

UA TECH PARK AT THE BRIDGES



**THE BRIDGES SERVE
AS A BRIDGE TO**

PAST

PRESENT

FUTURE



UNIVERSITY

COMMUNITY

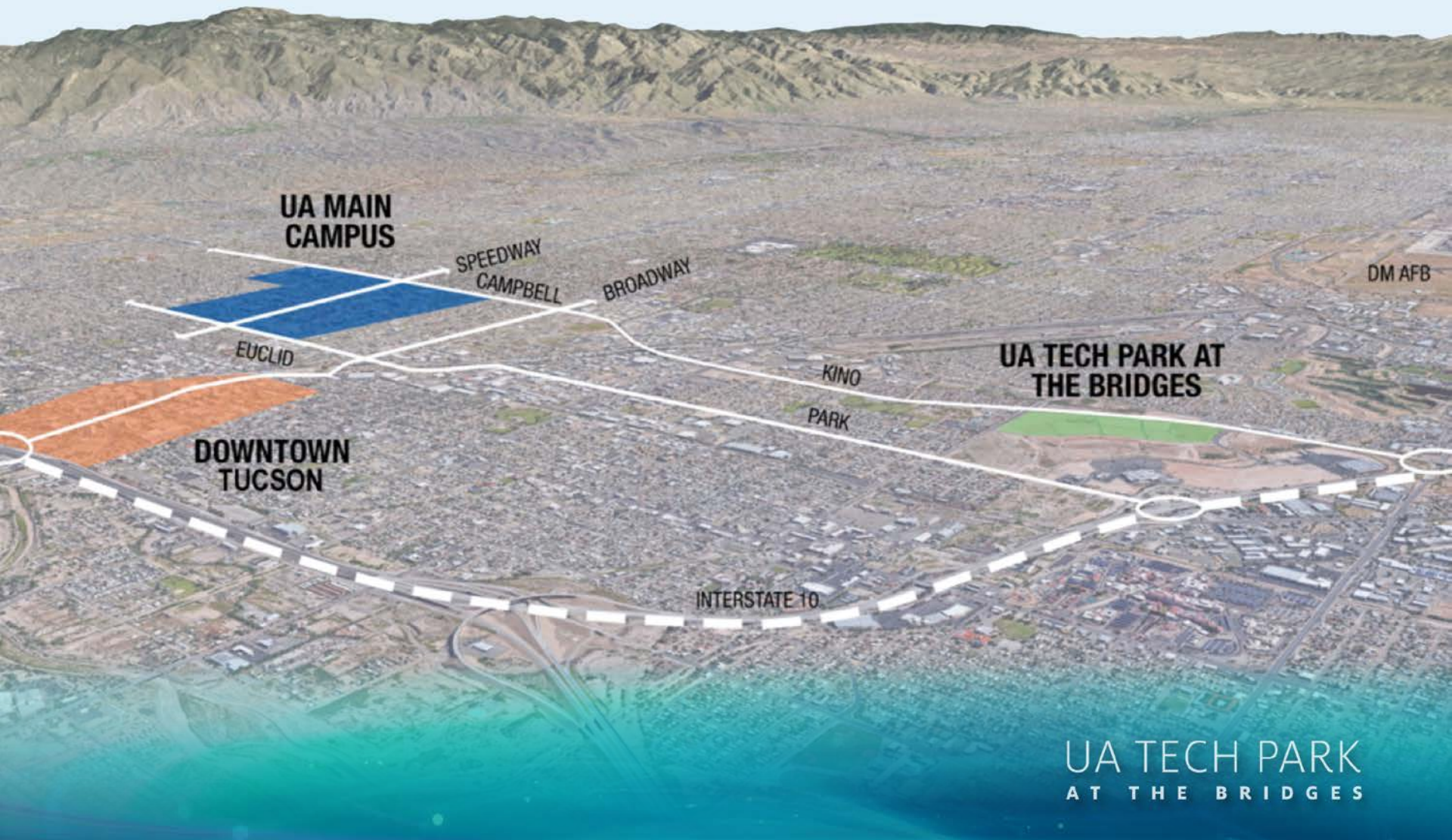
INDUSTRY

UA TECH PARK
AT THE BRIDGES

TECH PARK
65 acres in the
center of Tucson

CENTRAL LOCATION

Transforming this area into a destination



UA TECH PARK
AT THE BRIDGES

The Bridges DEVELOPMENT



OTHER DEVELOPMENT AT THE BRIDGES

RETAIL
WEST

PROPERTIES

TUCSON MARKET PLACE

BOURN[®]
COMPANIES

GEICO & URBAN VILLAGE

UA TECH PARK
AT THE BRIDGES

COMPONENTS OF THE BRIDGES

- 112 acres of retail development
- 80 acres of office and commercial development
- 30 acres of residential development
- Carrying capacity – 2,290,000 sf of office, lab & production development



RETAIL WEST

PROPERTIES



UA TECH PARK AT THE BRIDGES



PARK CENTRAL RESIDENTIAL



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AT THE BRIDGES

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AT THE BRIDGES

Destination DISCOVERY



THE UNIVERSITY
OF ARIZONA

UA TECH PARK AT THE BRIDGES



**AN INNOVATION DISTRICT FOR BOTH THE
U OF A AND THE METRO TUCSON REGION**

UA TECH PARK AT THE BRIDGES

**BUILDING 2 MILLION SQUARE FT
OF DEVELOPED SPACE**

An architectural rendering of a modern building complex. The main building features a prominent facade of vertical copper-colored slats. To its left is a glass-walled structure. The foreground is landscaped with green lawns, various trees, and shrubs. A road with a few cars is visible in the background. The overall style is a digital illustration with soft lighting.

DISCOVERING... NEW TECHNOLOGY

- Creating the “Interactive Ground” that brings together the University, Community and Industry in the pursuit of technology innovation and commercialization

UA TECH PARK
AT THE BRIDGES

An architectural rendering of a modern urban park space. The scene features a large, multi-story building with a glass facade and vertical wooden slats. In the foreground, there is a paved plaza with various groups of people walking and sitting on benches. The plaza is landscaped with trees, shrubs, and large planters. A prominent feature is a large, curved, metallic structure that resembles a stylized 'C' or a bridge element. The overall atmosphere is bright and modern, with a focus on creating a vibrant community space.

THE THIRD PLACE OF SCIENCE

A new environment
fashioned for discovery

- Live, Learn, Work, Play and Stay Environment
- Reviewed more than 70 parks in North America
- Modeled after other innovation districts – Sky Song (ASU), Tech Square (Georgia Tech), Bio Square (Boston Univ.), Mission Bay (UCSF)

