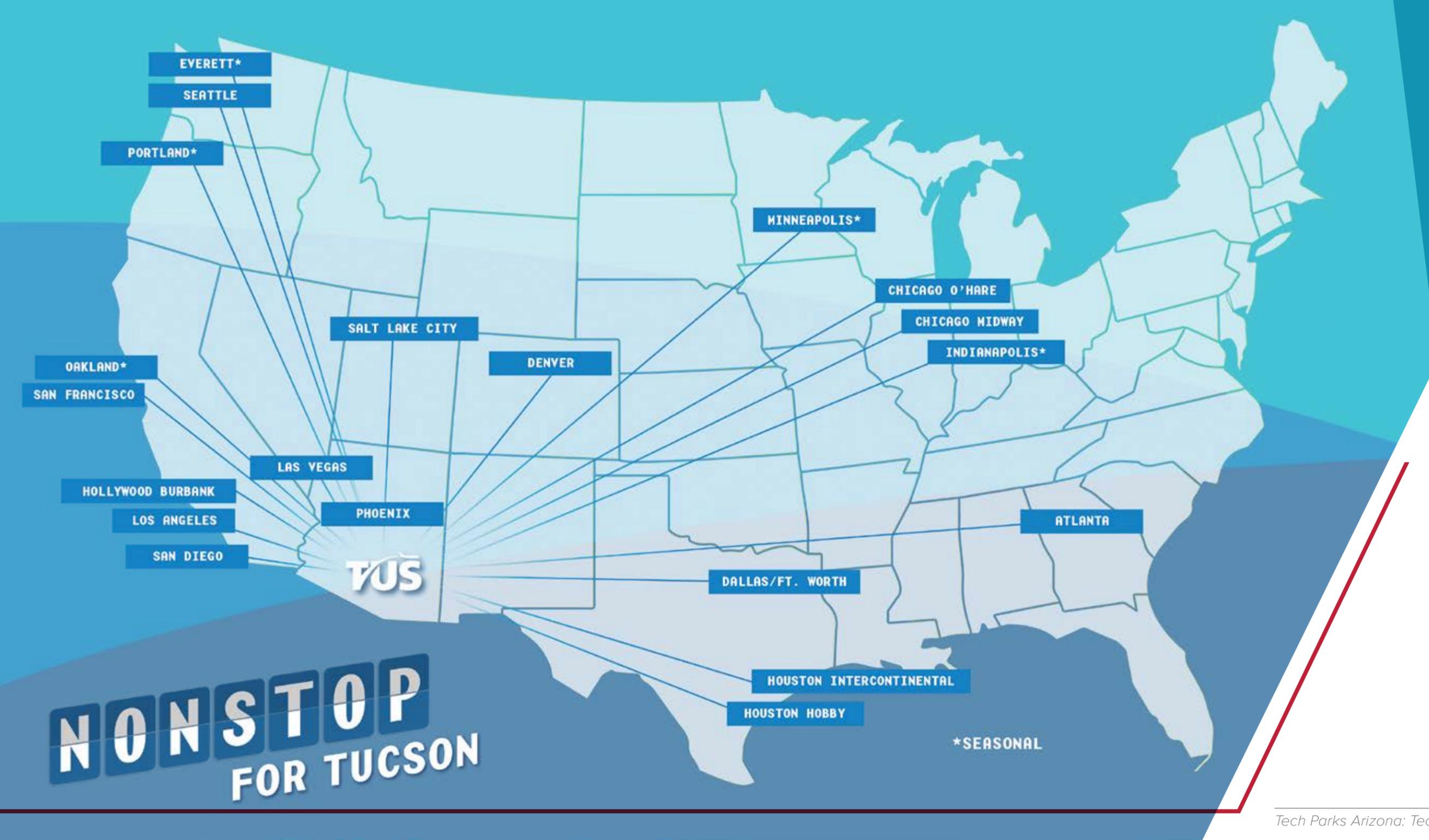




THE UNIVERSITY OF ARIZONA
**TECH PARKS
ARIZONA**



..... *Technology's Best Address*



**NONSTOP
FOR TUCSON**

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 20 destination airports on Alaska, Allegiant, American, Avelo, Delta, Frontier, Sun Country, Southwest and United airlines. Navigating the terminal at Tucson International Airport is about as easy and low stress as it gets.

