

UNIVERSITY TECH CENTER

1830 W UNIVERSITY DR | TEMPE, AZ 85281

±7,804 SF - ±10,860 SF FOR LEASE



EXCLUSIVELY REPRESENTED BY:

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CBRE

FEATURES

- \$19.50/SF, Modified Gross (tenant pays electric and janitorial) with a \$15 Tenant Improvement Allowance
- Flexibility to add a roll-up door creating 100% air-conditioned warehouse
- University Drive Frontage with Excellent Visibility
- Covered Parking Available
- ±4.0/1000 Parking (1:1,000 covered reserved)
- Within 1.5 Miles from Arizona State University Main Campus and Mill Avenue Retail Amenities
- Within 1.5 miles of Sky Harbor International Airport

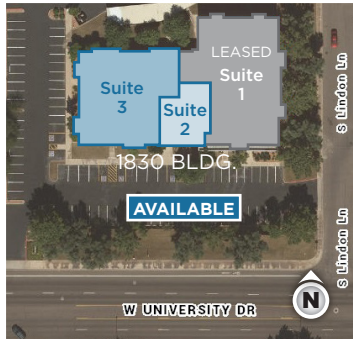
AVAILABILITY

<i>Suite</i>	<i>Size</i>	<i>Notes</i>
3	±7,804 SF	Move-in ready built out office space.
2	±3,056 SF	2nd generation office space. Needs to be updated.