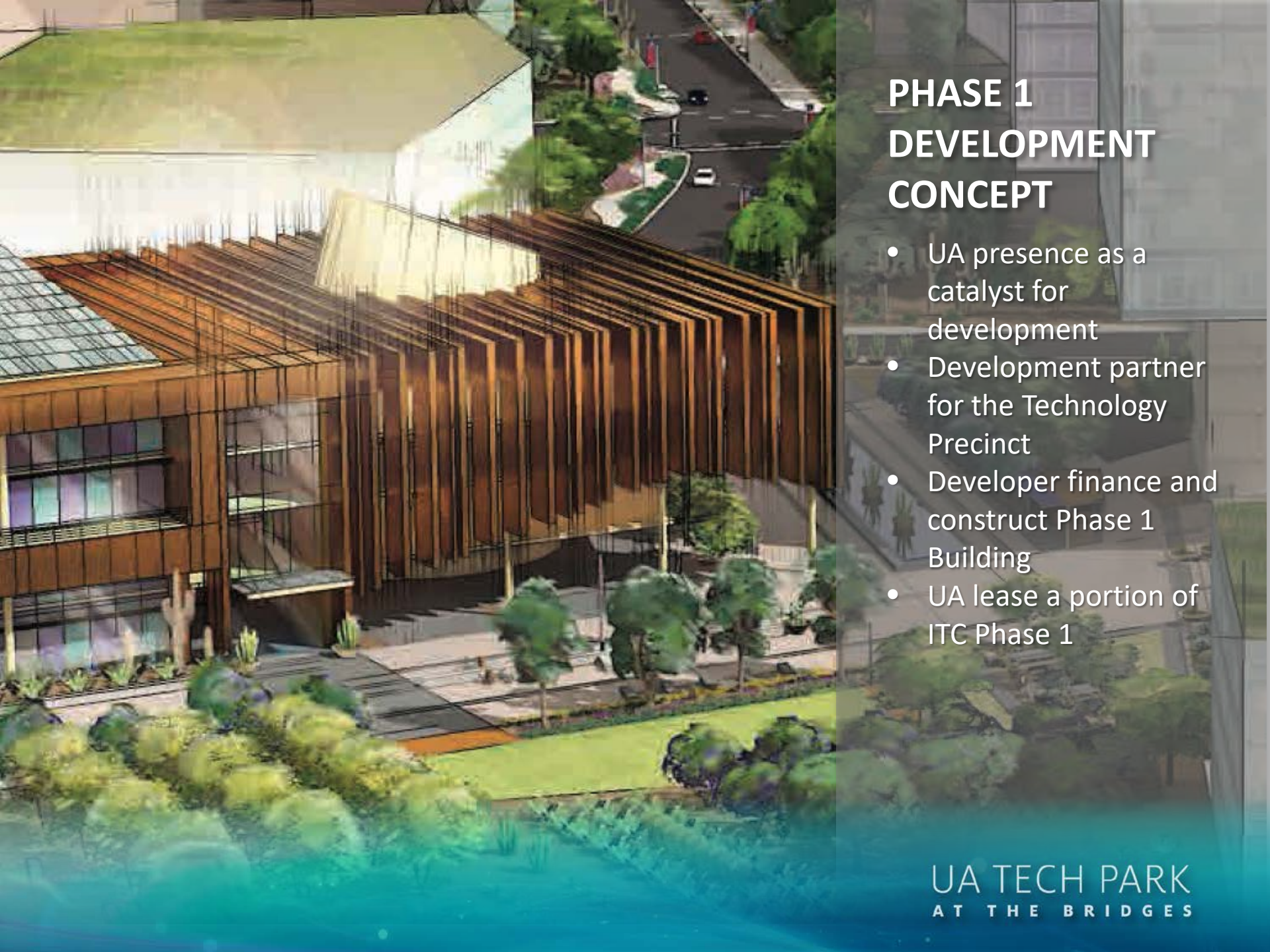
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AT THE BRIDGES



KEY CHARACTERISTICS

- UA identity and presence
- Mixed-Use Urban Village
- UA Technology Hub – Tech Launch, Tech Parks, AzCI
- Leading-edge, “smart city” environmental design
- Connectivity to community and surrounding neighborhoods
- Compelling use of outdoor public spaces

