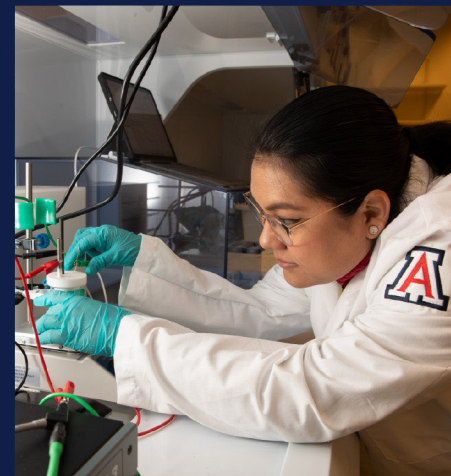




THE UNIVERSITY OF ARIZONA

# TECH PARKS ARIZONA



SHAPING THE FUTURE AT THE SPEED OF BUSINESS  
TECHNOLOGY'S BEST ADDRESS



**NONSTOP**  
FOR TUCSON

\*SEASONAL





Tech Parks Arizona

# **WELCOME TO TUCSON, ARIZONA**

Tucson International Airport (TUS) is known for its friendly customer service and convenient travel experience. Passengers can fly to/from Tucson International Airport on flights serving 19 destination airports in the United States on six different airlines, with convenient one-stop connections that can get you to more than 400 cities around the world. Navigating the terminal at Tucson International Airport is about as easy and low stress as it gets.

# Tech Parks Arizona

# ABOUT US

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Tech Parks Arizona creates the place, environment, and interactive ground that generates, attracts and retains technology companies and talent in alignment with the research, mission, and goals of the University of Arizona (UA). Tech Parks Arizona manages and operates the **UA Tech Park at Rita Road**, **UA Tech Park at The Bridges** and the **University of Arizona Center for Innovation** with the highest priority to recruit and locate companies seeking connections to the UA.

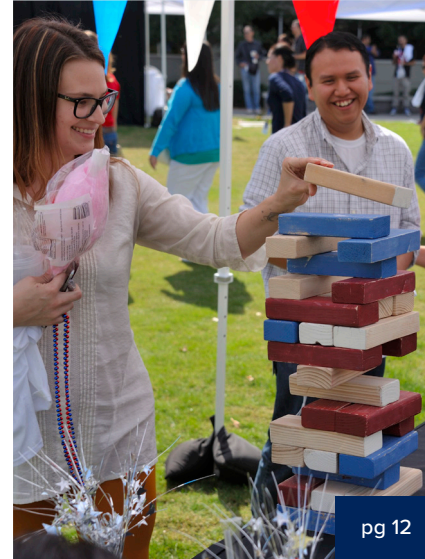




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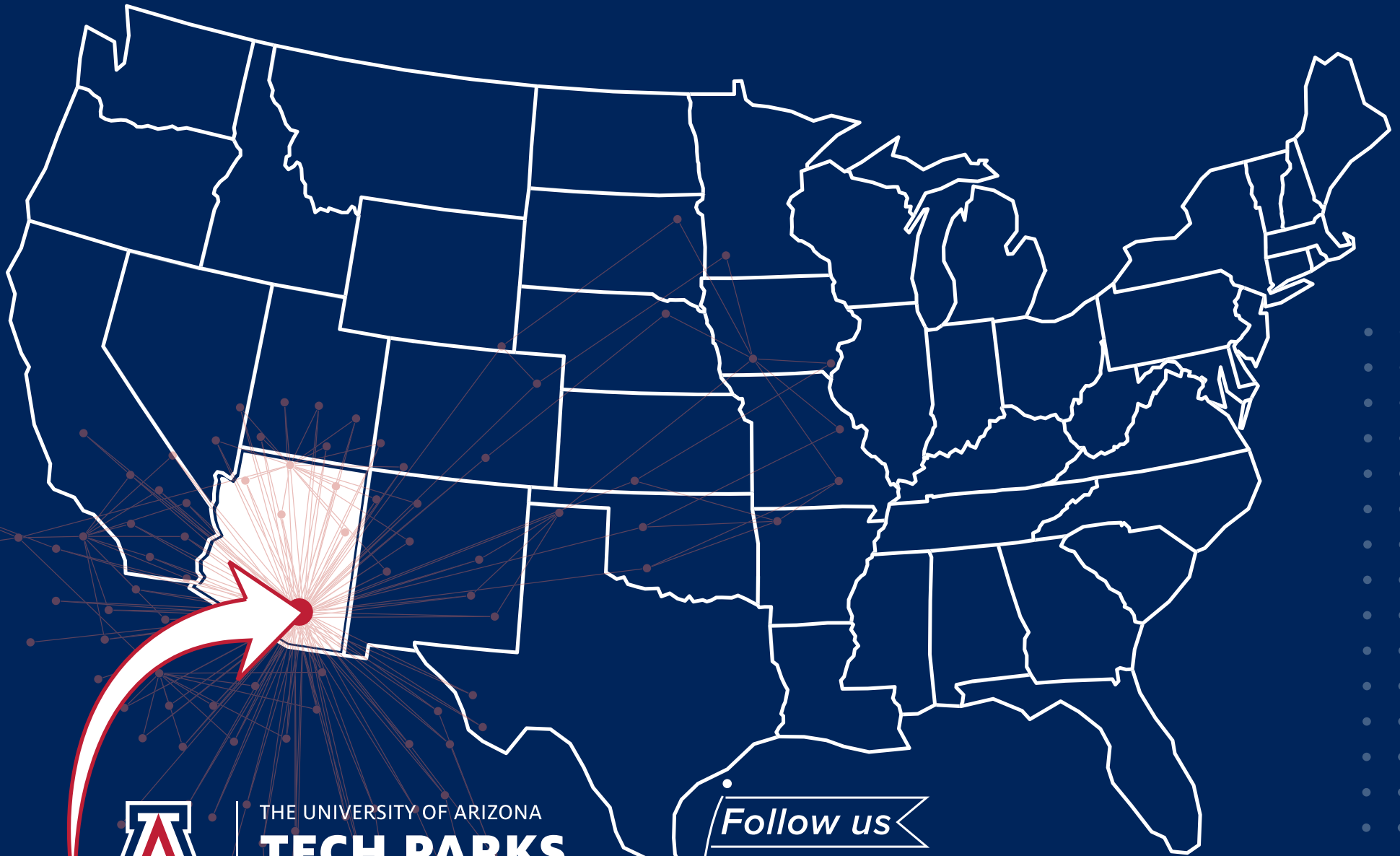
## Technology's Best Address

