

THE WORKS

GATEWAY CENTER BUSINESS PARK | SPEEDWAY BLVD JUST EAST OF KOLB RD

THE WORKS

A NEW KIND OF BUSINESS COMMUNITY

A NEW CHAPTER FOR GATEWAY CENTER

The Works is transforming the former Tucson's Gateway Center into a connected workplace and lifestyle destination.

Designed around a central courtyard, the project brings flexible workspace, dining, retail, wellness, and gathering space into one connected environment.

The Works is uniquely positioned to serve Northeast Tucson's most active neighborhoods and employers.

860 SF – 10,000 SF
AVAILABLE SPACE

246
PARKING SPACES











DESIGNED FOR CONNECTION

At the heart of The Works is a central courtyard designed to encourage connection and interaction. From morning coffee and client meetings to lunch breaks, community events, and after-work gatherings, the space is designed to support activity throughout the day.

BUILT IN DEMAND, EVERY DAY

CONNECTED & CONVENIENT

The Works is anchored by Kiln, one of the West's fastest-growing premium coworking operators, bringing together professionals, entrepreneurs, remote workers, and growing businesses.
Tab & Bottle, a beloved Tucson local with two established locations and a third opening at The Works, adds a distinctly local hospitality experience and a growing presence within the community.

Together, these anchors create a dynamic mix of work, dining, and gathering that reflects the spirit of The Works—bringing established businesses and local concepts together in one connected destination.

Strategically located along Speedway Blvd. just east of Kolb Rd., with direct access to The Chuck Huckelberry Loop, The Works benefits from strong regional retail traffic and proximity to major destinations including Lowe's and Walmart. The combination of an active on-site workforce, established retail traffic, and surrounding neighborhoods creates consistent daily exposure and an opportunity for businesses to become part of Tucson's next mixed-use destination.







ANCHOR TENANT

MEET KILN

MORE THEN COWORKING

Kiln is a premium coworking and flex-office community designed for entrepreneurs, remote teams, and growing businesses. Its hospitality-driven environment attracts professionals who work, collaborate, and connect throughout the day.

A COMMUNITY THAT DRIVES BUSINESS

Kiln members don't just work here—they activate the entire destination. Daily routines, client meetings, events, and social gatherings create consistent foot traffic and built-in opportunities for neighboring businesses.

KILNS USERS

Kiln attracts a diverse community of highly educated professionals, including:

- Entrepreneurs, business owners & startups
- Tech. professionals & satellite teams
- Architects, designers, and other creative
- Attorneys & financial professionals
- Consultants & recruiters
- Remote professionals & hybrid workers

Typical Member Demographics

- Individual Income: $90K–$250K
- Household Income: $150K–$500K









ANCHOR TENANT

TAP & BOTTLE

A TUCSON FAVORITE SINCE 2013

Tap & Bottle is a locally owned craft beverage destination with locations in Downtown Tucson, Northwest Tucson near Oro Valley, and the MSA Annex. Known for its curated selection of beer, wine, spirits, cider, and nonalcoholic beverages, Tap & Bottle creates a lively social atmosphere through live music, trivia, tastings, and food trucks. As an anchor tenant, it generates repeat traffic and enhances the property as a community and entertainment destination.

TAP & BOTTLE USERS

Tap & Bottle appeals to a broad mix of customers, including:

- Local residents and neighborhood regulars
- Young professionals and university students
- Tucson visitors
- Craft beverage enthusiasts
- Social groups

