The 140 acre Biosphere 2 campus is a unique and unmatched redevelopment opportunity.

By utilizing the available infrastructure and its amenities, the needs of a multitude of users can be met. Some of the diverse possibilities include, but are not limited to: education, research, spa services, resort accommodation, lodging and travel operations, corporate campus, conference and retreat center and private club.

Interested parties should contact Exclusive Agents for a Request of Interest Proposal (ROI) that will contain a thorough history of the property, a description of its improvements, a list of amenities, the offering price of the campus, a confidentiality agreement and all submittal requirements.

Exclusively Presented By:

JERRY A. HAWKINS  
Vice President  
520.323.5109  
FAX: 520.323.5156  
Jerry.Hawkins@cbre.com  
www.cbre.com/jerry.hawkins

ROBERT L. DAVIS  
First Vice President  
520.321.3340  
FAX: 520.323.5156  
Robert.Davis@cbre.com  
www.cbre.com/robert.davis
**Location**

Biosphere 2 campus is nestled in northwest metropolitan Tucson, Arizona in the foothills of the Santa Catalina Mountains. The site is less than one hour from Tucson International Airport and one and one-half hours from Phoenix International Airport.

**Description of Community**

Metropolitan Tucson boasts a population of approximately 950,000 and ranks among the fastest growing cities in the US.

**Description of Immediate Area**

The 140-acre campus is the nucleus of a much larger, 1,294-acre proposed, multi-use development. The Property lies within one of Tucson’s major growth corridors and directly north of Saddlebrooke, a 2,800-acre, high-end, retirement community. The campus exists in an unmatched, unique setting, footsteps from Coronado National Forest and the majestic Santa Catalina Mountains and boasts spectacular Tucson valley views.

**Project History**

- In the 1920’s, the original land parcel contains a hunting lodge and a sprawling cattle ranch.
- In 1957, Lady Margaret, Duchess of Suffolk, England, purchases the property and builds Casa del Oro, her private estate.
- In the late 60’s, Motorola Corporation purchases the site and develops an executive training and conference facility.
- In 1979, the University of Arizona Foundation, by virtue of a land exchange with Motorola, gains control of the property and utilizes it as a university-related retreat and conference facility.
- In 1984, attracted by the topography, climate, conference center facilities and site amenities, Space Biosphere Ventures purchases the property.
- In 1987, ground is broken for Biosphere 2. It opens publicly in 1991 as a research and science learning center aimed at exploring and understanding man’s impact upon his environment. Over 2 million tourists have visited the site since its opening.
- January 1, 1996, Columbia University of New York City begins management of the project, developing it as a residential campus for both undergraduate and graduate students. The university also constructs lab facilities in and around the Biosphere 2 apparatus thereby creating an active research center for scientists from around the world.
- December 2003, Columbia relinquishes management of the project.
- In 2004 Decisions Investments Corporation (current owner) resumes management and begins to explore future use.

**Land**

The campus includes 140 acres, which is part of a larger 1,294-acre planned, residential community. The campus is zoned CB-1 by a Pinal County Planned Area Development allowing for resorts, hotels, spas, educational facilities, executive office space, scientific research facilities, private school or university campus in addition to a large array of commercial and retail accommodations.

**Infrastructure**

The campus is served by a number of existing infrastructure systems. While some of these currently existing components may be utilized for future development, any new development plan will require augmentation of the current infrastructure.

**Water:**

An extensive potable water distribution system supports the 140 acre campus. Water is supplied by two wells located off of the 140 acre campus. All water rights and well operations are owned and operated by Decisions Investments Corporation exclusive of the campus, but provisions can be made to ensure ample future water supply to any operation that would take place on the campus.

**Wastewater:**

Presently, most of the structural improvements on the Property are served by traditional septic/leach wastewater systems. Eighteen septic systems of various size and capacity are functioning and pumped on a regular schedule. A 20,000 gallon package wastewater system was installed in 2001 to support the newly constructed 65,000 square foot student housing complex.
**Natural Gas:** A 6-inch, high-pressure gas line owned by Southwest Gas currently provides this resource. This system has the capacity for expansion.

**Electricity:** The property is served by the San Carlos Irrigation Project (SCIP) via two 12.5 overhead lines. Each line accommodates approximately 2 megawatts. A 3-megawatt power plant is also located on the property and provides emergency power and cooling to the Biosphere apparatus.

**Other:** The developed property includes extensive communication infrastructure both internally and externally. Fiber optic cable connects all buildings while multiple T-1 wide-area-network (WAN) connections, accommodated by metro-grade fiber, link the apparatus to the Qwest backbone on Highway 77.

**Existing Building Improvements**

The 140 acres offered herein contains the majority but not all of the existing improvements found at Biosphere 2. Seventy buildings of various sizes and functions are located on the offered property with another 20 on adjacent DIC lands. The 70 buildings offered comprise over 300,000 square feet of space and include offices, research and teaching classrooms, laboratories, conference facilities and meeting spaces, residential housing, a 3 megawatt power plant and the 137,000 square foot Biosphere 2 apparatus.

The adjacent DIC property has additional office and meeting facilities, a full service restaurant bar with capacity for over 125 diners, a 27 room hotel conference center which includes a 115 person theater meeting space and small swimming pool, a research grade telescope observatory and working cattle ranch with associated corrals.

Biosphere 2 is a striking, world-renowned, architectural structure. The apparatus is currently divided into several major ecosystems including a desert, a rainforest, a one million-gallon ocean, a savannah and a marsh. Two large geodesic domes, each housing a 20-ton diaphragm that acts as a variable air chamber (lung), provide air pressure equilibrium when the apparatus is operated as a sealed system.

Over $16 million has been invested in property over the past eight years for renovations and new improvements, most of which occurred on properties included in this ROI. In 2002, approximately $9.0 million worth of new residential housing was constructed, and major renovations to the Biosphere apparatus and other administrative research and teaching facilities were also completed. Buildings are in good to excellent condition and continue to be maintained at a high level.

The existing infrastructure can be sold in part or in whole depending on the needs and reuse application of potential user.

**Projected Uses**

- Resort
- Spa & Wellness Center
- Conference/Retreat Center
- Corporate Campus
- Research Facility
- Educational Campus (including private prep schools, colleges, etc.)
- Biotech
- Athletic training facility
- Private Club (golf, tennis, hunting, hiking, etc.)
- High Security Compound
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Revised December 14, 2004