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# GEOGRAPHY THAT WORKS FOR BUSINESS



## Contact Us

 [techparks.arizona.edu](https://techparks.arizona.edu)  
 (520) 621-4088  
 [info@uatechpark.org](mailto:info@uatechpark.org)



Learn more about the benefits businesses receive by collaborating with Tech Parks Arizona and the University of Arizona.

Strategically located, but without megacity congestion and regulation, Tech Parks' position in Arizona provides access to major markets including California, Texas, the Mountain West, and the markets and manufacturing capabilities of Mexico. Tucson's geographic location serves as a vantage point for many businesses as it provides access to nearly seventy million customers in the United States and Mexico within a 1,000-mile radius.

Tucson is quickly climbing the rankings for its diverse workforce and countless opportunities this geographic region offers. Tucson ranked in the Top 100 "Best Places to Live" in 2022 by US News based on the city's natural environment, outdoor activities, innovation, culture, diversity, university, rich history, low cost of living, and housing prices.

CBRE identified Tucson in the Top 25 for "Next Market Tech Talent 2023" due to its strong labor market. Tucson was highlighted as an up-and-coming market for tech talent where employers seeking to expand their geographical reach uncover new opportunities for growth. Low labor costs and a high concentration of skilled workers have propelled Tucson's tech talent rankings.

The crown jewel of Tucson is the University of Arizona, a Tier One research and Top 20 public university that produces a robust talent pipeline. The world-class research and innovation spurred from the University is a magnet for businesses and has ignited a bustling startup scene.

Tech Parks Arizona has established itself at the intersection of innovation and university to advance business. Our purpose-built environment is customized to support businesses of all sizes and facilitate university-industry interaction. Tech Parks Arizona has redefined the traditional workspace through the perspective of the user and designed it to be very flexible with the ability to rapidly evolve based on users' needs so to move at the speed of business.

Tucson is recognized for its sense of community and culture which is as diverse and rich as its culinary distinction. The region has a strong sense of pride and is very interconnected. If you seek a destination that feels like a community, then Tech Parks Arizona is where your company will thrive.

# DOING BUSINESS HERE

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A diverse and welcoming community, Tucson offers a bilingual workforce, an outstanding quality of life and a low cost of doing business. Tucson, with its rich culture and love for food, provides the community with a sense of pride for their city, which can be seen through the frequently used motto “Why I Love Where I Live”.



## Top 10 Reasons Why Business Locate in Tucson

1. Thriving Innovation, Tech, & Startup Scene
2. Affordable - Low cost of doing business and living expenses
3. Diverse & Talented Workforce - High number of college graduates, substantial young professionals network, large Spanish speaking population
4. Tier One Research University - University of Arizona
5. Topophilia - A strong sense of place with a unique southwest culture and inclusive environment
6. Close Community - Whether professional or philanthropic, this small, big city is very interconnected and supportive
7. Great Food - Tucson is the first UNESCO City of Gastronomy in the U.S. It was selected for our region's rich agricultural heritage, thriving food traditions, and culinary distinctiveness
8. Access to Major World Market - Strategic southwest region provides access to three of the world's largest economies
9. Outdoor Adventures - Sunny climate, mountain trails, bike paths, national parks
10. Simplified tax system - The State of Arizona offers companies an aggressive package of tax incentives to meet the needs of industry looking to relocate to Arizona.

Tucson is ranked one of the Greatest Places by Time Magazine in 2023 by leading site selectors. With a rich vibrant history and strong community assets, the Tucson region is attracting top companies and talent. Tucson has an environment dedicated to supporting companies relocating to the region.

