

# GATEWAY UNIVERSITY I



RENOVATIONS UNDERWAY

1705-1797 W UNIVERSITY DR | TEMPE | AZ | 85281

## FOR MORE INFORMATION:

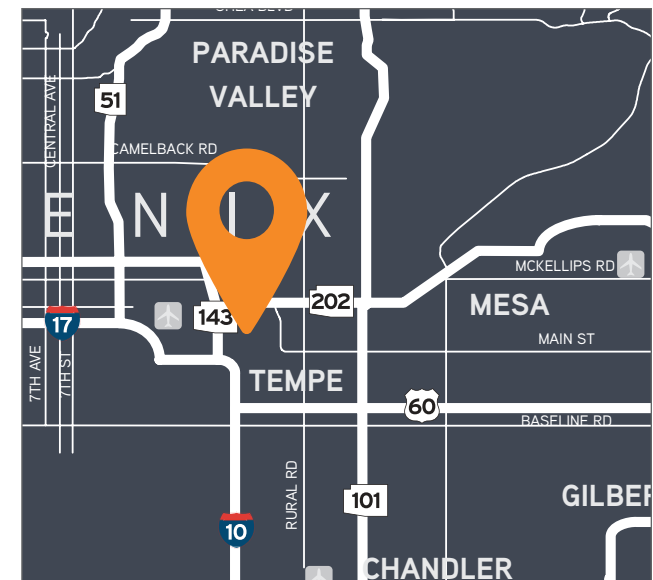
**KERI SCOTT, SIOR**  
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keri.scott@colliers.com

**ALEX KAS-MAROGLI**  
248.881.6376  
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**COLLIERS**  
2390 E Camelback Rd, Suite 100  
Phoenix, AZ 85016  
www.colliers.com

## PROPERTY FEATURES

- ±199,835 SF – Industrial/Flex & Office
- Extensive exterior improvements planned
- Available Suites ±1,681 SF to ±4,539 SF
- Suites ready for immediate occupancy
- Various % office buildouts
- 100% HVAC & Evap spaces
- Landlord maintains HVAC & Evap as part of opex
- 3 Phase Power
- 2.6 /1,000 parking ratio
- Grade level loading
- Frontage on University Drive



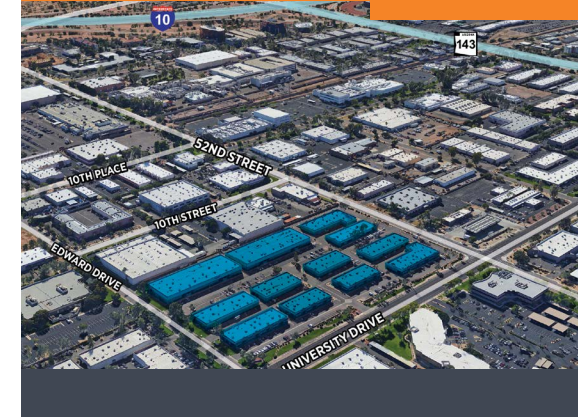
*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



