



THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

Facts about the UA Tech Park at The Bridges

The Bridges is Tech Parks Arizona's newest offering – and it's development-ready! The site will soon be home to a dynamic community of technology companies, along with high-quality retail and residential development. Together, they will create a live-work-play-learn environment that is one of the region's most innovative and exciting developments.

Location

The UA Tech Park at The Bridges is strategically located near the intersection of Kino Parkway and Interstate 10, in the heart of Tucson, Arizona.



- Pima County population: 1,205,341; Tucson population: 653,359
- 283,235 residents within a five mile radius of the Park
- 3 miles to downtown, 2.5 miles University of Arizona Main Campus and 4 miles to Tucson International Airport
- Adjacent to Kino Sports Complex, Banner- University Medical Center South, VA Hospital and the Quincie Douglas Library
- Within the Tucson Unified School District
- Territorial views of the Catalina Mountains, University of Arizona and Downtown Tucson

Site

- The UA Tech Park at The Bridges encompasses 65 acres
- At build-out, the Park will include nearly 3.2 million square feet of mixed use development, including office and laboratory space as well as hospitality and educational uses

Sustainability

- The site will be developed using the best practices for sustainable development
- Plans include 15 acres of open space
- All future buildings will be LEED-certified

Infrastructure

- Recently completed infrastructure improvements include roadways, water and sewer lines, natural gas and electrical distribution system, and telecommunications conduit

Community

- The Park is adjacent to several of Tucson's historic, multicultural neighborhoods. These neighborhoods are: Bravo Park Lane, Fairgrounds, Las Vistas, Pueblo Gardens, Santa Rita Park, South Park, Wakefield, Western Hills II
- The Pathway to Discovery, a series of paths that run through the Park's interior and exterior, provides both recreational and educational opportunities for the community



Innovation and Technology Building conceptual drawing. The building is projected to be constructed by Spring 2017

Technology Focus

Tech Parks Arizona recruits companies in technology sectors that reflect the research strengths of the University of Arizona as well as local industry sectors.

- Advanced energy
- Arid lands agriculture and water
- Health and biosciences
- Defense and security

- Intelligent transportation systems and smart vehicles
- Sustainable Mining

As well as the cross-cutting technology sectors of informatics, sustainability and imaging.

Current Development at The Bridges

The UA Tech Park at The Bridges is part of "The Bridges," a large 350 acre multi-use development that includes residential and retail development.

- Planning principles include developing the park as an integrated, multi-use "community of innovation" with live, learn, work, and play components
- Anchored by Costco and Walmart, and prospect tenants like Planet Fitness, Dave & Busters and Cinemark Theater
- Future master planned community developed by KB homes

Park Governance and Management

The Tech Park team is experienced in operating quality facilities for high tech companies.

- The Park is owned by the Arizona Board of Regents on behalf of the University of Arizona.
- It is managed by Tech Parks Arizona.
- Tech Parks Arizona is part of Tech Launch Arizona, an office of integrated teams creating an ecosystem of invention and commercialization throughout Arizona.
- Tech Parks Arizona is also responsible for the UA Tech Park at Rita Road
- Campus Research Corporation, an Arizona 501c3 non-profit corporation, assists the University of Arizona in developing, operating, leasing, and promoting the University of Arizona's tech parks