

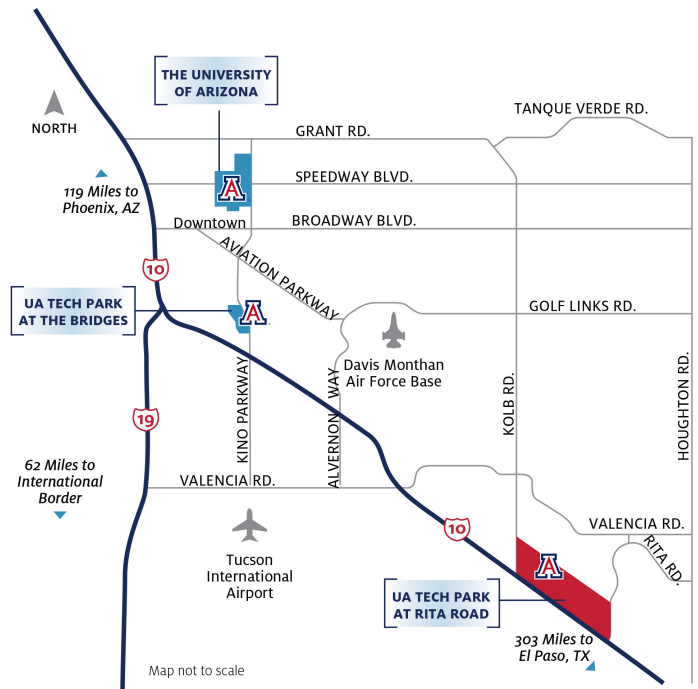
PROPERTY FEATURES

FOR
LEASE



9040 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



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**TECH PARKS
ARIZONA**

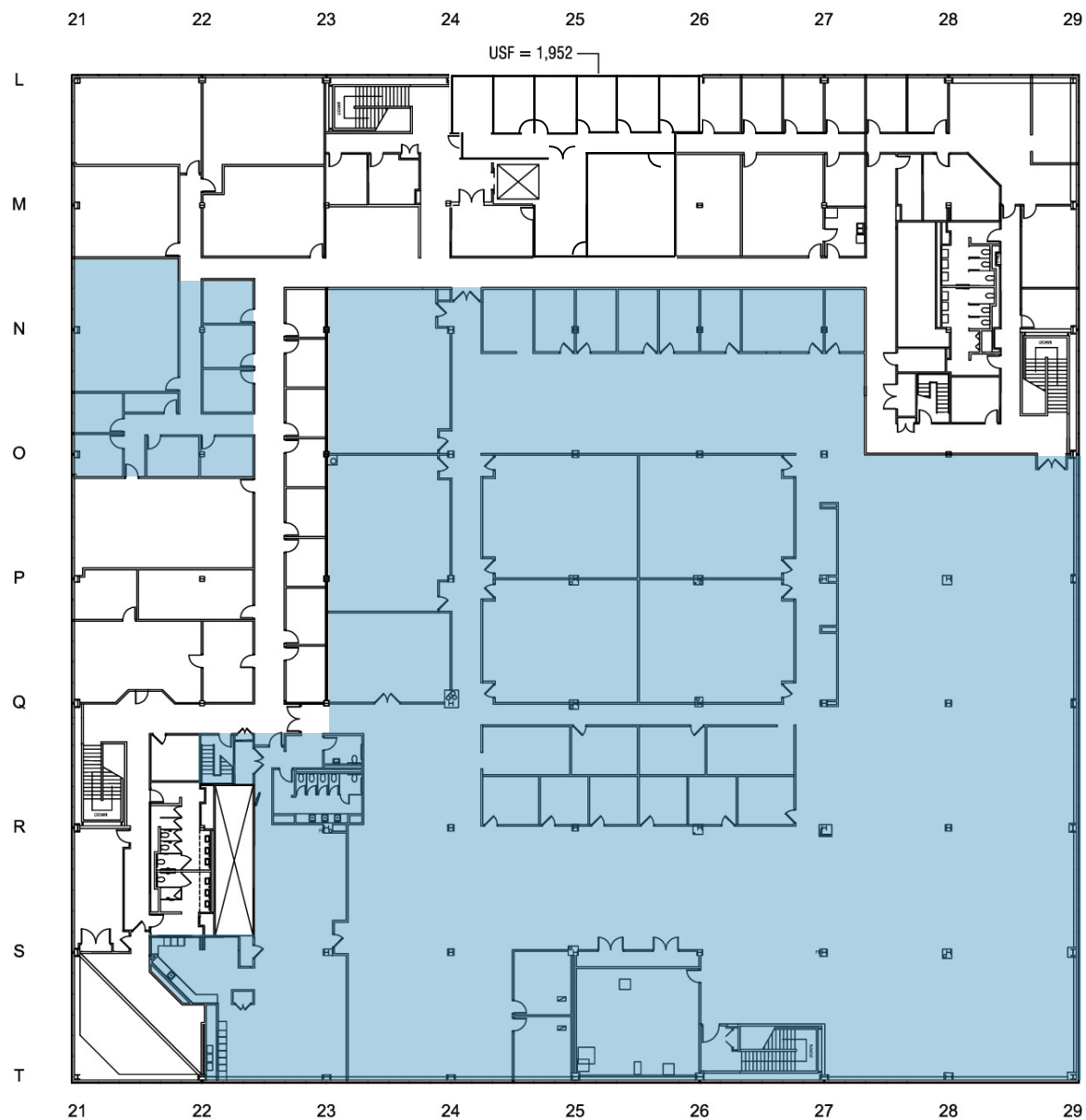
PROPERTY DETAILS



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
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	1 loading dock
Demisable	Yes
Use	Office/R&D Flex
Condition	Fully built out
Available Space	901-39,953 SF

9040 S RITA RD

SECOND FLOOR



AVAILABLE SPACE

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INTERIOR PHOTOS



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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.



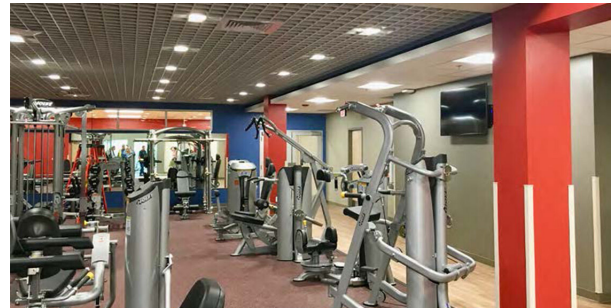
FOOD SERVICE

- 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.