

**UA Tech Park at The Bridges**  
**Innovation and Technology Complex**

**Phase One: 120,000 sf office building; surface parking, 480 stalls**

**Phase Two: 180,000 commercial laboratory building: structure parking, 1,140 stalls**

**Project Description**

The first buildings on The Bridges site will be of strategic importance in conveying the intention of establishing a new knowledge and innovation center that distinguishes itself in Tucson. Together, the Phase 1 Office Building and the Phase 2 Laboratory Building will be sited and designed in such a way that they anchor the southern end of The Bridges and act as a gateway to what will eventually be a new campus like setting. These buildings will play host to a diverse collection of private and public entities that share the common ground of research, innovation and entrepreneurship, bridging the interests of the university to the private sector. Their design will convey a sense of sophistication and professionalism that attracts the highest quality tenants. By extension, these tenants will use this setting to recruit the world class talent they need to compete and thrive.

The siting of the two buildings will anchor the intersection of E. Tucson Marketplace Boulevard and M L King Jr Way. There will be a campus entrance located at the transit stop along the western edge of the site and vehicular traffic would enter The Bridges campus along the western edge on M L King Jr Way. Once inside The Bridges campus, visitors and employees will find parking immediately and then can transition to a more pedestrian environment.

To the east of the first two buildings is a site reserved for a potential hotel and conference center that would occupy the corner of S. Kino Parkway and E. Tucson Marketplace Boulevard. Toward that end, the first two buildings are configured to open a courtyard toward that hotel and conference center site. In the center of that courtyard is a small amenities building that would welcome campus occupants at the beginning of every day and could host events in the evenings, both desirable in the Arizona climate. The seamless movement through a highly designed desert landscape and hardscape would then extend to the north and give design direction to a pedestrian focused pathway and the open spaces that would extend through the entire campus.