

# PROPERTY FEATURES

FOR  
LEASE

9052

## 9052 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



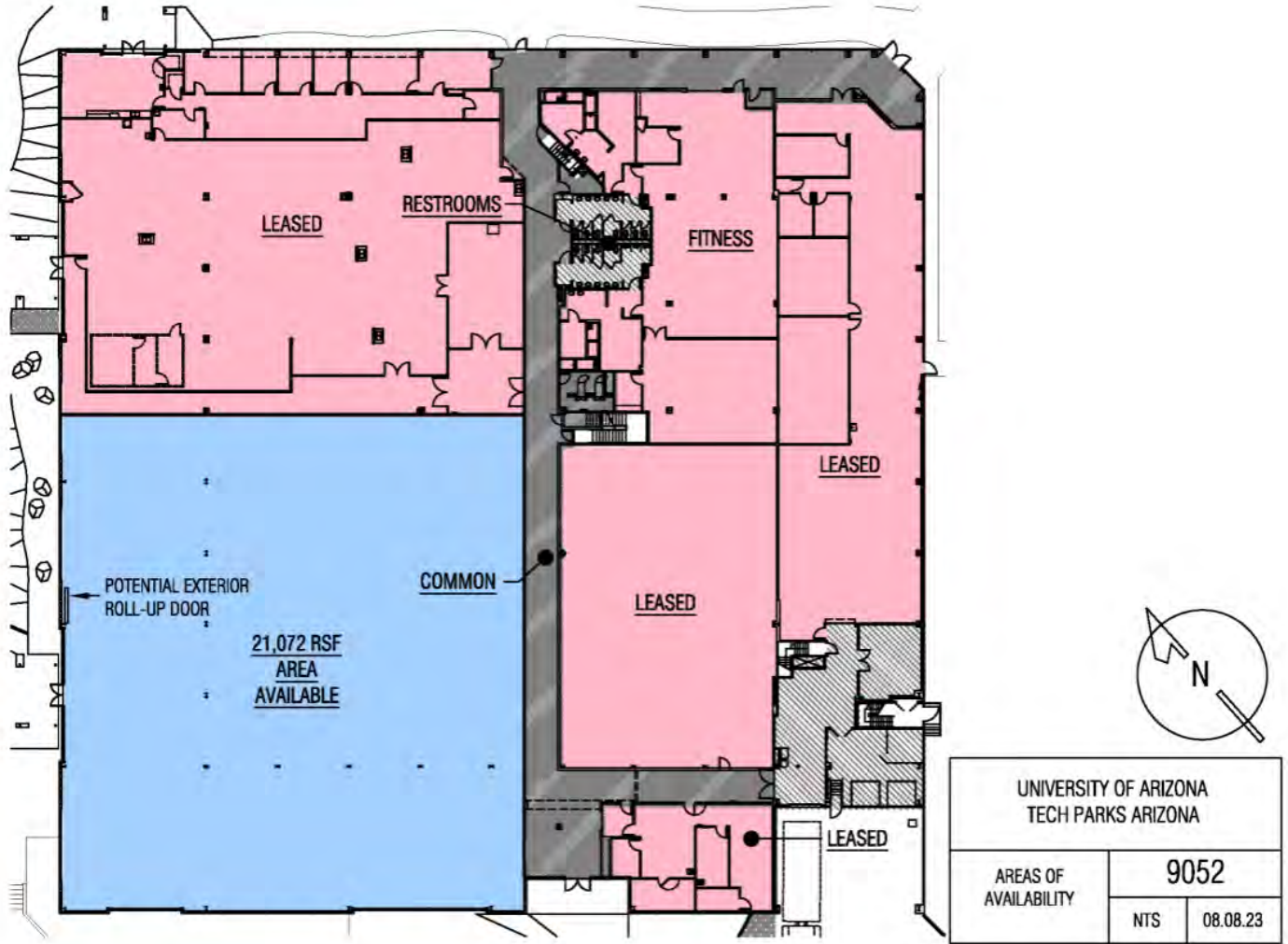
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# PROPERTY DETAILS



|                         |  |
|-------------------------|--|
| <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, renovated in 2019  |
| <b>Construction</b>     | Steel Frame  |
| <b>Number of Floors</b> | 1  |
| <b>Height to Deck</b>   | 29' to deck, dropped to 9'   |
| <b>Loading</b>          | 3 loading docks  |
| <b>Demisable</b>        | Yes  |
| <b>Condition</b>        | Grey Shell   |
| <b>Use</b>              | R&D Flex   |
| <b>Available Space</b>  | 2,700 - 21,072 SF Demisable  |

# 9052 S RITA RD FLOOR PLAN



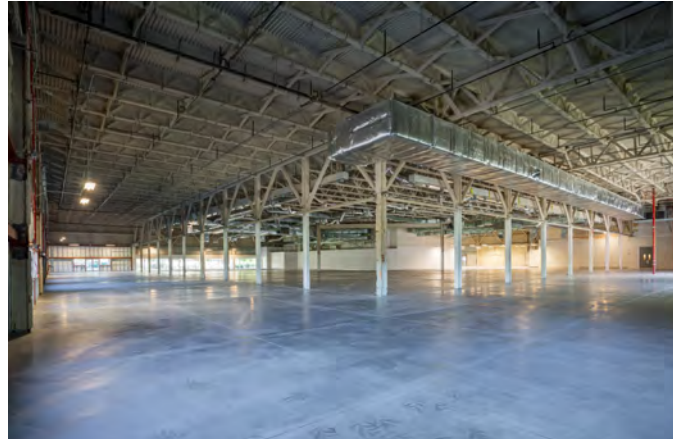
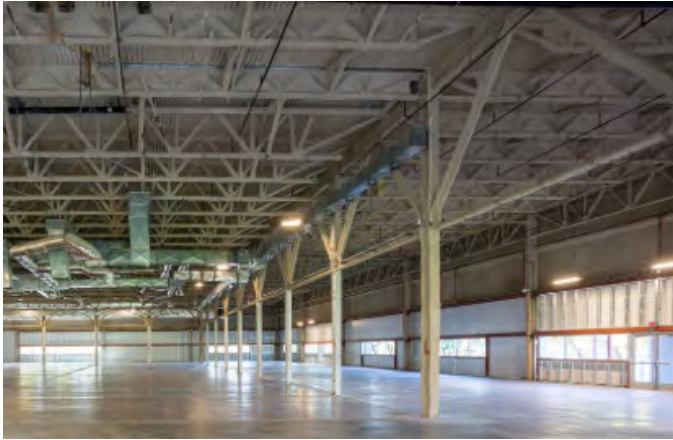
 AVAILABLE SPACE

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# 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.