Tech Parks Arizona

ABOUT US



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 (UA) Center for Innovation** with the highest priority to recruit and locate companies seeking connections to the UA.



pg 7



pg 9

Technology's Best Address

TABLE OF CONTENTS



pg 11

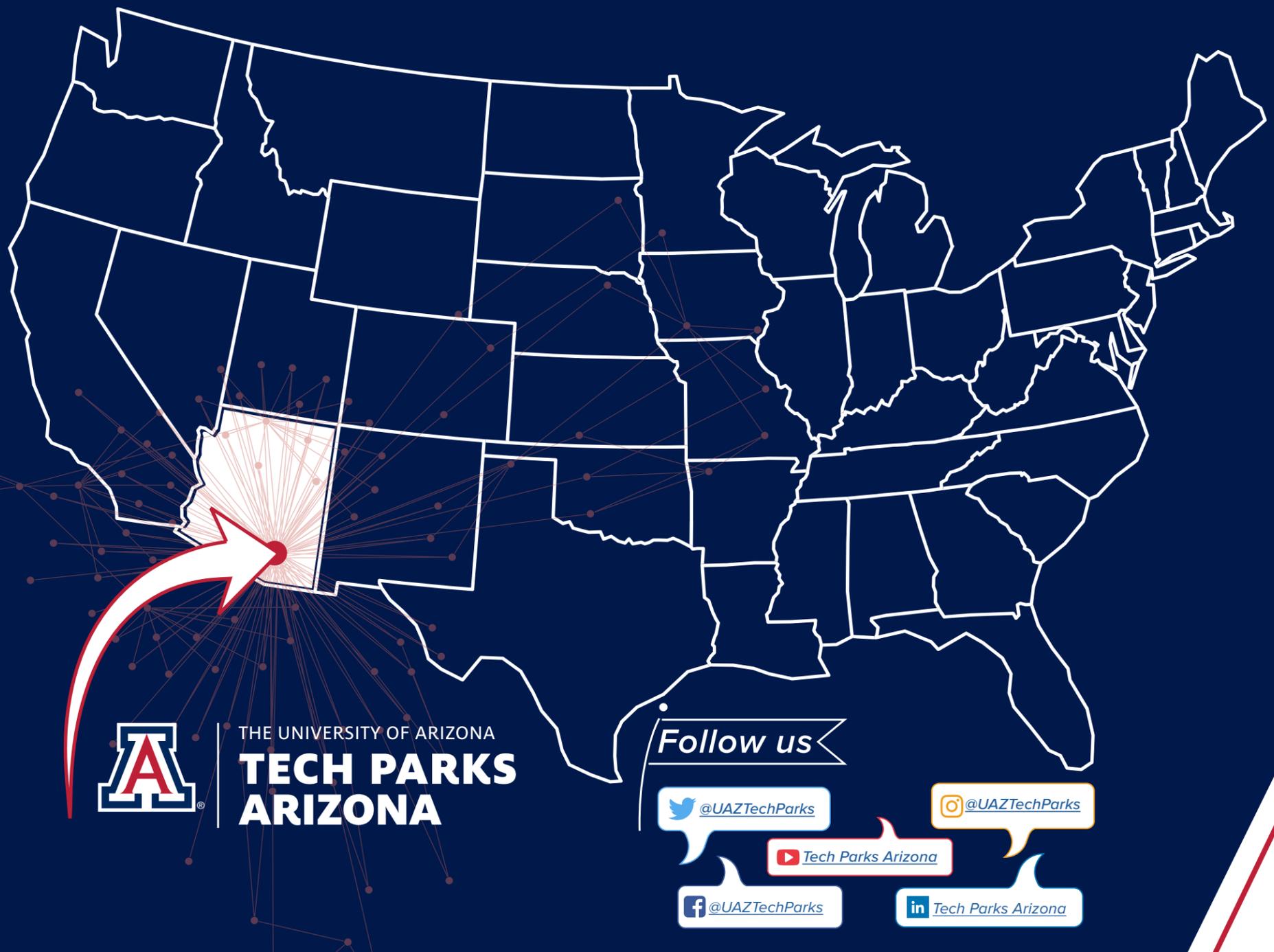


pg 23



pg 21

- 3 Geography
- 5 Doing Business Here
- 7 Qualified Talent
- 9 UA Tech Park
- 11 Community & Culture
- 21 UA Tech Parks at The Bridges
- 23 University of Arizona Center for Innovation
- 25 The University of Arizona



Follow us



Geography That Works for Business

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 20 for "America's Best Cities" in 2021 by Resonance Consultancy based on the city's natural environment, key infrastructure, innovation, culture, diversity, education, income, housing prices and up-and-coming economy. CBRE identified Tucson in the Top 25 for "Tech Talent Markets 2021" due to its strong labor market and growth opportunities for companies. 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 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 reimagined 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.