### Incentive Programs

- » Arizona's Quality Jobs tax credit allows companies to take a tax credit over 3 years of up to \$3,000/job that qualify
- » Research & Development tax credits for increased R&D conducted in the state
- » University Research & Development tax credits for qualifying research payments made to the University of Arizona
- » The UA Tech Park at The Bridges is located within an Opportunity Zone

## Population & Cost of Living

GREAT TUCSON AREA, PIMA COUNTY	CITY of PHOENIX	STATE of ARIZONA
<b>1,048,895</b> POPULATION Source: Census Bureau, 2021	<b>1,624,569</b> MSA POPULATION Source: Census Bureau, 2021	<b>7,264,877</b> POPULATION Source: Census Bureau, 2021
<b>\$59,215</b> MEDIAN HOUSEHOLD INCOME Census Bureau, 2017-2021	<b>\$64,927</b> MEDIAN HOUSEHOLD INCOME Census Bureau, 2017-2021	<b>\$65,913</b> MEDIAN HOUSEHOLD INCOME Census Bureau, 2017-2021
<b>\$311,924</b> MEDIAN HOME PRICE Source: Zillow Home Value Index, Jan. 2022	<b>\$389,473</b> MEDIAN HOME PRICE Source: Zillow Home Value Index, Jan. 2022	<b>\$400,285</b> MEDIAN HOME PRICE Source: Zillow Home Value Index, Jan. 2022

*Tucson provides a very good quality of life for a relatively low cost. Employers can establish operations in Tucson knowing the wages provided allow employees a very comfortable lifestyle.*

*Tucson is the 33rd most populated city in the US. Members of the community enjoy the offerings of a big city but with nothing more than 30 minutes away.*

- » Angel Investment Incentives
- » UA Tech Park at Rita Road is located within a designated Foreign Trade Zone, allowing companies a 72.9% reduction in real and personal property taxes
- » Right-to-Work State

# QUALIFIED TALENT



Companies have a robust workforce within close proximity because Tucson attracts and develops strong talent through its institutions of higher learning. Leading the way is the [University of Arizona](#) (which includes one of the nation's top-ranked business schools, Eller College of Management and McGuire Center for Entrepreneurship) with a total student enrollment count of 51,134 annually plus [Pima Community College's](#) 5,000 graduate count, creating a skilled workforce pipeline. The higher education institutions work directly with employers to engage students providing internships to test-drive talent. Partnering with industry, companies are active in training the workforce to meet their needs both now and into the future. Additionally, a large and diverse veteran workforce calls Tucson home.



Military personnel from [Davis-Monthan AFB](#) and [Fort Huachuca](#) enjoy Tucson and often transition into the workforce after their time in service. Several veteran programs are in place for military to have the opportunity to work with an organization for six months while the military pays their full salary and benefits. Arizona SkillBridge program connects service members with industry partners for specific career skills training. Tucson's diverse talent pool is largely bilingual and complementary to a wide range of industries. There is a significant number of millennial rising leaders being developed by programs including: Tucson Young Professionals, Greater Tucson Leadership, and Executive Leadership Council. Industry clusters and tech associations thrive here including: Arizona Tech Council, AZ Optics Valley, and AMIGOS Arizona Mining Industry.

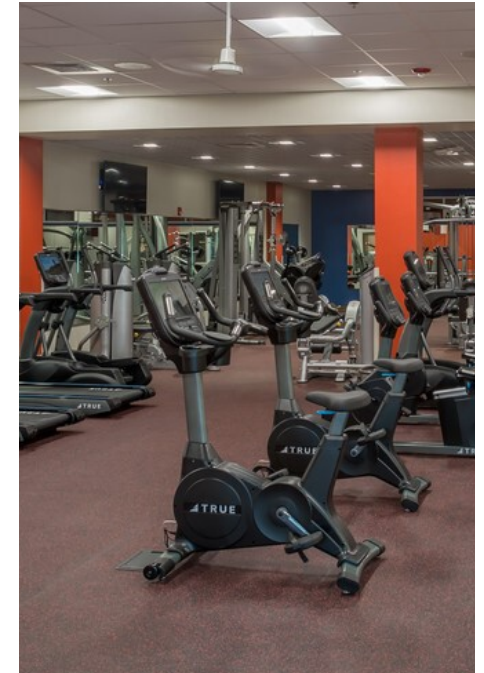


# Technology's Best Address

# UA TECH PARK

With 30 years of success, UA Tech Park can provide turn-key ready business operations that represent industry best practices. Companies that are located at the park are connected to a world-class team that is invested in their success. The dedicated management team's support spans the spectrum from tenant and employee ombudsman to facilities and maintenance coordination.

This necessary support allows tenants to focus on business while all their infrastructure and auxiliary business needs are met. Business support combined with the unique mix of office, lab, and R&D space provides the perfect platform for businesses to scale rapidly based on business demands. Companies have the versatility to customize their own space to suit their needs, all while benefiting from the well-established university research park.



## The Spacious Site Offers Companies Ample Room to Grow

UA Tech Park	Footprint
Size	1,267 acres
Developed square footage	2 million of office, R&D, laboratory, technology, and production space
Build to suit	982 acres
Tenants	100+ companies
Solar Zone	223 acres, capacity to generate 25 MW of electricity, 10 MW of battery storage





## Amenities

With acres of open space and large indoor event venues, the UA Tech Park offers companies and their employees an exceptional environment to interact. The UA Tech Park is in Vail Unified School District, one of the top school districts in Arizona.

### Amenities on the campus include:

- » On-site corporate fitness center
- » Health and wellness program
- » Conference and meeting facilities
- » Multiple internet service providers
- » Multi-use paths and access to The Loop, one of the nation's best recreational trails
- » On call emergency responders (EMT and paramedics)
- » Abundant free parking
- » Food service including Starbucks
- » Lush green campus with various outdoor spaces



## Campus Infrastructure

Water	1.29M gpd 14,000 gmp chilled water 14,400 gpd of DI water
Electricity (Dual Feed plus backup generators)	13.8 MW
Natural Gas	12,400 scfh
Compressed Air	1,374 scfm



UA Tech Park

# COMMUNITY & CULTURE

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The UA Tech Park is one of the nation's premier research parks – a dynamic community where emerging companies and technology giants work alongside one another in a fast-paced environment..