# GATEWAY UNIVERSITY I

## SITE PLAN

UNDER NEW OWNERSHIP

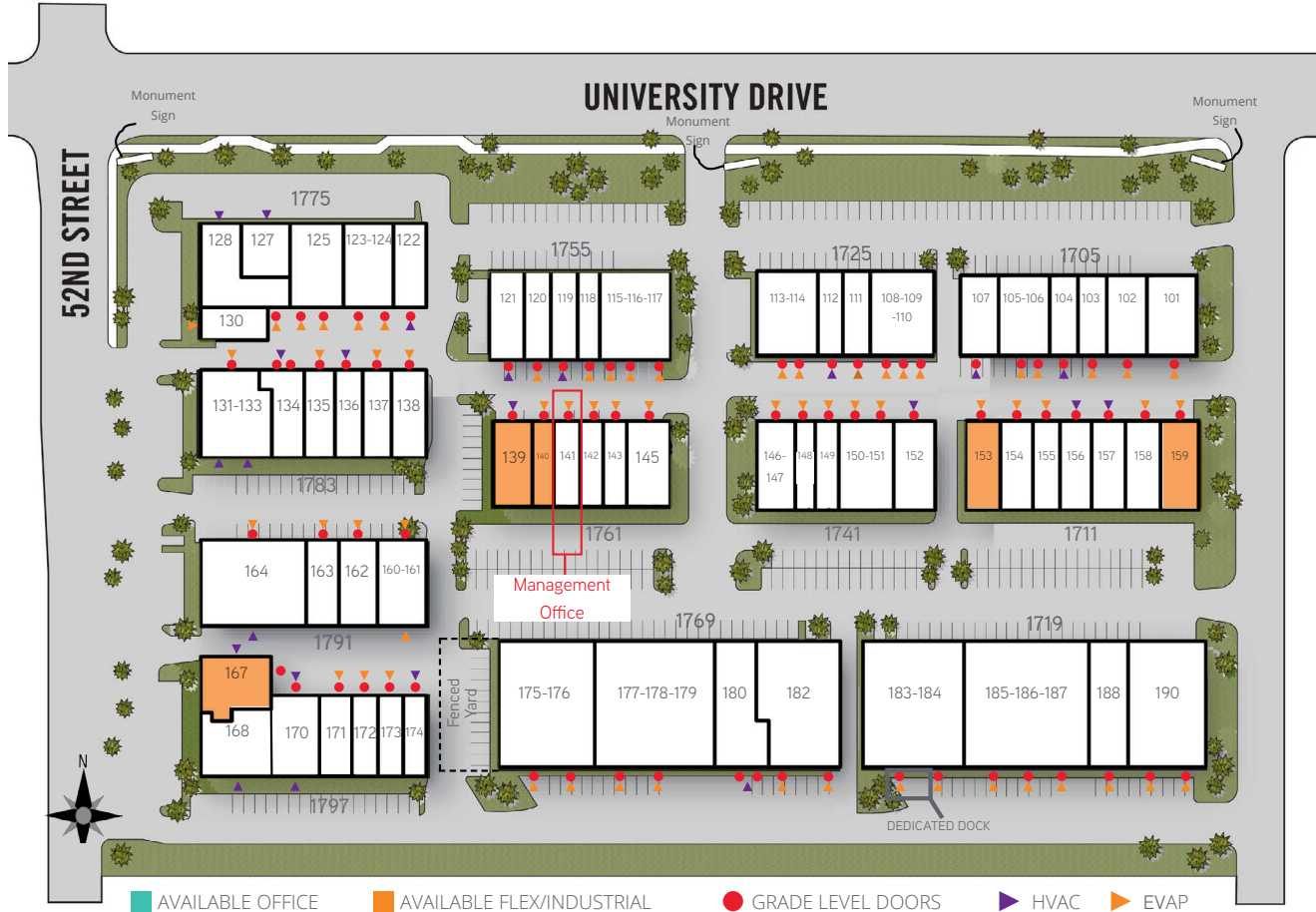


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### AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
139	2,447	839	\$1.50	Vacant
140	1,681	628	\$1.50	Vacant
153	2,400	1,417	\$1.60	7/1/2025
159	4,539	TBD	\$1.50	7/1/2025
167	2,271	586	\$1.50	Vacant

# 1761 W UNIVERSITY, SUITE 139 - FLOORPLAN

±2,447 SF

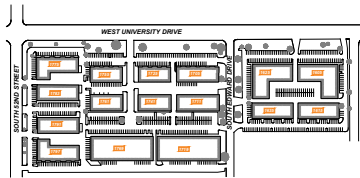
UNDER NEW OWNERSHIP



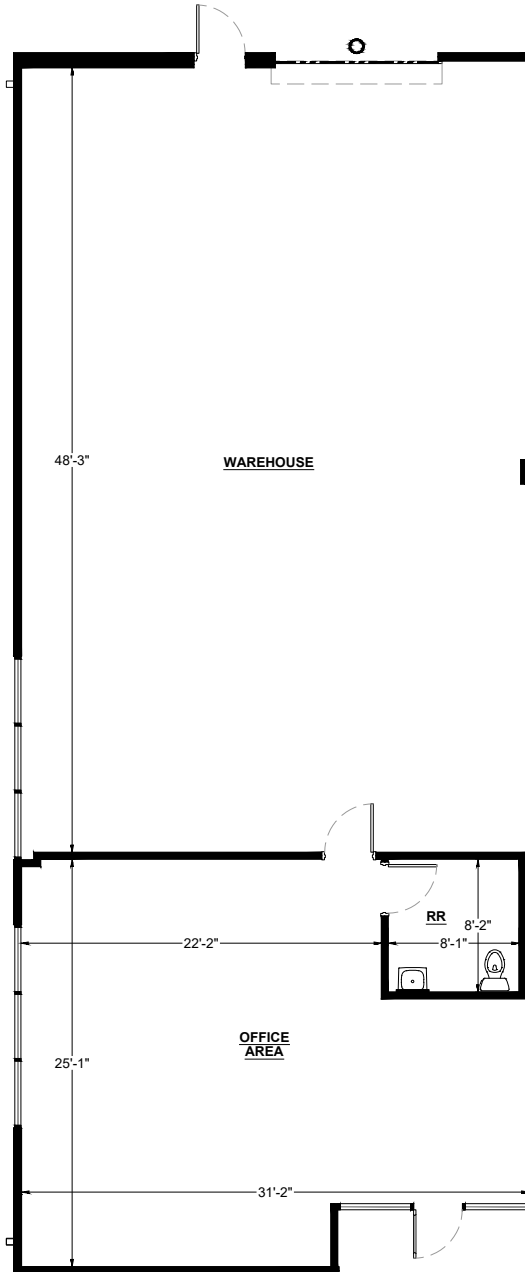
## SUITE DATA:

