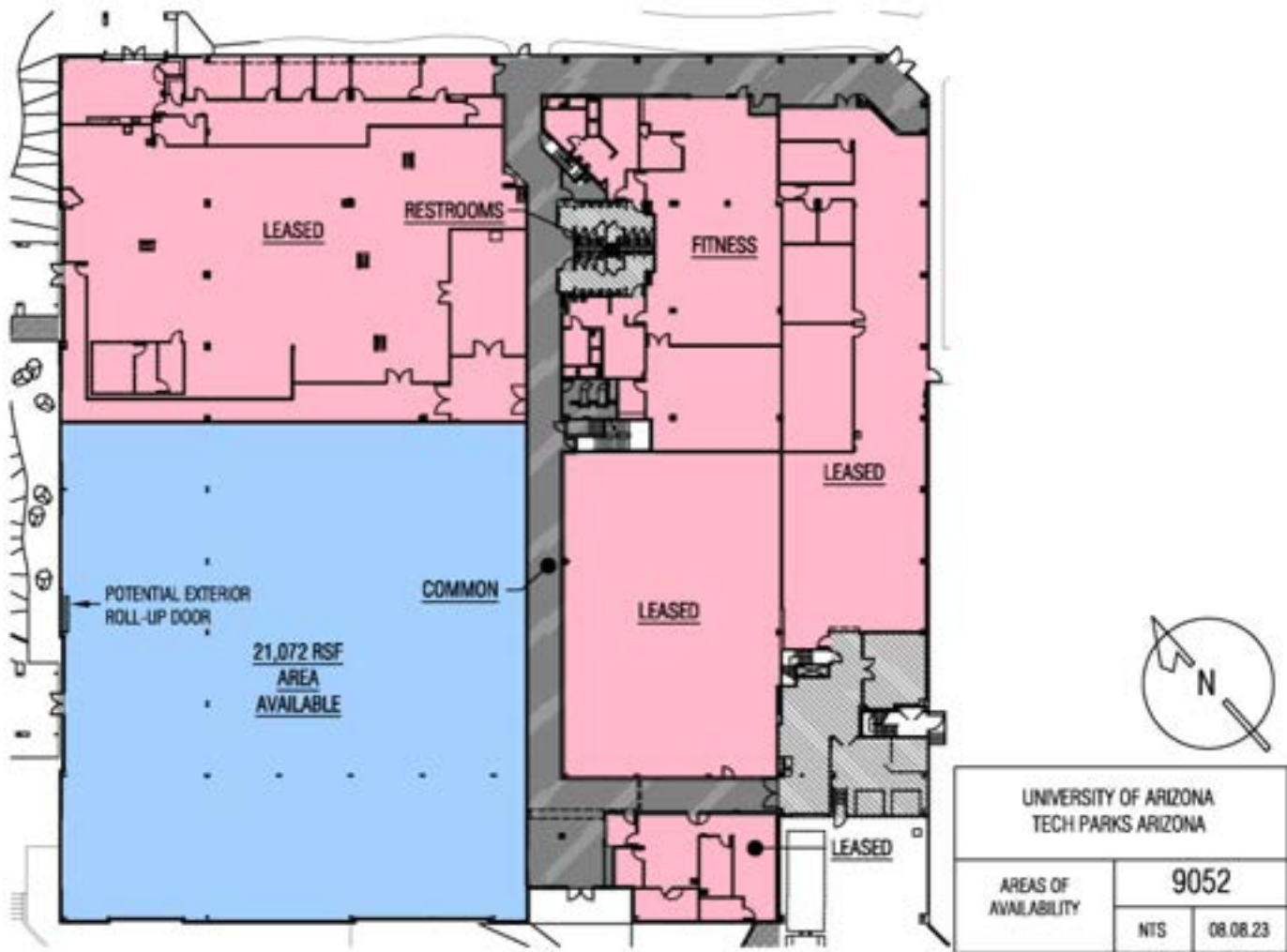
Grey Shell

R&D Flex

5,520-21,072 SF

9052 S RITA RD

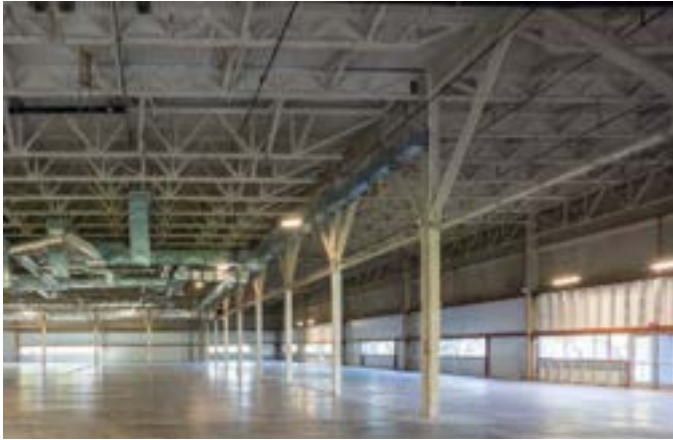
FLOOR PLAN



AVAILABLE SPACE



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**TECH PARKS
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**ON-SITE
AMENITIES**

ON-SITE AMENITIES

EVENT CENTER

- Spacious venue for town halls, seminars, networking events, and more!
- Advanced audio-visual technology.
- Equipped for event catering and food preparation.
- Professional stage designed for presentations and performances.



FOOD SERVICE

- Daily food options made fresh for each meal.
- A variety of snacks and drinks.
- Rotating selection of food trucks.
- On-site Starbucks.
- On-site food catering.

ON-SITE AMENITIES

FITNESS CENTER

- Free membership for all employees.
- Various cardio machines such as treadmills, ellipticals, and stationary bikes.
- Weight lifting equipment such as squat racks and free weights.
- Dedicated room for fitness classes and group activities.
- Locker rooms and showers.



OUTDOOR SPACES

- Covered walkway through the park, providing access to all buildings.
- Direct access to The Loop, a highly sought after outdoor path perfect for pedestrians and cyclists.
- Covered outdoor seating, ideal for lunch or meeting colleagues.



TECH PARKS ARIZONA