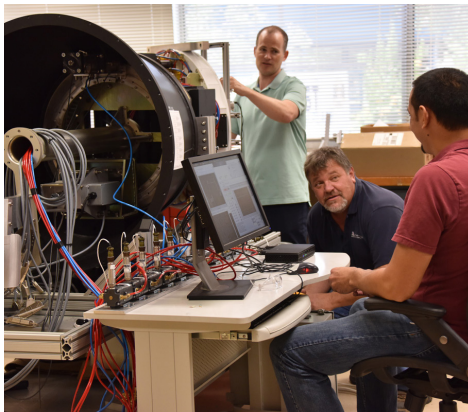
## Workplace Environment

The UA Tech Park was recognized as ***Tucson's Most Innovative Workplace*** and the ***Best Workplace Culture*** based on votes from the Arizona Daily Star Reader's Choice Awards. Employees from every company at the park, which are called Tech Cats, connect with each other establishing a broader sense of community.



## Connections

Common spaces are purposefully built to bring people together. Employees connect during the workday to network, share business ideas and also unwind through fitness classes, pop-up parties, and celebrations like Homecoming at the UA Tech Park.



## Beyond the Bricks

The Park's offerings extend beyond brick-and-mortar boundaries to providing customized business development support. Businesses that are located at the UA Tech Park are immediately plugged into the resources of the University of Arizona, a Tier One research university. This status indicates that the institution engages in the highest levels of research activity therefore businesses benefit from a collection of experts and a robust talent pipeline.

# REGIONAL EMPLOYMENT HUB



Data sources from 2019 Report

Businesses here create an economic powerhouse and major employment hub for the region.

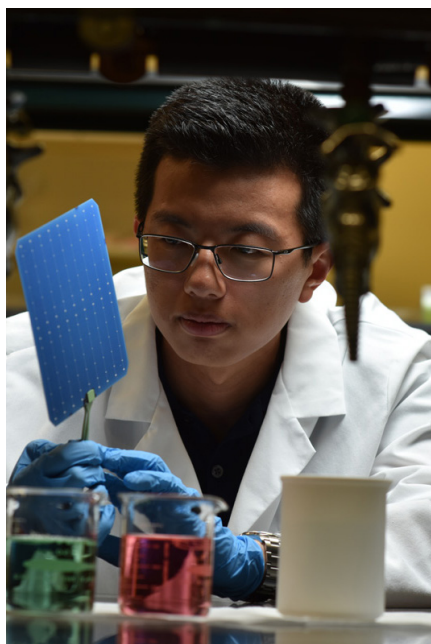
UA Tech Park

# SPACE: LABORATORIES



The UA Tech Park has robust laboratory offerings including BSL-2 facilities, wet chemistry benches with fume hoods, dry lab facilities and a prototyping center. Growing businesses have access to a lab manager, a range of equipment and cold storage providing companies the opportunity to research, develop prototypes and demonstrate their products. Science-based business opportunities span from “renting a bench” to leasing a private lab. Our laboratory is GLP-qualified (Good Lab Practices) which ensures that lab standards and equipment are of the highest caliber.





## Lab Equipment:

Specialty Equipment	Standard Lab Equipment
UV-Vis Spectrophotometer	Workbench Space with Chemical Fume Hood and Environmental Exhaust
Bio-Safety Cabinet	Data Lines
Incubator	Lab Refrigerator and Freezer
Cell Culture Lab	Compressed Air
Microscope	
Nanopure System	<b>Safety Equipment</b>
Tabletop Autoclave	Lab Manager
Top Loading Balance	Lone Worker Personal Alert System
Forced Air Oven	Restricted Access to Labs
Analytical Balance	Centralized Chemical Storage
Thermocycler	First Aid Station
PH and Conductivity Meter	Spill Kit
Centrifuge	Emergency Shower and Eyewash Stations
Data Loggers	On-Site EMS Personnel
Hot/Stir Plate	
Ultra -Low Temperature Freezer	
CO2 Incubator	



