

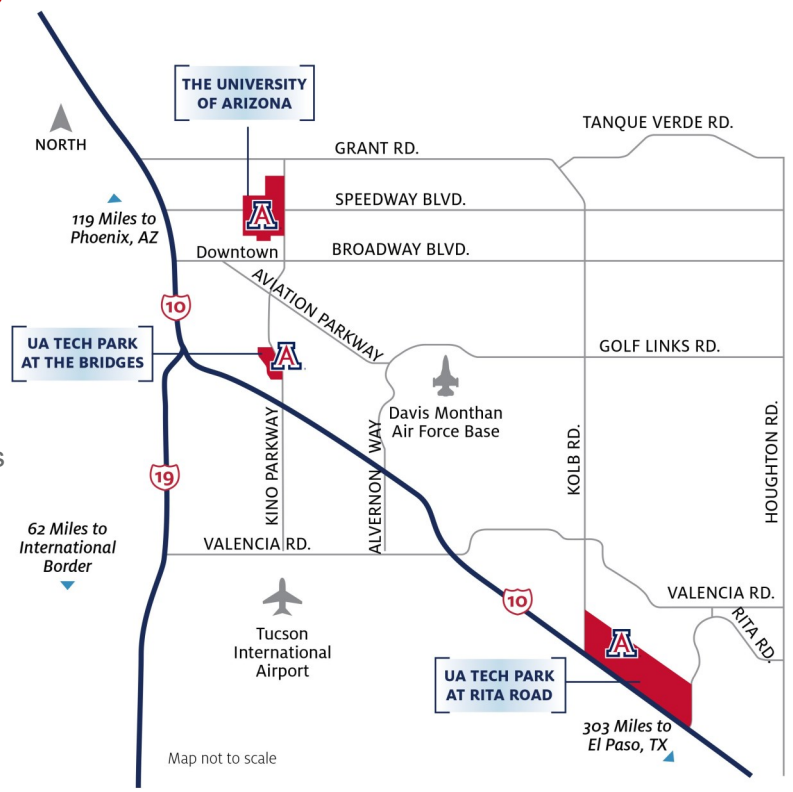


9040 S. Rita Road, Tucson, Arizona, 85747

901 up to 39,953 Rentable Square Feet

Property Features

- Located at the UA Tech Park at Rita Road
- Easy access to Interstate -10
- Facilitate linkages to the University of Arizona
- Within the Vail School District, one of Arizona’s top performing school districts
- Food service Café Zona onsite for all employees
- Home to Fit Zona, the UA Tech Park corporate fitness center
- Meeting spaces available from 5 to 420 people
- Onsite paramedics and EMT’s weekdays from 7am-7pm
- 24/7 Site Security
- Office/ Research and development flex space
- Demisable space
- Life safety generator





THE UNIVERSITY
OF ARIZONA



Property Details

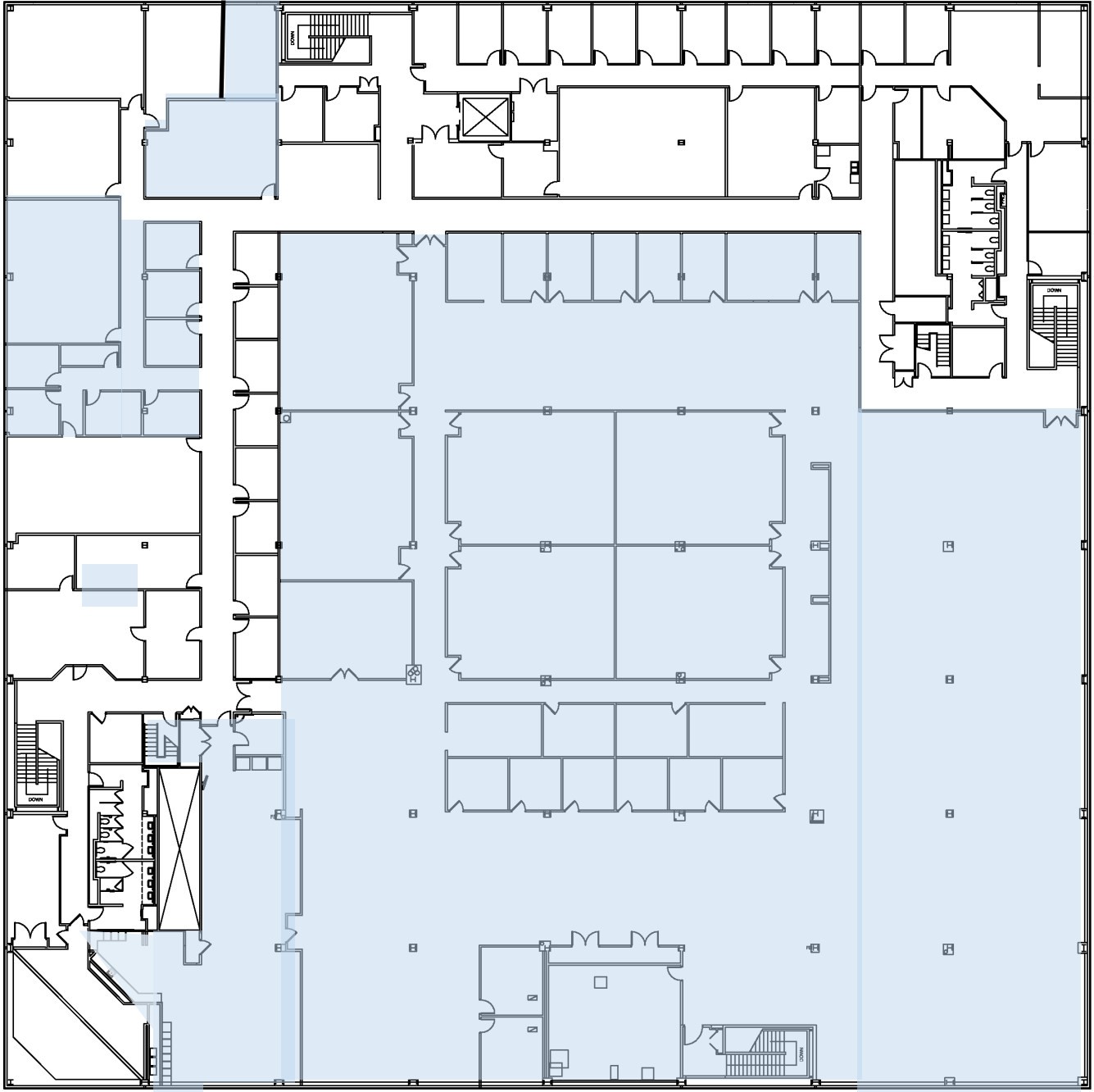
Number of floors	Two story
Height to deck	17'.9" to deck, dropped to 9'
Loading	Two
Power	Dual 13.8 MW feeds from central plant
HVAC	Chilled water central plant / Heating hot water in the building dual boiler system
Life Safety	Fully sprinkled, class A fire alarm, life safety generator
Construction	Steel frame
Year built	1980
Zoning	I-2
Parking	Generous non-exclusive parking
Estimated Operating Costs	\$8.50/ RSF/ Year

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



THE UNIVERSITY OF ARIZONA
**TECH PARKS
ARIZONA**

9040 Second Floor





Amenities

Event Center



Café Zona



Living Wall



Nature Walks on the Spine



Fit Zona– Cardio & Weights



Fit Zona– Group Exercise Room

