

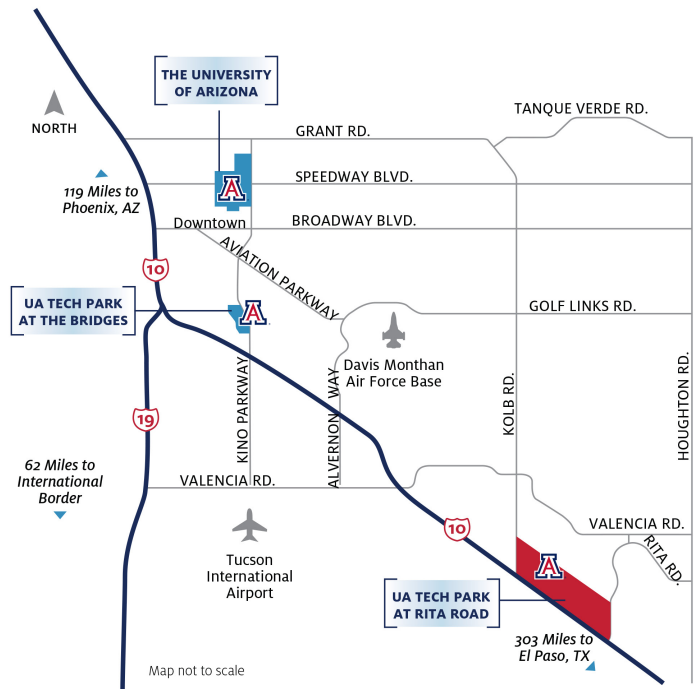
# PROPERTY FEATURES

FOR  
LEASE



## 9030 S Rita Road, Tucson, Arizona, 85747

- Located at the UA Tech Park at Rita Road
- Interstate-10: 1 minute, less than 1 mile
- Tucson International Airport: 17 minutes, 10 miles
- Intermodal railroad: 22 minutes, 13 miles
- Facilitated linkages to the University of Arizona
- Within the Vail School District, one of Arizona's top performing school districts
- Onsite paramedics and EMTs weekdays from 7am-7pm
- 24/7 site security
- 4 last-mile internet providers
- Sustainable site with water conservation and energy efficiency initiatives
- A connected campus that fosters collaboration and supports a thriving business environment



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



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# PROPERTY DETAILS



<b>Parking</b>	Non-exclusive free parking
<b>Power</b>	Dual 13.8 MW feeds from central plant
<b>Life Safety</b>	Fully sprinkled, class A fire alarm, life safety generator
<b>HVAC</b>	Chilled water central plant / high efficient redundant heating hot water boiler system
<b>Zoning</b>	I-2
<b>Year Built</b>	1980
<b>Construction</b>	Steel frame
<b>Number of Floors</b>	2 floors
<b>Height to Deck</b>	28' to deck, dropped to 9'
<b>Loading</b>	1 loading dock - separate from building
<b>Demisable</b>	Yes
<b>Use</b>	Office/Flex
<b>Condition</b>	Fully built out
<b>Available Space</b>	Total 4,568 SF - separate spaces: 868 SF, 718 SF, 2,982 SF

# 9030 S RITA RD

## FLOOR PLAN: FIRST FLOOR



# INTERIOR PHOTOS



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# ON-SITE AMENITIES

## EVENT CENTER

- Spacious venue for town halls, seminars, networking events, and more!
- Advanced audio-visual technology.
- Equipped for event catering and food preparation.
- Professional stage designed for presentations and performances.



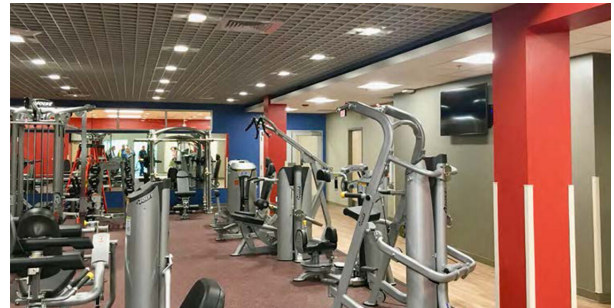
## FOOD SERVICE

- Daily food options made fresh for each meal.
- A variety of snacks and drinks.
- Rotating selection of food trucks.
- On-site Starbucks.
- On-site food catering.

# ON-SITE AMENITIES

## FITNESS CENTER

- Free membership for all employees.
- Various cardio machines such as treadmills, ellipticals, and stationary bikes.
- Weight lifting equipment such as squat racks and free weights.
- Dedicated room for fitness classes and group activities.
- Locker rooms and showers.



## OUTDOOR SPACES

- Covered walkway through the park, providing access to all buildings.
- Direct access to The Loop, a highly sought after outdoor path perfect for pedestrians and cyclists.
- Covered outdoor seating, ideal for lunch or meeting colleagues.