

±120,000 SF Class A Office Building

THE REFINERY



THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

1600 E Idea Ln | Tucson, AZ



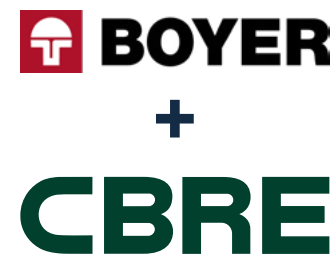
For more information:

Tim Healy

Senior Vice President
M +1 520 247 9194
tim.healy@cbre.com

Bruce Suppes

Vice President
M +1 520 979 2967
bruce.suppes@cbre.com



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



$\pm 60,000$ 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 $\pm 3,575$ RSF
Maximum $\pm 34,008$ RSF



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

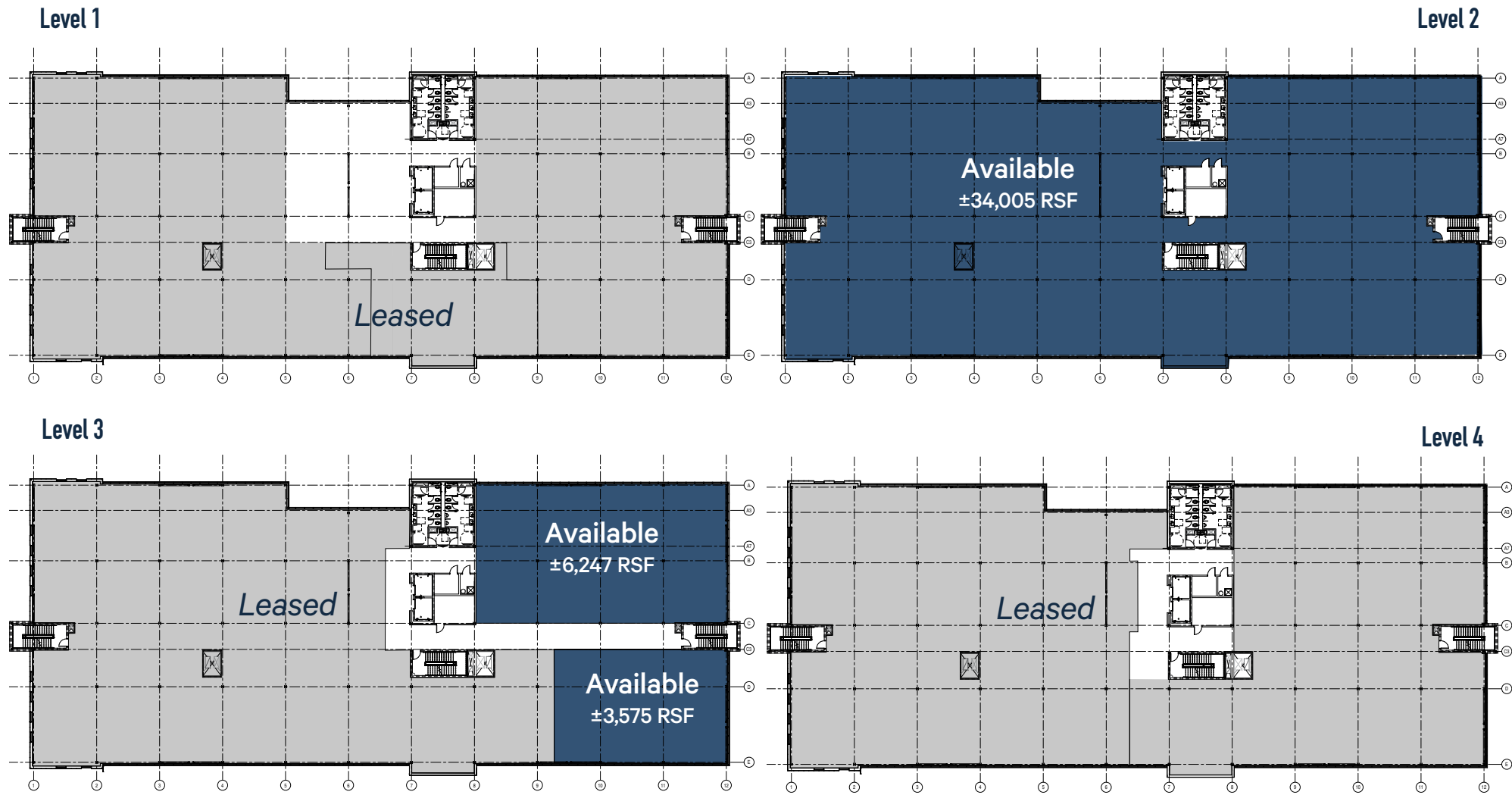


Low load factor of 10%
Redundant fiber with COX & First Digital

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 cyber operations 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