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

Contact Us

Website - techparks.arizona.edu

Phone - (520) 621-4088

Email - info@uatechpark.org

DOING BUSINESS HERE



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](#)

Tucson is ranked one of the [The 10 US Cities Best Positioned To Recover From Coronavirus Pandemic](#) 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.

The State of Arizona offers companies an aggressive package of tax incentives to meet the needs of industry looking to relocate to Arizona.

Incentive Programs

- » Arizona’s Quality Jobs tax credit which 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

Population & Cost of Living

GREAT TUCSON AREA, PIMA COUNTY	CITY of PHOENIX	STATE of ARIZONA
1,047,279 POPULATION Source: Census Bureau, 2019	1,680,992 MSA POPULATION Source: Census Bureau, 2019	7,278,717 POPULATION Source: Census Bureau, 2019
\$53,379 AVERAGE HOUSEHOLD INCOME Arizona Commerce Authority 2020	\$62,483 AVERAGE HOUSEHOLD INCOME Census Bureau, 2015-2019	\$58,945 AVERAGE HOUSEHOLD INCOME Arizona Commerce Authority 2020
\$253,881 MEDIAN HOME PRICE Source: Zillow Home Value Index, Aug. 2020	\$350,077 MEDIAN HOME PRICE Source: Zillow Home Value Index, Aug. 2021	\$315,554 MEDIAN HOME PRICE Source: Zillow Home Value Index, Aug. 2020

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.

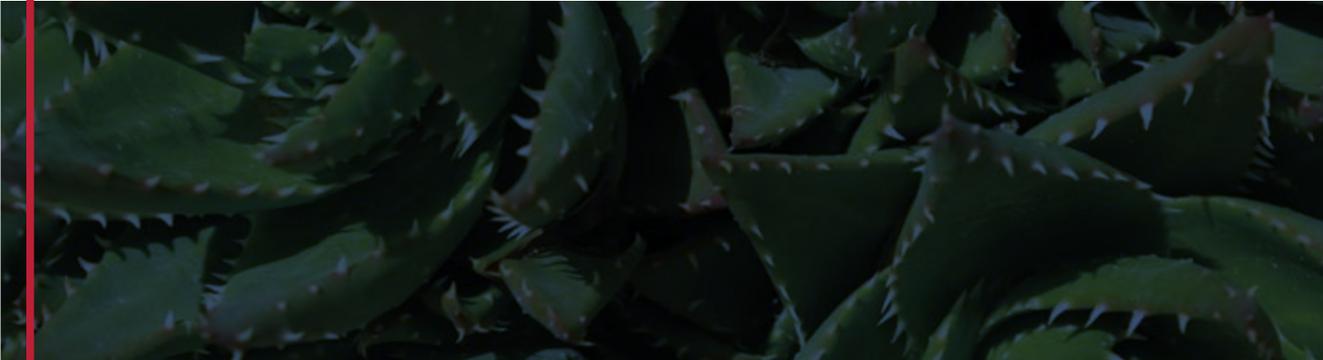
- » [University Research & Development tax credits](#) for qualifying research payments made to the University of Arizona
- » The UA Tech Park at The Bridges is located within an [Opportunity Zone](#)
- » Angel Investment Incentives
- » UA Tech Park at Rita Road is located within a designated [Foreign 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 46,932 annually plus [Pima Community College's](#) 5,000 graduate count per year, 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 over 25 years of success, UA Tech Park can provide turn-key ready business operations that represent industry best practices. Companies that locate 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.



Amenities

With acres of open space and large indoor event venues, the UA Tech Park offers companies and their employees a safe and open environment to interact in a socially distanced manner. 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
- » Multi-internet service providers
- » Multi-use paths and access to The Loop
- » Secure site
- » On call emergency responders (EMT and paramedics)
- » Abundant free parking
- » Food service including Starbucks
- » Lush green campus with various outdoor spaces



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 office space
Build to suit	982 acres
Tenants	80+ companies
Solar Zone	223 acres, capacity to generate 25 MW of electricity, 10 MW of battery storage



Campus Infrastructure

Water	1.29M gpd 17,779 gmp chilled water 14,400 gpd of DI water
Electricity (Dual Feed plus backup generators)	18.2 KVA
Natural Gas	15,000 scfh
Compressed Air	2,800 scfm



COMMUNITY & CULTURE



The UA Tech Park is a dynamic community where innovators and business leaders meet and where emerging companies and technology giants work side by side.