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AT THE BRIDGES



PHASE 1 DEVELOPMENT CONCEPT

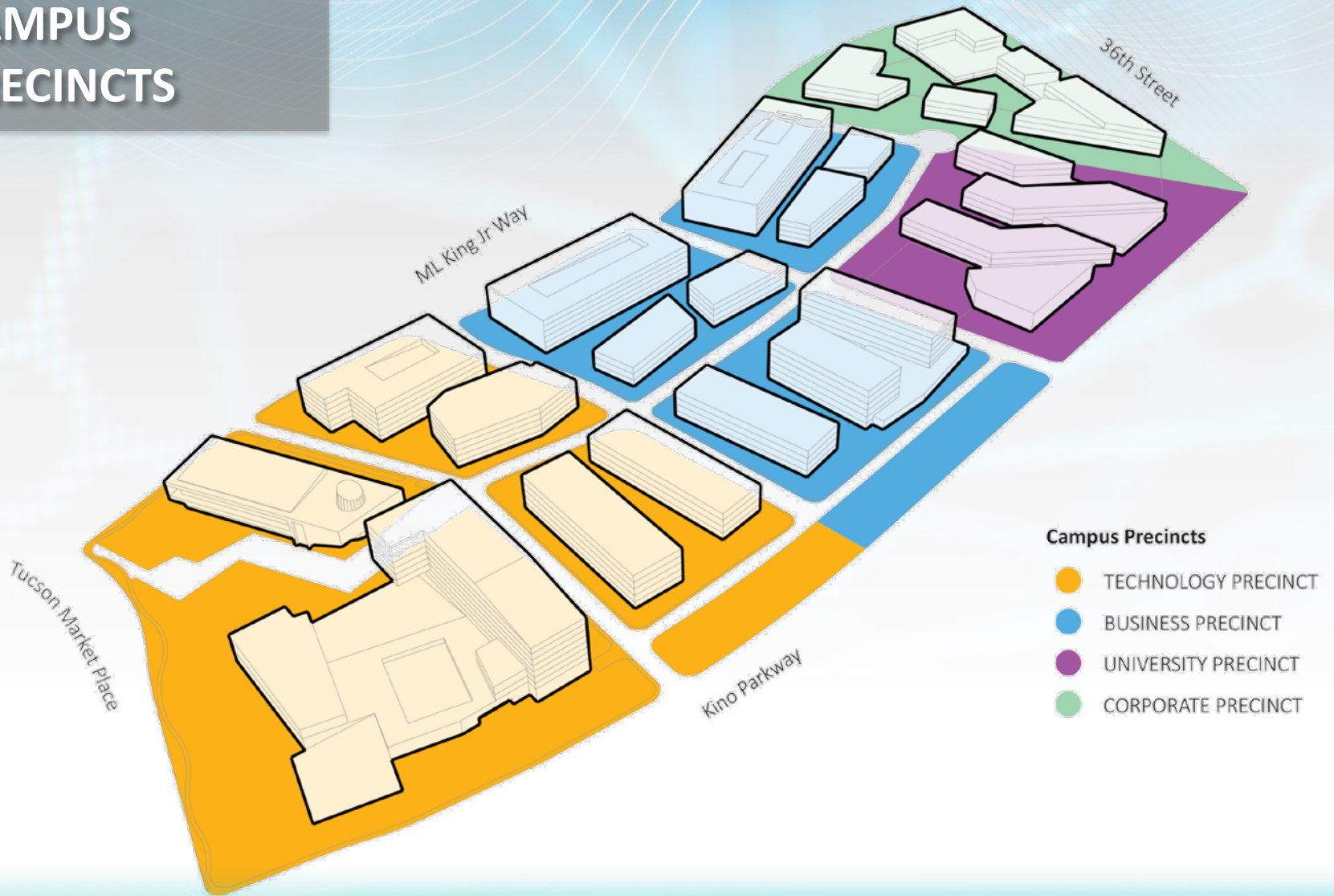
- UA presence as a catalyst for development
- Development partner for the Technology Precinct
- Developer finance and construct Phase 1 Building
- UA lease a portion of ITC Phase 1

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FRAMEWORK PLAN CONCEPT



CAMPUS PRECINCTS



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PATHWAY TO DISCOVERY



A major feature of the Park is the **PATHWAY TO DISCOVERY**, a set of paths that run along the perimeter of The Bridges and through it's interior.