OFFICE	839 SF
A/C WAREHOUSE	1,608 SF
<b>TOTAL</b>	<b>2,447 SF</b>
CLEAR HEIGHT	15'-4" - 17'-2"
○ GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1761 W UNIVERSITY, SUITE 140 - FLOORPLAN

±1,681 SF

UNDER NEW OWNERSHIP

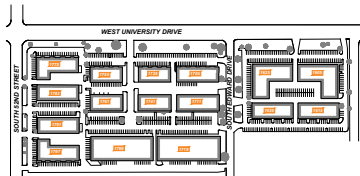


## SUITE DATA:

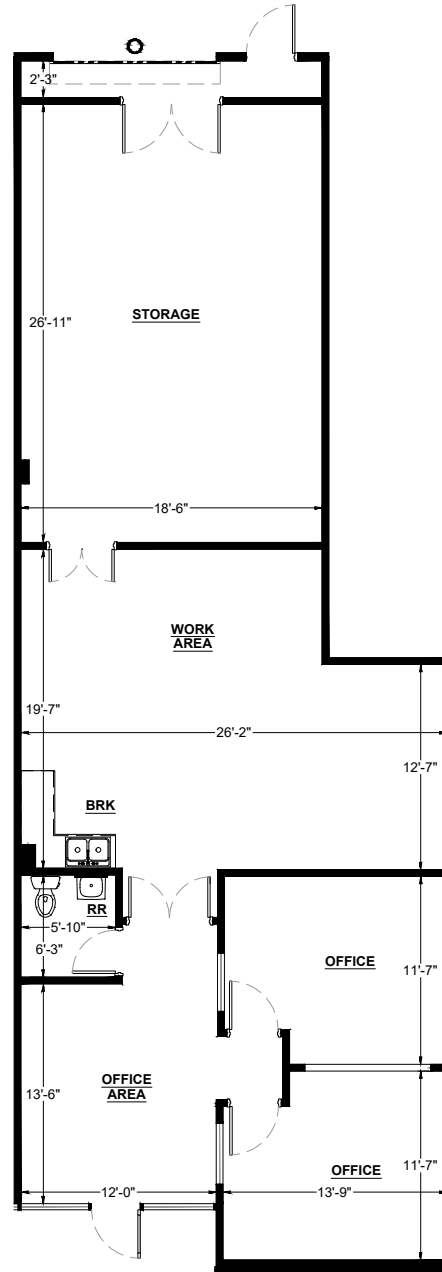
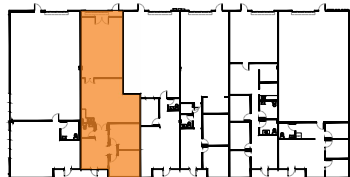
OFFICE	628 SF
ASSEMBLY	1,053 SF
<b>TOTAL</b>	<b>1,681 SF</b>