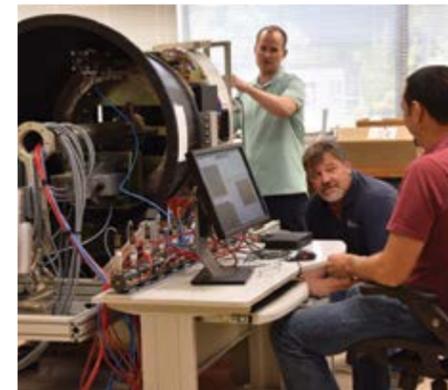
Workplace Environment

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 annual celebrations like Homecoming at the UA Tech Park.



Beyond the Bricks

The Park's offerings extend beyond bricks and mortar boundaries to providing customized business development support. Business that locate at the UA Tech Park are immediately plugged into the resources of the University of Arizona, a Research 1 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



9 Different Industries Represented by the Companies



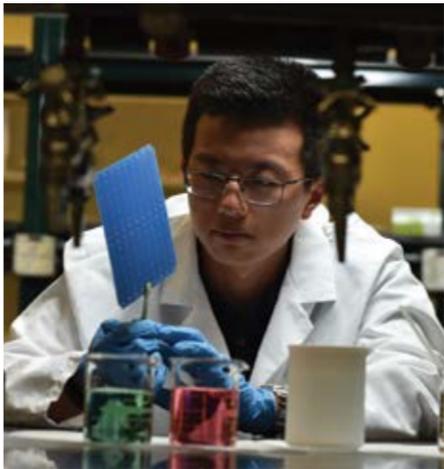
Data sources from 2019 Report

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

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 and a range of equipment 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
Bio-Safety Cabinet	Data Lines
Incubator	Lab Refrigerator and Freezer
Cell Culture Lab	Compressed Air
Microscope	
Nanopure System	Safety Equipment
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	

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 thousands of square feet of furnished office space, open floor plans, robust telecommunication infrastructure and common outdoor gathering areas.





UA Tech Park Solar Zone

The University of 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. Eight companies with nine projects test 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.

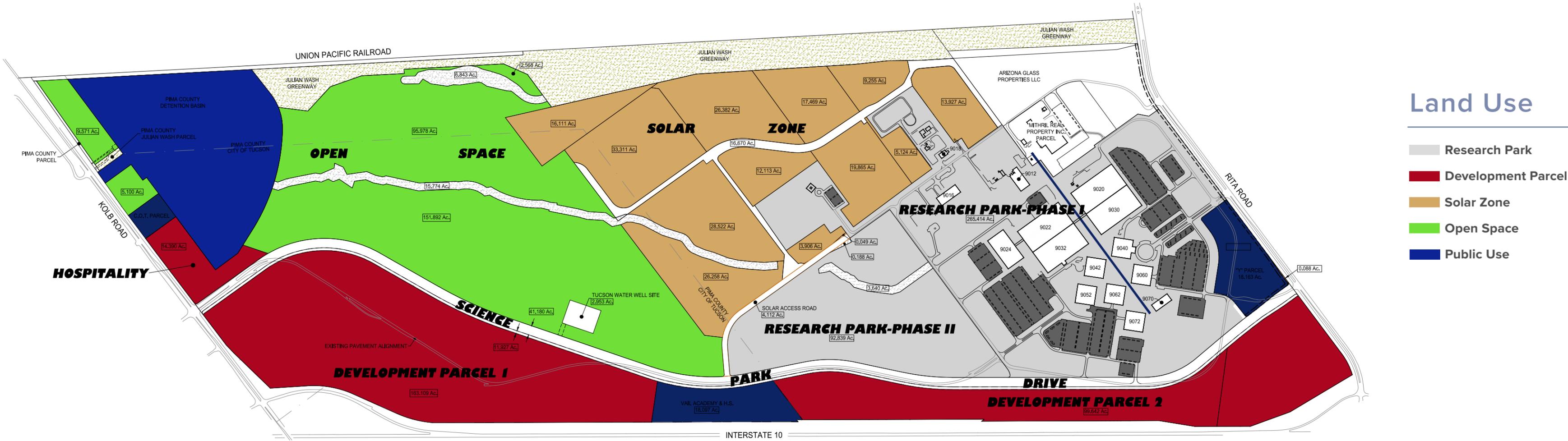
The sun shines eighty-five percent of the year in Tucson, making the Solar Zone at UA Tech Park the perfect place for testing, evaluation, and demonstration of solar technologies. New collaboration opportunities are available through Solar Zone Phase Two.