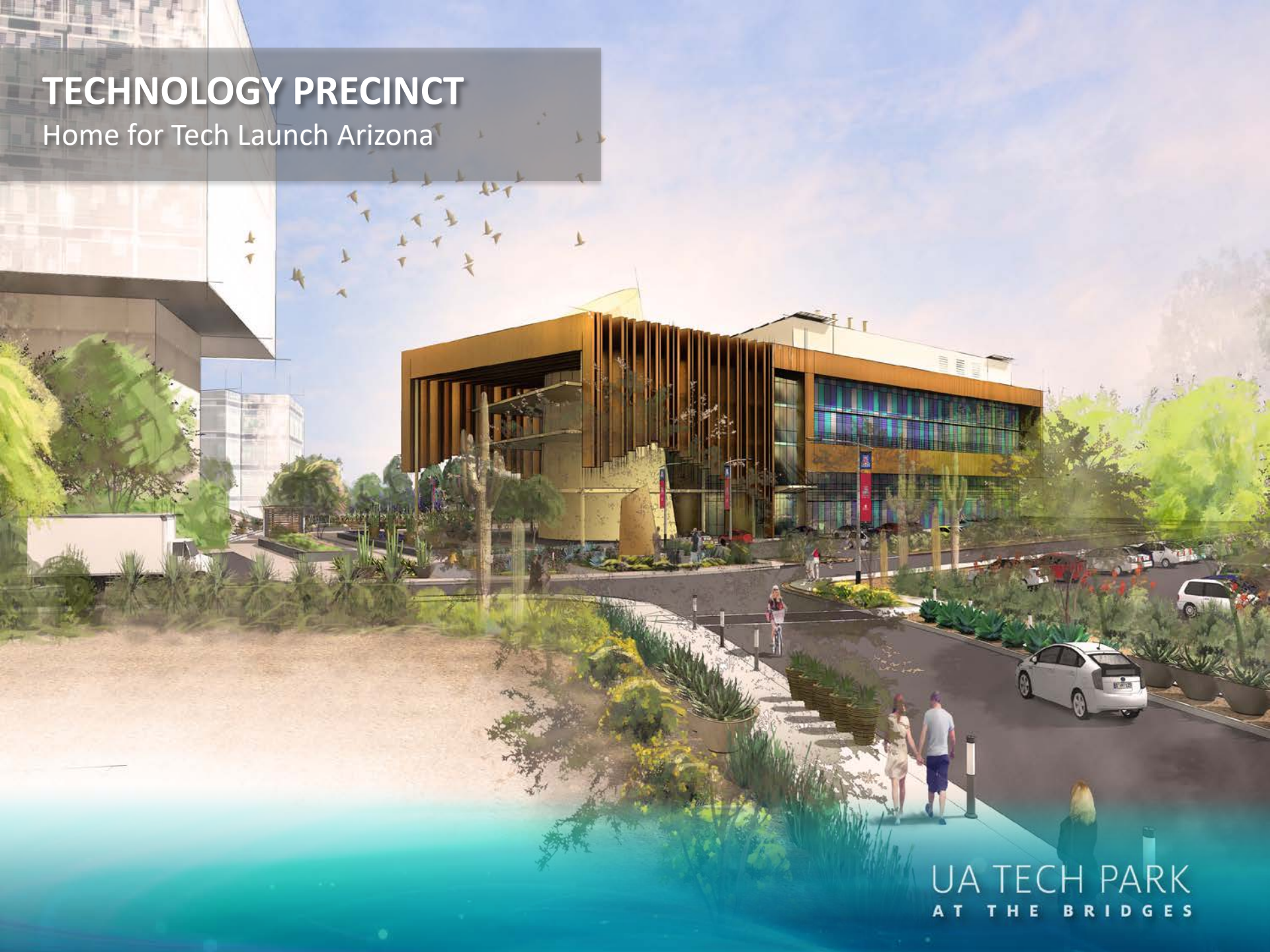
HERITAGE PATH



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TECHNOLOGY PRECINCT

Home for Tech Launch Arizona



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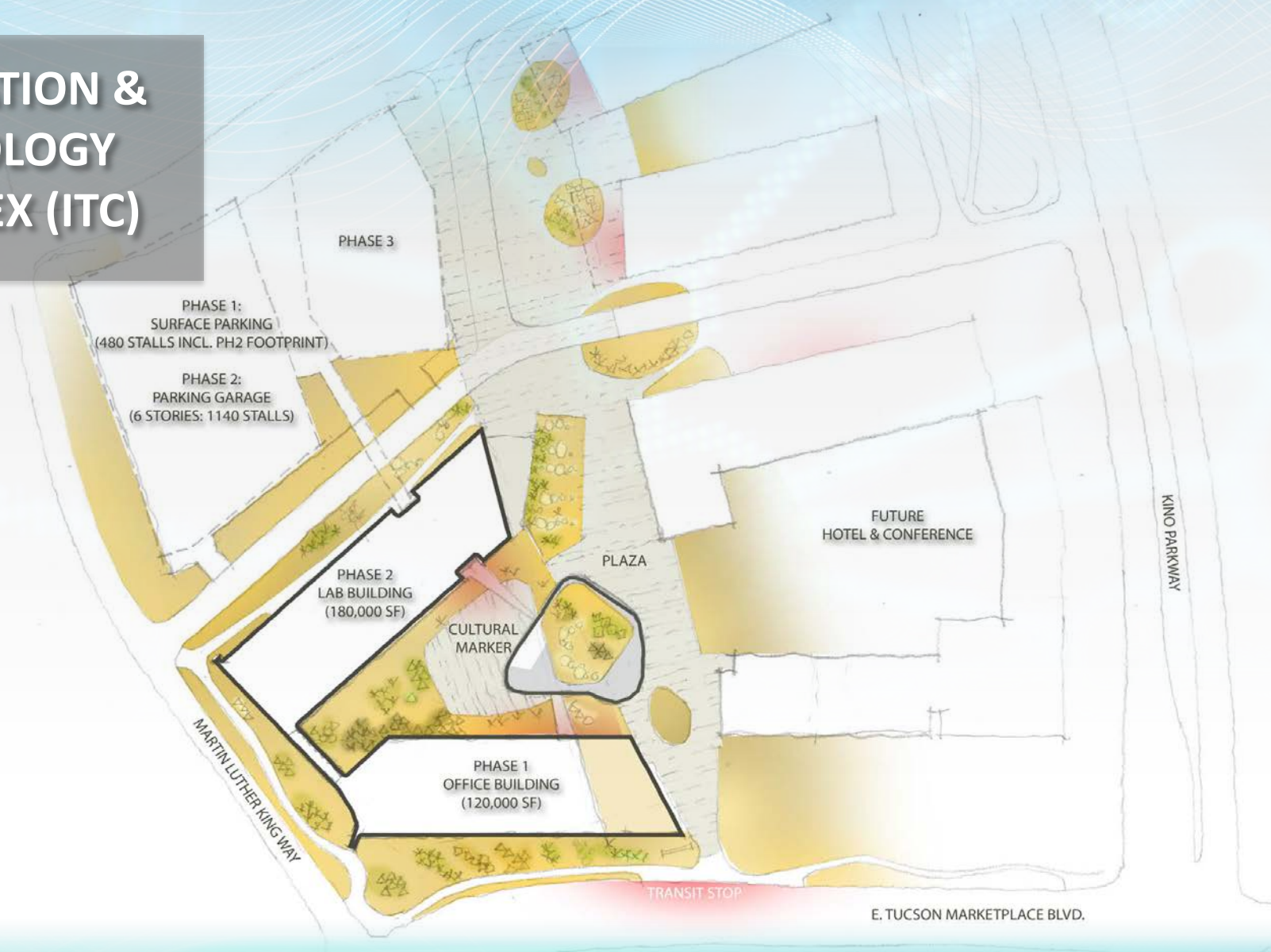


INNOVATION & TECHNOLOGY COMPLEX

- Two Building Complex
- Phase One – 120,000 sf
4 story office building,
surface parking
- Phase Two – 180,000 sf
6 story office/research
building, structured
parking

UA TECH PARK
AT THE BRIDGES

INNOVATION & TECHNOLOGY COMPLEX (ITC)



UA TECH PARK
AT THE BRIDGES



EDUCATION AND TRAINING CENTER – ENTREPRENEURSHIP, CULINARY ARTS, OPTICS



**ENGAGING STUDENTS IN STEM SCIENCE, TECHNOLOGY,
ENGINEERING AND MATHEMATICS**

UA TECH PARK AT THE BRIDGES



DISCUSSION

UA TECH PARK AT THE BRIDGES

PARTNER WITH US.

Explore your boundless possibilities. Contact Tech Parks Arizona.

520-621-4088 | info@uatechpark.org | techparks.arizona.edu



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**TECH PARKS
ARIZONA**