

## FLEXIBLE SPACE: **READY FOR MOVE IN**

This prime second-floor space in Building 9040 boasts 39,953 square feet of flexible, multi-use space, comprising offices, training rooms and a fully equipped kitchen. Customize your workspace to perfection, all within the vibrant ecosystem of a premier university research park. The property offers modern infrastructure with dual power feeds, a central chilled water plant, ample ceiling height and flexible demising options to meet a wide range of business needs



**Customizable Space:** The building features flexible layouts ideal for high-tech offices, R&D labs and light manufacturing. This versatility allows companies to scale and adapt as their needs evolve.

**Innovation Hub:** At the UA Tech Park, startups and tech giants grow side by side, creating a thriving hub of innovation. When you join this community, you're not just renting an office, you're stepping into the future of technology.

**Connected Campus:** With 2 million sq ft of developed space, tenants enjoy access to beautiful desert landscaping, walkable paths and on-site amenities like food service, catering and a fitness center.

## PRIME **LOCATION**

**Visibility & Access:** Central building near the UA Tech Park's main entrance with excellent signage opportunities and ample parking.

**Talent Pipeline:** Leverage the University of Arizona's proximity for research collaboration, workforce recruitment and internship programs.

**Business-Friendly Climate:** Take advantage of Arizona's competitive taxes, incentive programs and low operating costs.