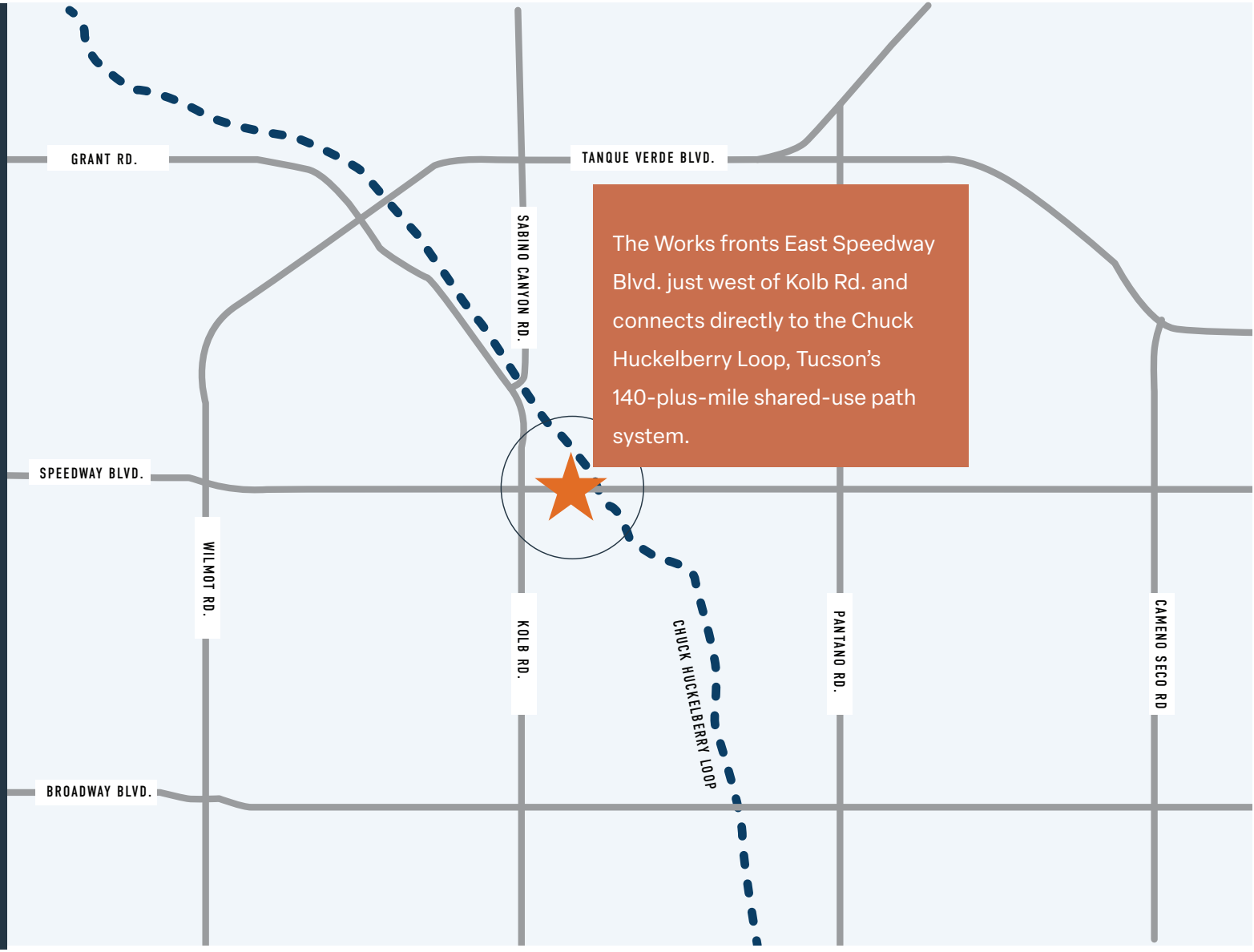
POSITIONED AT THE CENTER OF IT ALL

MINUTES FROM

DOWNTOWN	22 MIN
UNIVERSITY OF ARIZONA	15 MIN
SABINO CANYON	12 MIN
AIRPORT	25 MIN
I-10	20 MIN

IN THE NEIGHBORHOOD

ARIZONA LONG TERM CARE SERVICES
BAGGIN'S GOURMET SANDWICHES
CORNERSTONE HOSPITALS
EXTRA SPACE STORAGE
FIRST WATCH
GATEWAY WELLNESS CENTER
GUADALAJARA GRILL
KGUN 9
LOWE'S
PENELOPE WOOD FIRED PIZZA
REVIVE COMMUNITY HEALTH
TUCSON ENDURANCE PERFORMANCE CENTER
WALMART SUPER CENTER
WESTERN PASSPORT CENTER

