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El Rio Health, Tucson Medical Center & R+R Develop & Bourn Companies

Announce the Opening of HealthOn University at The Trinity

Tucson, Arizona - Students, workers and residents near the historic West University neighborhood and the Fourth Avenue Business District will soon have a convenient health center with the opening of HealthOn University at the new Trinity Building on University Boulevard just east of Fourth Avenue.

A joint venture between Tucson Medical Center and El Rio Health, HealthOn University will be a modern, integrated health center, providing state-of-the-art primary care, health education and wellness coaching to all community members.

“We knew there was an increasing demand for convenient health care options and that was confirmed by the success we’re seeing at HealthOn Broadway downtown, which opened in April 2017,” said Julia Strange, vice president of community benefit for Tucson Medical Center.

“We’re pleased to be extending our collaboration and expanding this concept to the university area.”

The new site will bookend the eclectic Fourth Avenue Business District and is next door to the incomparable Time Market Deli. Main Gate Square, the gateway to the University of Arizona, is just a few blocks to the east.

The project is being developed by the innovative R+R Develop in conjunction with Bourn Companies. “We wanted to find a tenant that would fill unmet needs of the neighborhood and complement the great community work the Trinity Church next door does - HealthOn University will be the perfect neighbor,” said Randi Dorman, Principal R+R Develop. The Trinity will be comprised of an office building and an apartment building with ground floor retail. It will not only house HealthOn University, but will offer over 6,500 square feet of vibrant retail space with outdoor dining possibilities, more than 25,000 square feet of modern office space and 58 amenity-rich apartment units; all on the same block. On-site parking is available for apartment dwellers, office users and retail patrons. The Trinity combines the best of old and new in a premier mixed used development featuring hard-to-find modern, creative office space designed by Rob Paulus Architects. The Trinity provides easy access to the Modern Streetcar, the University of Arizona and Downtown.

Like most of El Rio’s new buildings, The Trinity is being built to LEED Standards and is slated to open in late 2019, said Nancy Johnson, El Rio Health CEO. “We share a mission and a passion for community health and we could not be more excited about serving the University-Downtown community with this new state-of-the-art facility”.

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Tucson Medical Center, licensed at more than 600 beds and employing 4,300, has been Tucson's locally governed nonprofit regional health system for 75 years. TMC is part of TMC HealthCare, Southern Arizona's leading health system, providing emergency care and pediatric care (including Tucson's first Pediatric Emergency Department), with top-notch intensive care units for adults, children and newborns. Other specialty areas include women's, maternity, cardiac care, orthopedic, neuroscience, hospice, surgical, vascular, geropsychiatric care and senior services. www.tmc.org

El Rio Health provides primary healthcare for 1 in 10 people living in Tucson. With 12 campuses, El Rio Health serves the medical, dental and behavioral health needs of more than 104,000+ people. El Rio Health employs 1,200 people and has an annual budget of over \$150M. A national model of healthcare excellence, that is Joint Commission and Patient-Centered Medical Home accredited, El Rio Health's mission is to "improve the health of our community through comprehensive, accessible, affordable, quality and compassionate care." www.elrio.org

R+R Develop is comprised of the husband and wife development team of Rob Paulus and Randi Dorman who are committed to demonstrating what is possible when design matters. Where some developers do deals, R+R Develop actualizes projects that create community. They are committed to creating high quality infill projects that create positive change in neighborhoods and the city at large, and are primarily focused on Downtown Tucson and the urban core. R+R Develop and its team of collaborative partners have received regional and national awards for projects that show what is possible when designing with heart and intelligence while addressing unmet needs in the market. Projects of note include Ice House Lofts, Barrio Metalico, indigoMODERN and 990 Offices. rplusrdevelop.com

Bourn Companies is a commercial real estate investment, development and services company based in Tucson, Arizona. Since its origination in 1990, Bourn Companies and its predecessors have completed over 4,000,000 square feet of commercial real estate projects, with an additional 4,000,000 square feet of large scale, mixed use projects in its current development pipeline. bourncompanies.com

Rob Paulus Architects robpaulus.com