UA Tech Park

# SPACE: CLASS A OFFICE

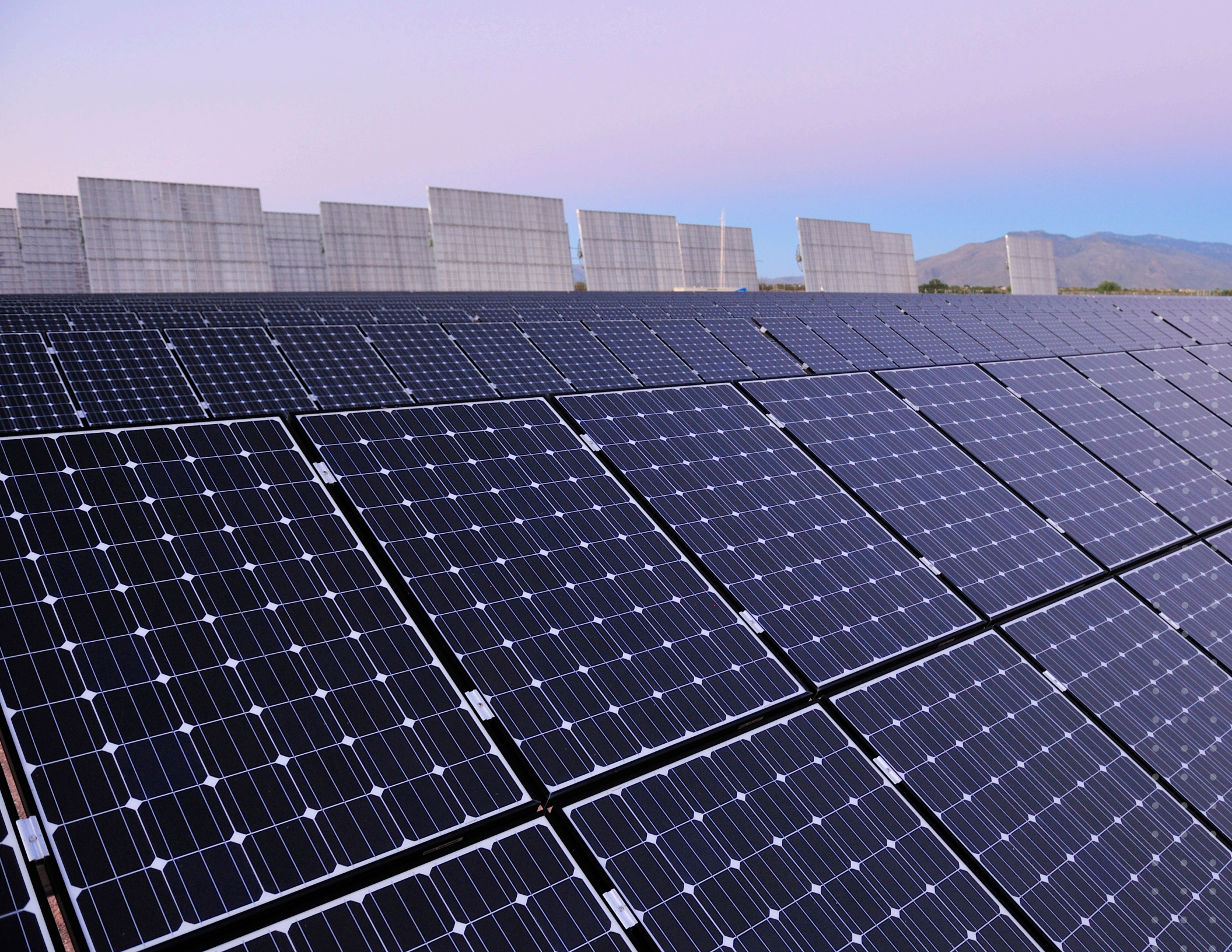


UA Tech Park buildings offer a range of Class A office space that can be used for back office activities to engineering and design processes. Class A office space is move-in ready with furnished office space, open floor plans, robust telecommunication infrastructure and common outdoor gathering areas.











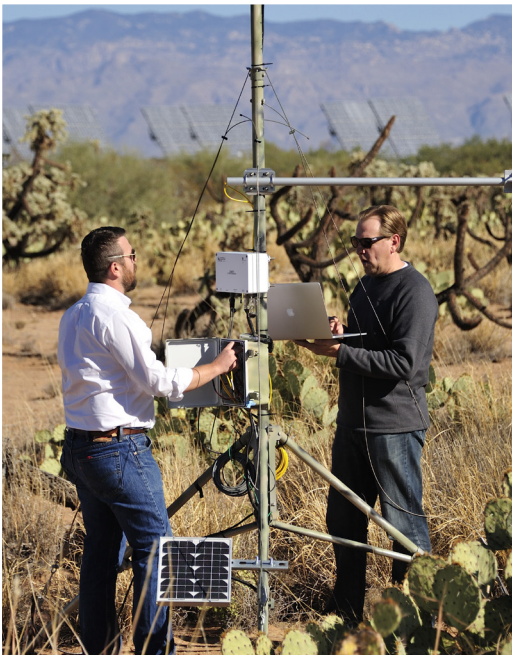
# UA Tech Park

# SOLAR ZONE

Tech Park Arizona leveraged its assets to develop an innovative renewable energy project with its industry partner, Tucson Electric Power (TEP).

The Solar Zone at the UA Tech Park is one of the largest multi-technology grid-level solar demonstration site in the United States. Seven companies with eight projects test and demonstrate a variety of renewable technologies and systems. and demonstrate a variety of solar technologies and systems. The 223-acre site is designed to generate 25 megawatts of power, which is over twice the daily electrical consumption of the Tech Park and enough to power the homes of more than 4,600 TEP residential consumers for a year.