TOTAL AVAILABLE ±10,860 SF



SITE PLAN



EXISTING LAYOUT



Suite 3
±7,804 SF

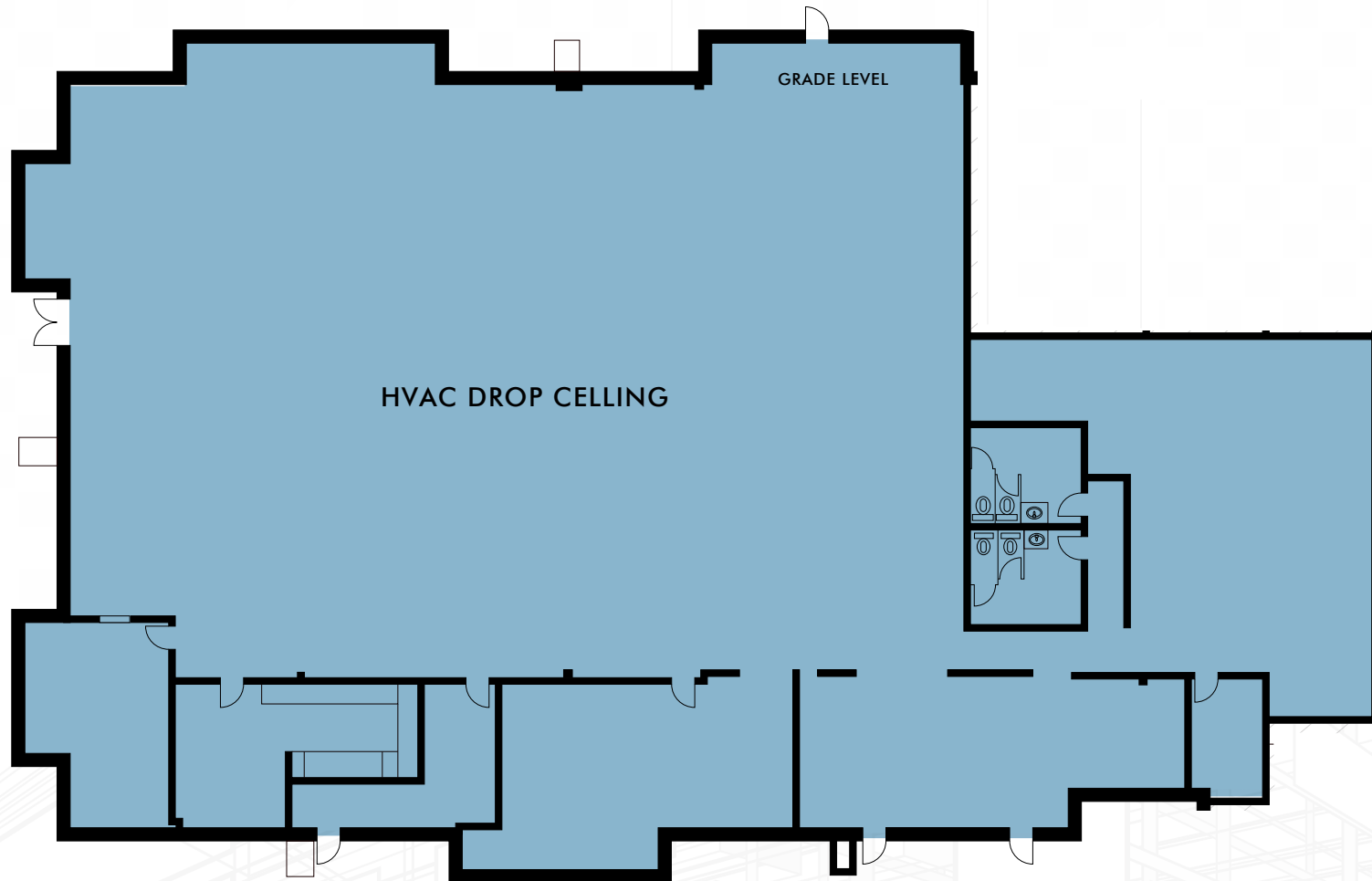
Suite 2
±3,056 SF

NOT TO SCALE

CLICK TO VIEW
SUITE 2 VIRTUAL
TOUR

CLICK TO VIEW
SUITE 3 VIRTUAL
TOUR

CONCEPTUAL PLAN

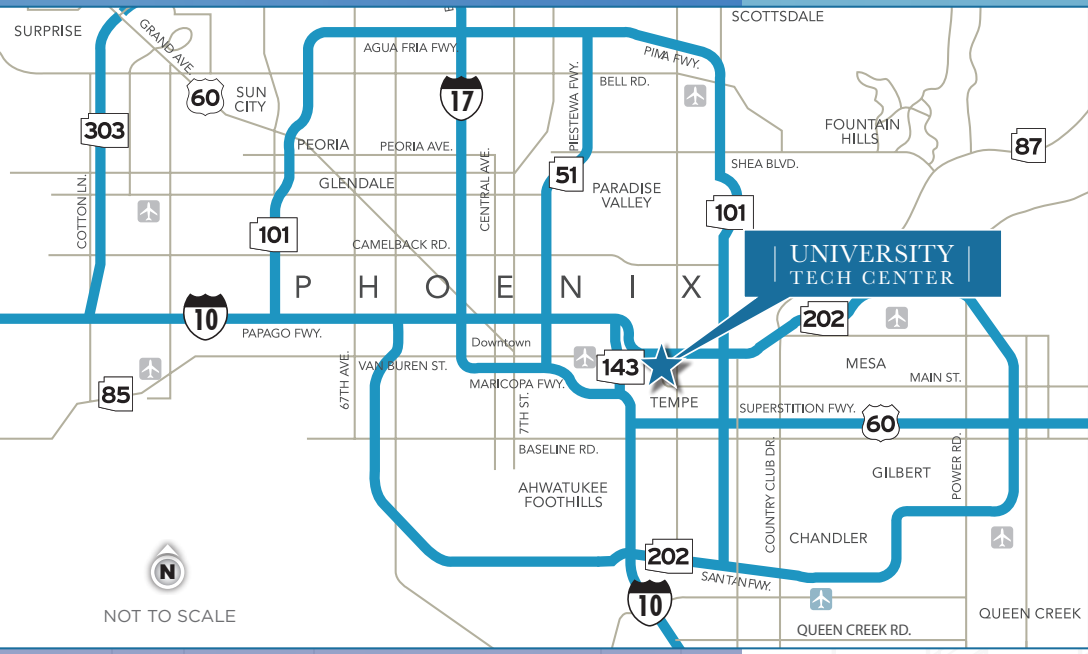


NOT TO SCALE

CONCEPTUAL PLAN




NOT TO SCALE



MAJOR EMPLOYERS IN THE AREA



NEARBY RESTAURANTS



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