UA Tech Park Campus

Bird's Eye View

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 location 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.





University Zone

Corporate Zone

Technology Zone



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, Tucson International Airport, and the University of Arizona main campus.

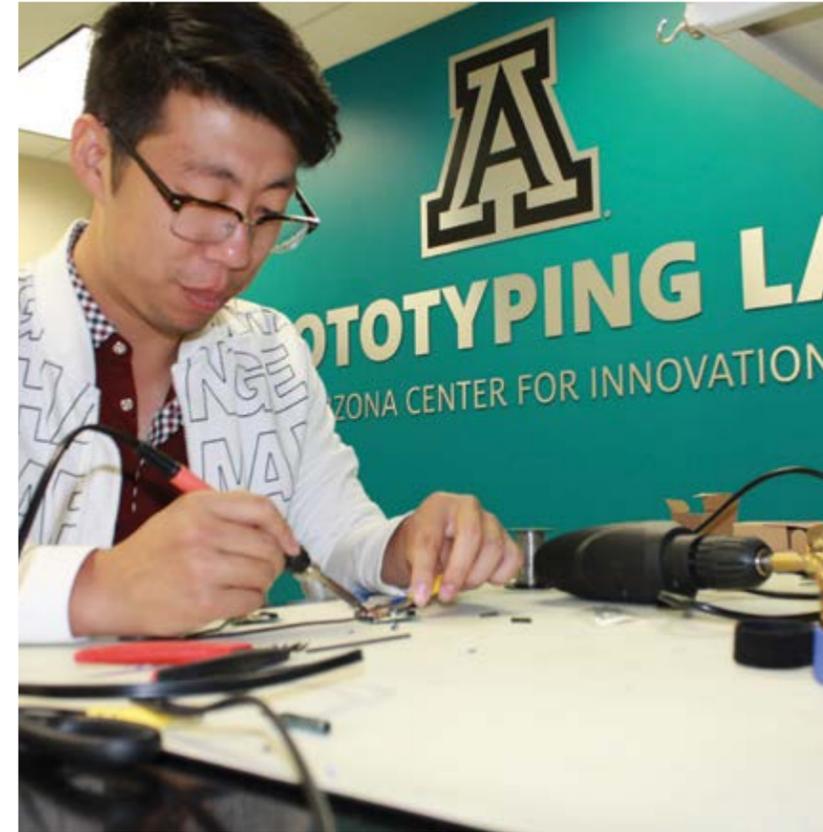
Located in an Opportunity Zone, the long-term vision encompasses **approximately 1.2 million** square feet of developed office and laboratory space that could **support 5,000** knowledge workers. The UA Tech Park at The Bridges provides the ideal platform for technology advancements and business growth 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 building will serve as the tech commercialization hub for the University including the new offices for Tech Launch Arizona, an incubator outpost and programming through the University of Arizona Center for Innovation plus innovation space for students and faculty. The University of Arizona Applied Research Corporation (UAARC) will also provide a controlled-access facility.





University 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.

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

This is done by providing access to people, programming and places that help entrepreneurs take their companies from idea to market. Startups go through a 27-point structured roadmap that takes them through a continuum of education provided by mentors, advisors 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.

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 as a Soft-Landing designee from the International Business Innovation Association (InBIA). This designation is very prestigious with only a handful of designees world-wide. With the official certification from InBIA, international companies can be assured that these services meet or exceed best practices. The incubator outposts not only provide a physical setting, but also offer businesses a unique connection to the University of Arizona.



Close Connection to UArizona

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 university. 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.

Listed in the top 100 of the 2021 U.S. News & World Report's Best Colleges list, UArizona is a research leader in fields such as

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



BY THE NUMBERS



Ranked 28 among the top 100 worldwide universities with the most U.S. patents granted for inventions.



89% Employers Who Say UA Grads Exceed Their Peers



The University of Arizona ranks among the top 20 U.S. public research institutions. The NSF analyzed more than 920 institutions nationwide, ranking UArizona in the top 4 percent.



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



UArizona is number 5 in NASA Funding Among all Universities



The second largest Hispanic-Serving Institution in the nation.



Research dollars: More than \$761 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.

For more information contact Tech Parks Arizona at 520-621-4088 / info@uatechpark.org or visit our website at www.techparks.arizona.edu