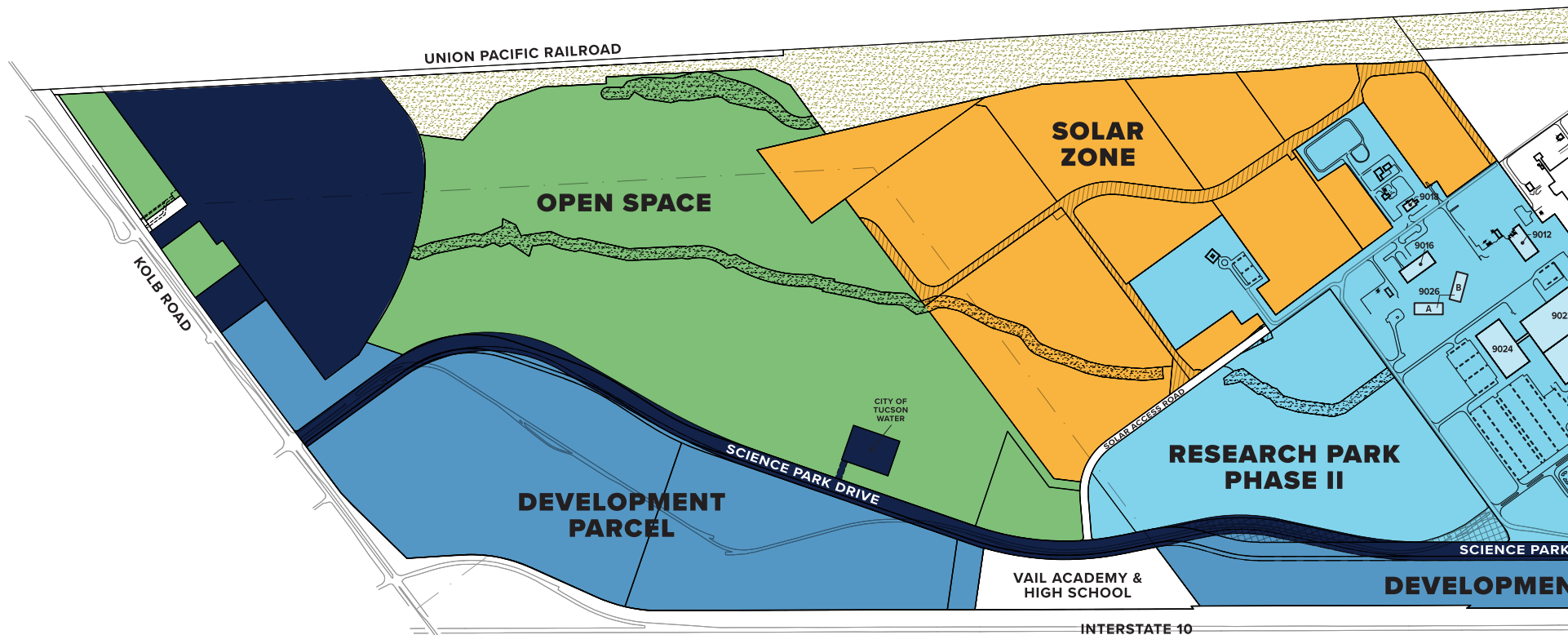
The sun shines eighty-five percent of the year in Tucson, making the Solar Zone at UA Tech Park the perfect place for testing, evaluation, and demonstration of solar technologies. New collaboration opportunities are available through Solar Zone Phase Two.



UA Tech Park

# BIRD'S EYE VIEW

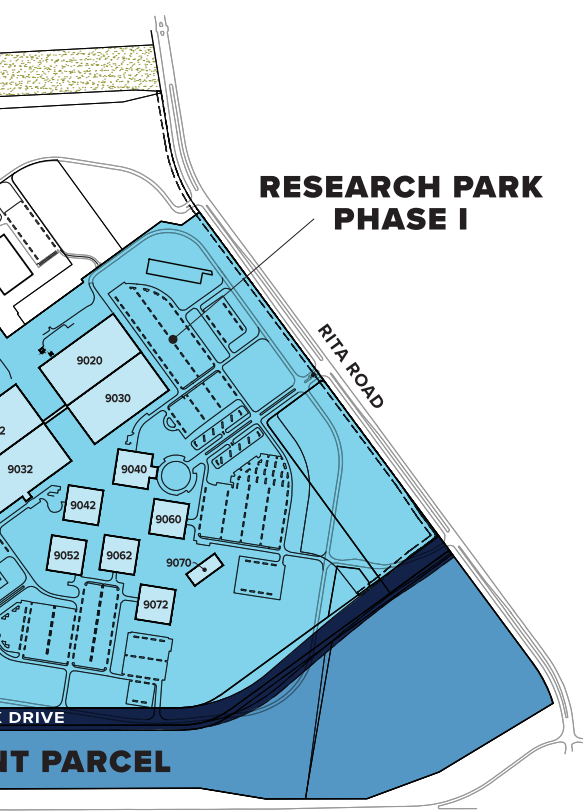
## UA Tech Park Development Map





The UA Tech Park is a master-planned, mixed-use development. Located in one of Arizona’s fast-growing suburban settings on Tucson’s southeast side, the park’s spacious campus encompasses 1,267 acres and has 2 million square feet of developed space. The park is situated on a prime parcel located in southeast Pima County, with good interstate access, high visibility, and ample room for development. UA Tech Park has the capacity to provide build to suit options for prospective tenants.

## Land Use



- Research Park
- Development Parcel
- Solar Zone
- Open Space
- Public Use







# UA Tech Park AT THE BRIDGES



The UA Tech Park at The Bridges is a 65-acre community of innovation within a larger 350-acre multi-use development that includes residential and retail development in central Tucson. It is prime real estate for public, private and academic users located just minutes away from downtown Tucson, the Tucson International Airport, and the University of Arizona main campus.

Located in an Opportunity Zone, the long-term vision encompasses approximately 1.2 million square feet of developed office and laboratory space that could support 5,000 knowledge workers. The UA Tech Park at The Bridges provides the ideal platform for technology advancements and business growth through university-industry collaborations. By bringing together all the aspects of a turn-key ready business operation and interconnecting the power of the University of Arizona, the traditional business office space is transformed into a purpose-built environment that inspires innovation.

The Refinery, a brand new four-story, 120,000 sq ft office building was developed by The Boyer Company in close collaboration with Tech Parks Arizona. The multi-tenant building serves as the ideal place for businesses looking to co-locate with the University of Arizona expertise. It provides the ideal platform for companies to recruit the best and brightest minds and establish joint-research projects because of close proximity to the University of Arizona.