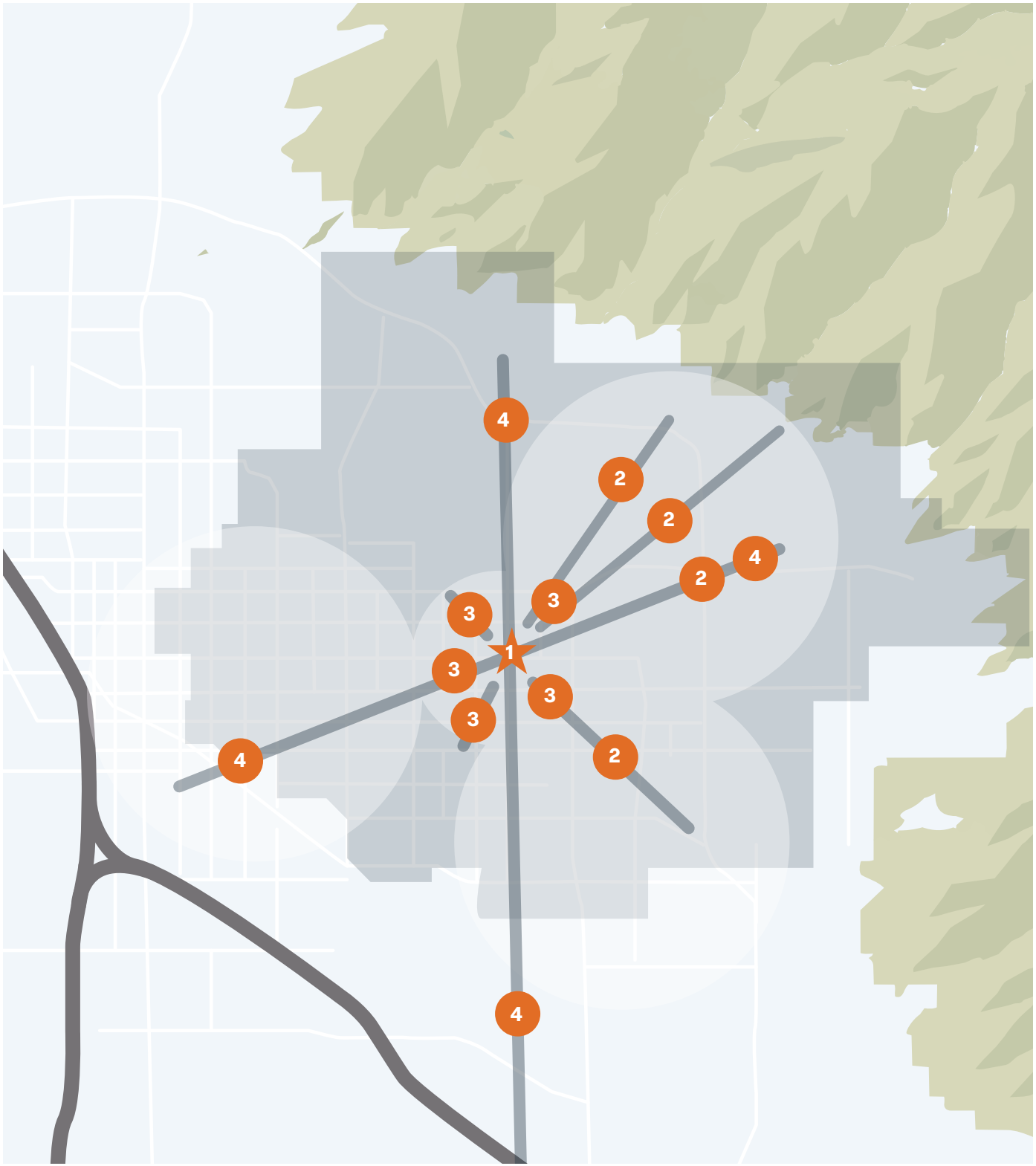


The Works fronts East Speedway Blvd. just west of Kolb Rd. and connects directly to the Chuck Huckelberry Loop, Tucson's 140-plus-mile shared-use path system.

FOUR AUDIENCES, ONE DESTINATION

The Works draws customers from multiple, complementary audiences—creating consistent activity throughout the day and expanding opportunities for every business on-site.

1. **THE KILN COMMUNITY**
   Members, employees, clients, and event attendees active from morning through evening
2. **NORTHEAST TUCSON**
   Sabino Canyon, Bear Canyon & Tanque Verde residents who prioritize convenience, wellness, and experience
3. **AREA EMPLOYERS**
   Roughly 6,800 professionals across two nearby hospitals, generating demand before, during, and after shifts.
4. **PASS-THROUGH TRAFFIC**
   Commuters from the East heading to Downtown, U of A and I-10. Commuters from the North heading to the Airport, Vail and I-10.









A PARTNER IN YOUR SUCCESS

With 36 years of experience creating vibrant, people-centered destinations, Bourn Companies brings a thoughtful approach to every partnership. Our dedicated leasing team is committed to understanding your goals and helping you find the right space to bring your vision to life.

Connect with our team to explore opportunities at The Works.

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ABOUT BOURN COMPANIES

Founded in 1990 and headquartered in downtown Tucson, Bourn Companies is a real estate investment and development firm that has completed more than 6 million square feet of projects across the Southwest.

Learn more at bourncompanies.com.

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