Not to Scale



Downtown Tucson

THE UNIVERSITY OF ARIZONA

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TECH PARK
at The Bridges

THE REFINERY

GEICO

azpm

Mister CAR WASH
KFC
DISCOUNT TIRE
Dutch Bros
Culver's

SPRINGHILL
HOTEL
MARIOTT

MOD
FirstWatch

CIRCLE K

SAJADO

BRACE max
TIRE & SERVICE CENTERS

NextCare

SUNSTREET
MORTGAGE LLC
verizon
Starbucks
AT&T

COSTCO
WHOLESALE

Freddy's
STEAKHOUSE

Wendy's

Walmart

TACO BELL
SMOOTHIE KING
Arby's

LIN'S
Grand Buffet

CENTURY
THEATRES

ACE
OUTLET

WOODSPRING
SUITES

Best
To Shops

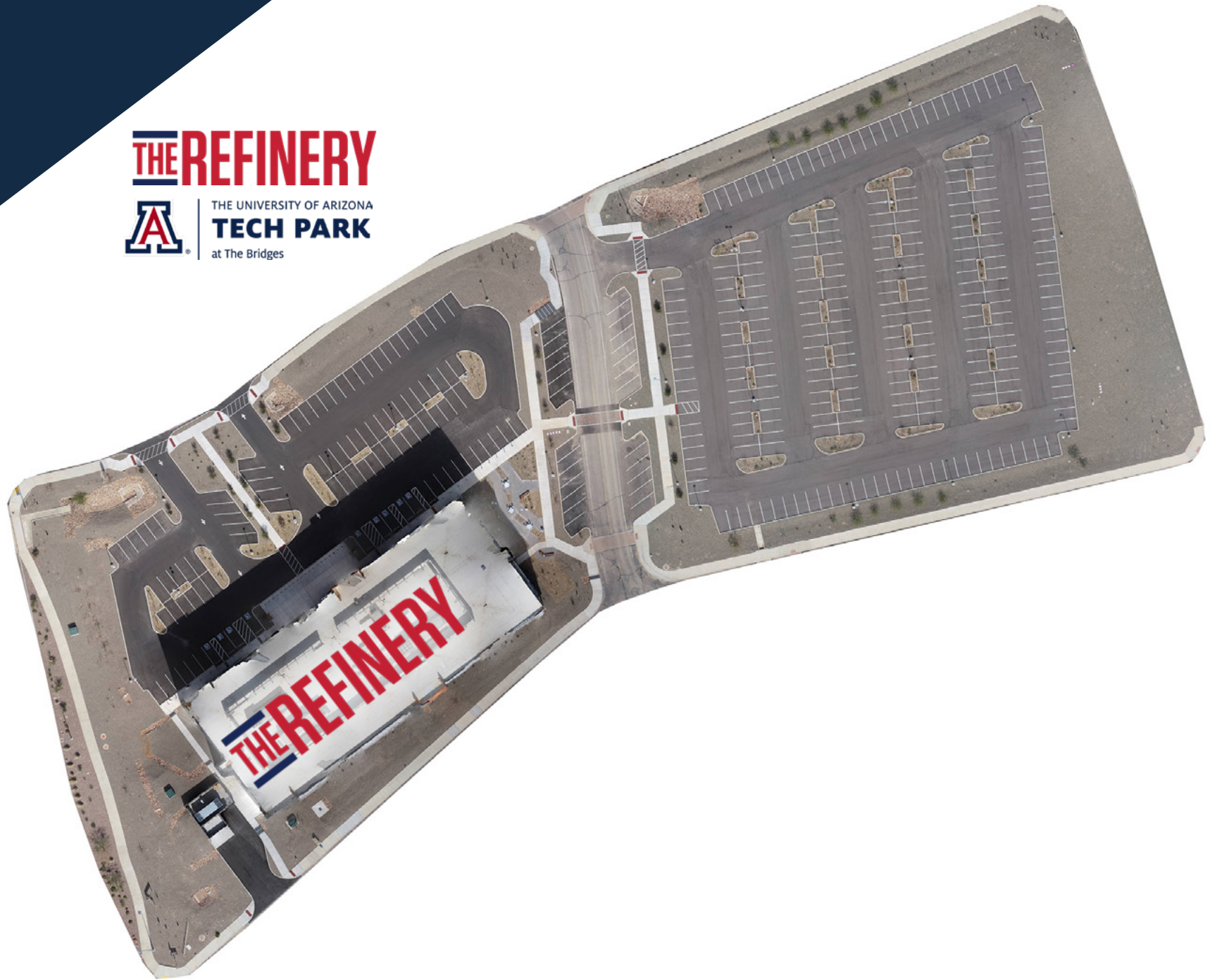
INTERSTATE
10

Kino Sports Complex
1.8 miles

Ajo Way

Kino Pkwy

Site Plan



Not to Scale

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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