Adjacent to The Refinery is SpringHill Suites by Marriott. The strategically located 126-all-suite hotel offers various meeting/conference areas, free wifi, and food/beverage service.

The UA Tech Park at The Bridges is also home to the UArizona Office of Research, Innovation and Impact Mission Integration Lab (MIL). The MIL accommodates balloon-borne astronomy, filling an important niche between ground-based observatories and space telescopes. Modern balloon-borne observatories offer space-like views of the universe in missions that require a fraction of the time and cost of a full space mission and serve as a platform to test cutting-edge orbital mission technologies.

Coming soon to the park is a new, state-of-the-art facility for the Arizona Public Media operations. The new media studio will provide upgraded production and broadcast technology, improved community engagement and new opportunities for increased original local content.





THE UNIVERSITY OF ARIZONA  
**CENTER FOR  
INNOVATION**  
at Oro Valley

1800



University of Arizona

# CENTER FOR INNOVATION



The University of Arizona Center for Innovation (UACI) is a leader in the entrepreneurial ecosystem and has long served the region's strong and vibrant community of innovators for over 20 years.

As a startup incubator network with locations across Southern Arizona, UACI supports science and technology companies at any stage of development coming from the University of Arizona, the general Tucson community, and internationally.

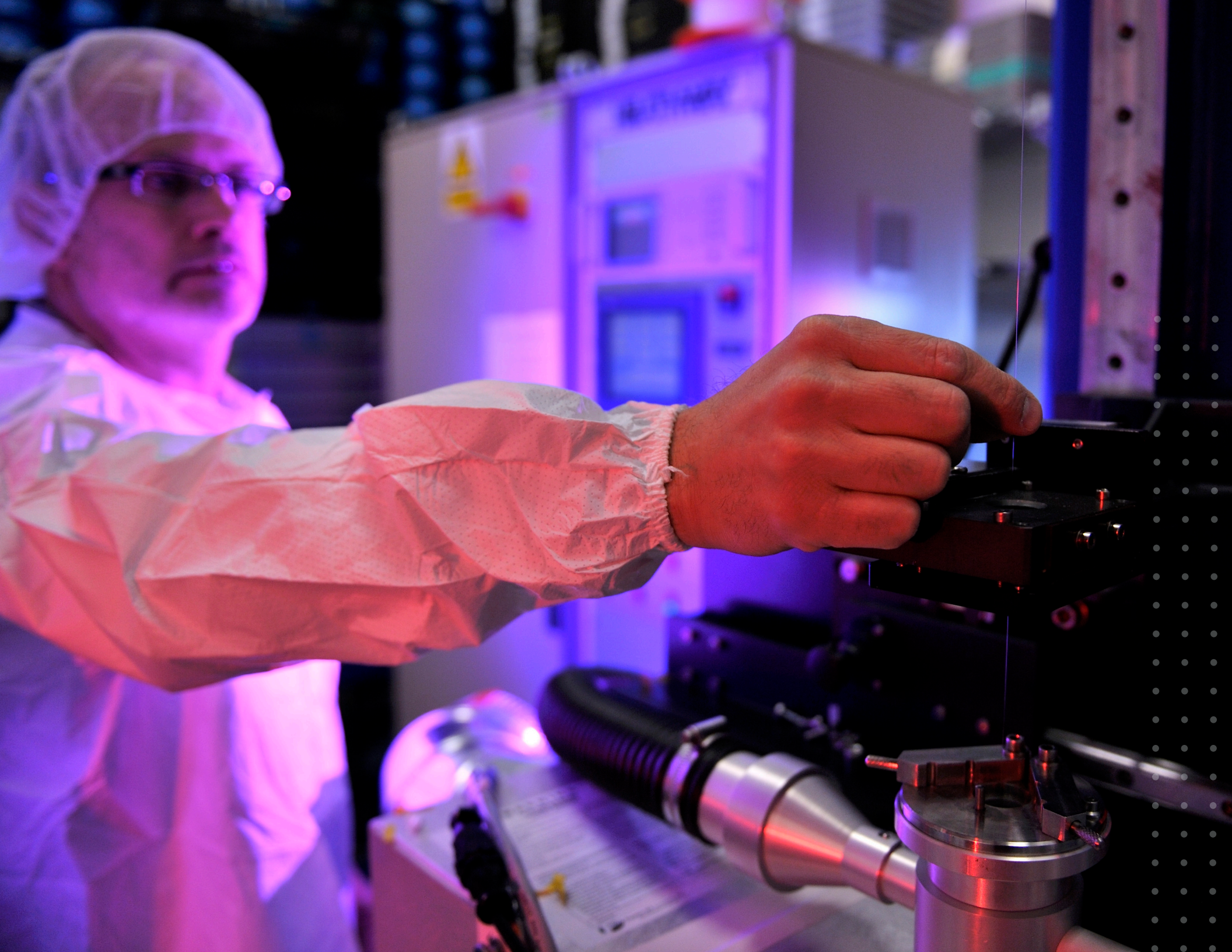
UACI provides access to people, programming and places that help entrepreneurs take their companies from idea to market. Startups go through a 28-point structured roadmap that takes them through a continuum of education provided by mentors, subject matter experts and community collaborators. UACI also provides access to service providers, industry cluster groups, interns and connections to potential customers and strategic partners. Entrepreneurs utilize various physical spaces that include offices, wet and dry labs, meeting rooms, a prototyping center, collaboration areas and the infrastructure to support these spaces. Over the last 20 years, UACI startups have attracted \$105.8M in capital to the region.

UACI collaborates with many national and international organizations to enhance programs and startup support. As one of six power connectors for the U.S. Department of Energy (DOE), UACI connects entrepreneurs to programs like the American Made Solar challenge to fund projects and technology advancing solar power capabilities.

Businesses seeking international expansion can directly locate to Southern Arizona

knowing that UACI will provide the necessary resources and programming needed for new market entry in the US. UACI is recognized by the International Business Innovation Association (InBIA) as a Soft-Landing designee, a prestigious title with only a dozen designees worldwide. UACI outposts not only provide a physical setting, but also offer businesses a unique connection to the University of Arizona.







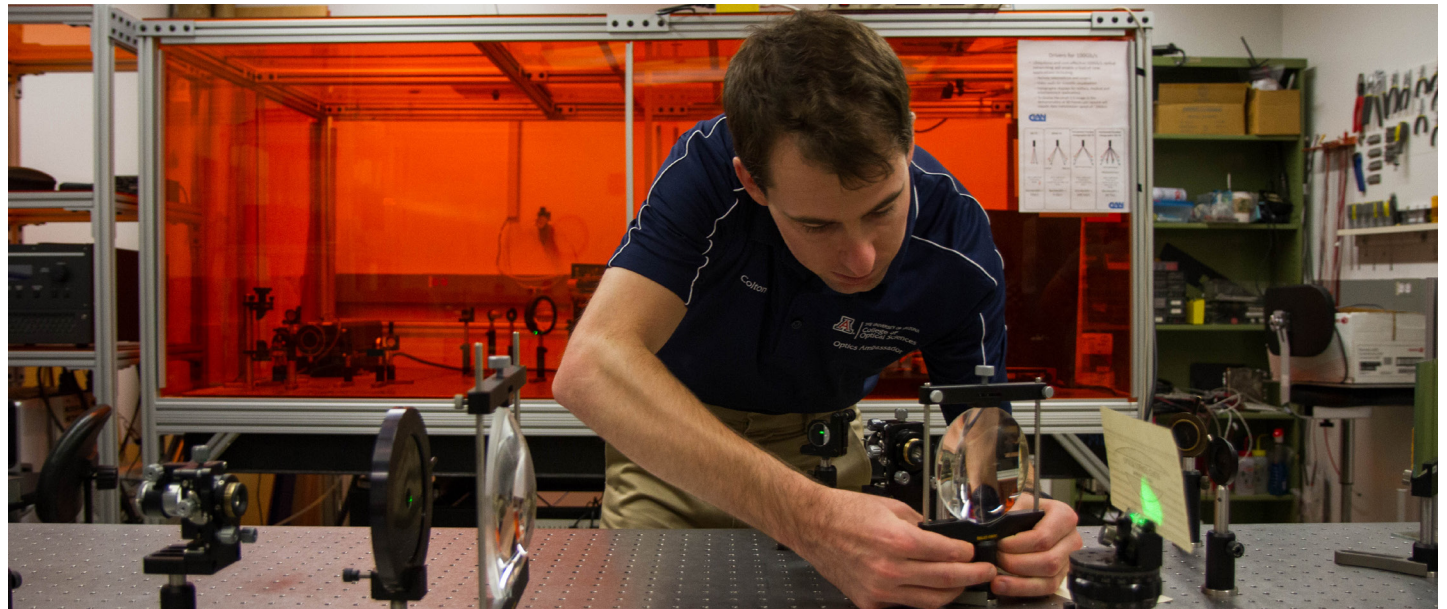
# THE UNIVERSITY OF ARIZONA

Tech Parks Arizona is deeply aligned with the research, mission and goals of the University of Arizona, a world-class Tier One research and Top 20 public university, as ranked by the National Science Foundation. Companies can leverage the University of Arizona's knowledge and resources to provide innovative solutions to today's global challenges.

The University of Arizona academic community is dreaming big and creating incredible innovations to make a better world.

UArizona is a research leader in fields such as:

- » Water resource management
- » Space and defense
- » Mining technology
- » Biotechnology
- » Optical sciences





The University of Arizona

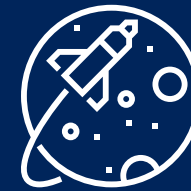
# BY THE NUMBERS







The University of Arizona ranks among the **top 20 U.S. public research institutions**. The National Science Foundation analyzed more than 900 institutions nationwide, **ranking UArizona in the top 4%** of all U.S. universities, both public and private.



**UArizona is number 6 in NASA Funded Activities** among all universities No. 7 in the physical sciences.



**Ranked 29 among the top 100 worldwide universities** with the most U.S. patents granted for inventions.



Ranked number **3 in Hispanic enrollment** by the National Science Foundation's Higher Education Research and Development Survey.



The University of Arizona Eller College of Management ranks **number 2 in public universities for the Management Information Systems program** and **number 8 for Entrepreneurship** by U.S. News and World report.



**UArizona is ranked 1 in astronomy and astrophysics**, according to data from the National Science Foundation.



Research dollars: More than **\$955 million in total R&D activity**.





Interested in growing your business with Tech Parks Arizona?  
Be part of an environment built with your purpose in mind. Move-in ready space is available today.

 [techparks.arizona.edu](http://techparks.arizona.edu)  (520) 621-4088  [info@uatechpark.org](mailto:info@uatechpark.org)