○ GRADE LEVEL DOORS 1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1711 W UNIVERSITY, SUITE 153 - FLOORPLAN

±2,400 SF - AVAILABLE 7/1/25

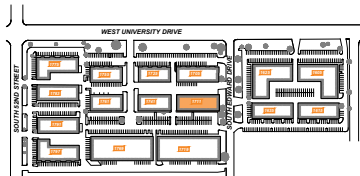
UNDER NEW OWNERSHIP



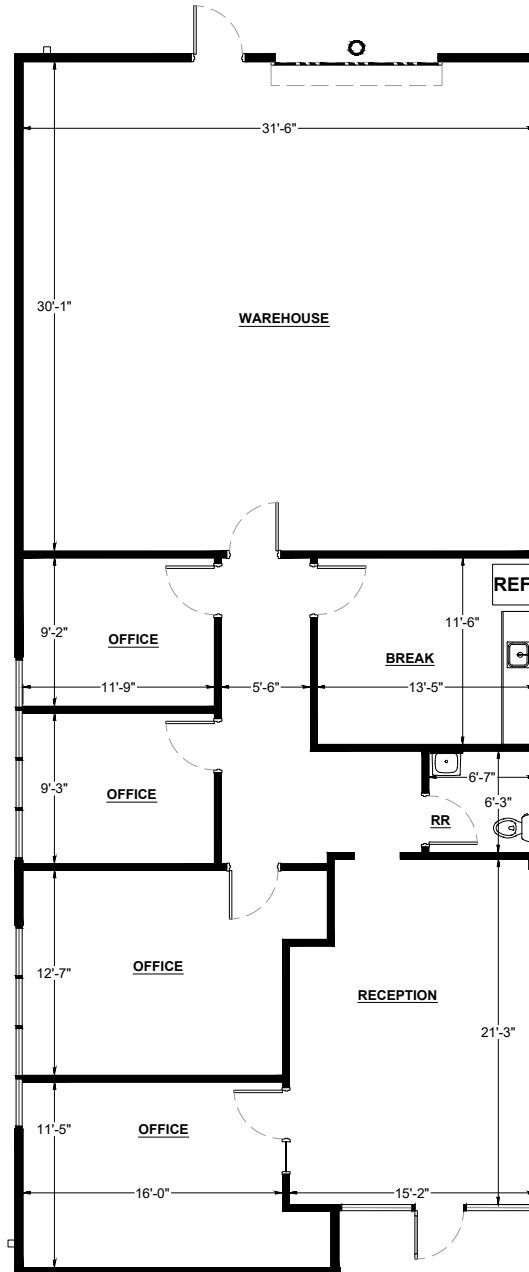
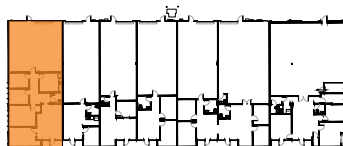
## SUITE DATA:

OFFICE	1,417 SF
WAREHOUSE	983 SF
<b>TOTAL</b>	<b>2,400 SF</b>
CLEAR HEIGHT	14'-8" - 15'-4"
○ GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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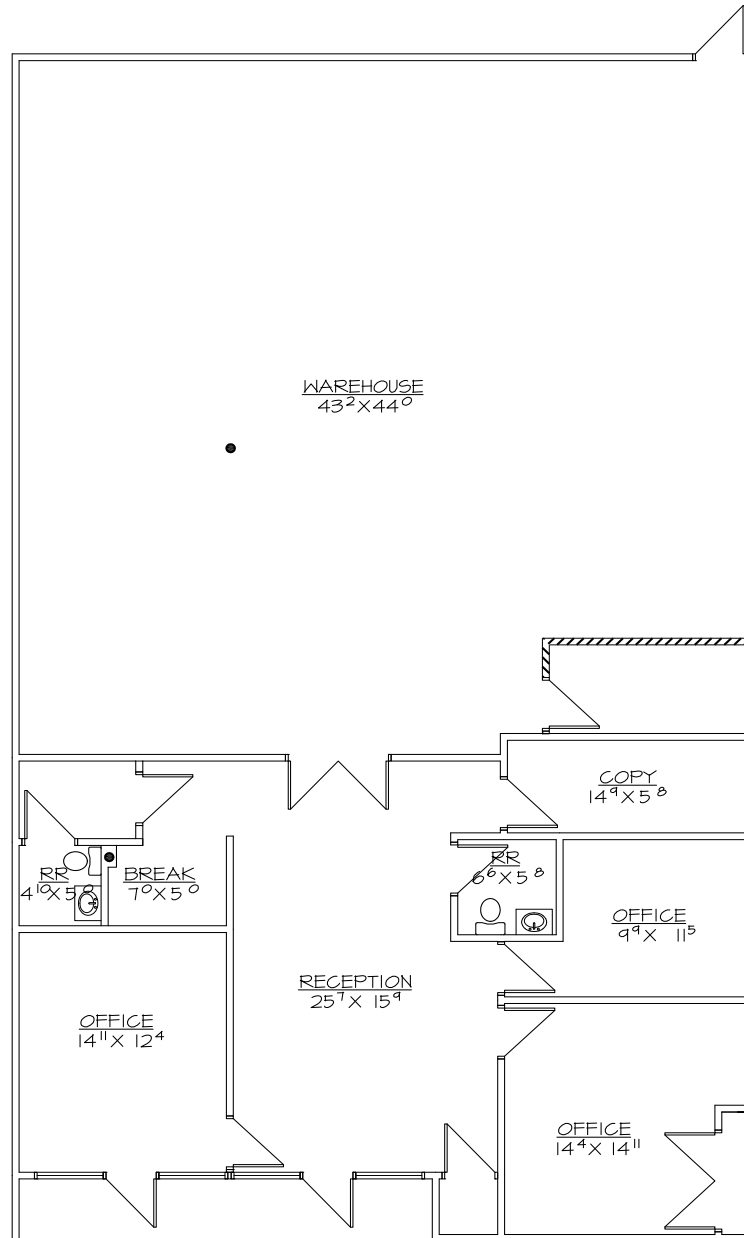
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# 1711 W UNIVERSITY, SUITE 159 - FLOORPLAN

±4,539 SF - AVAILABLE 7/1/25

UNDER NEW OWNERSHIP



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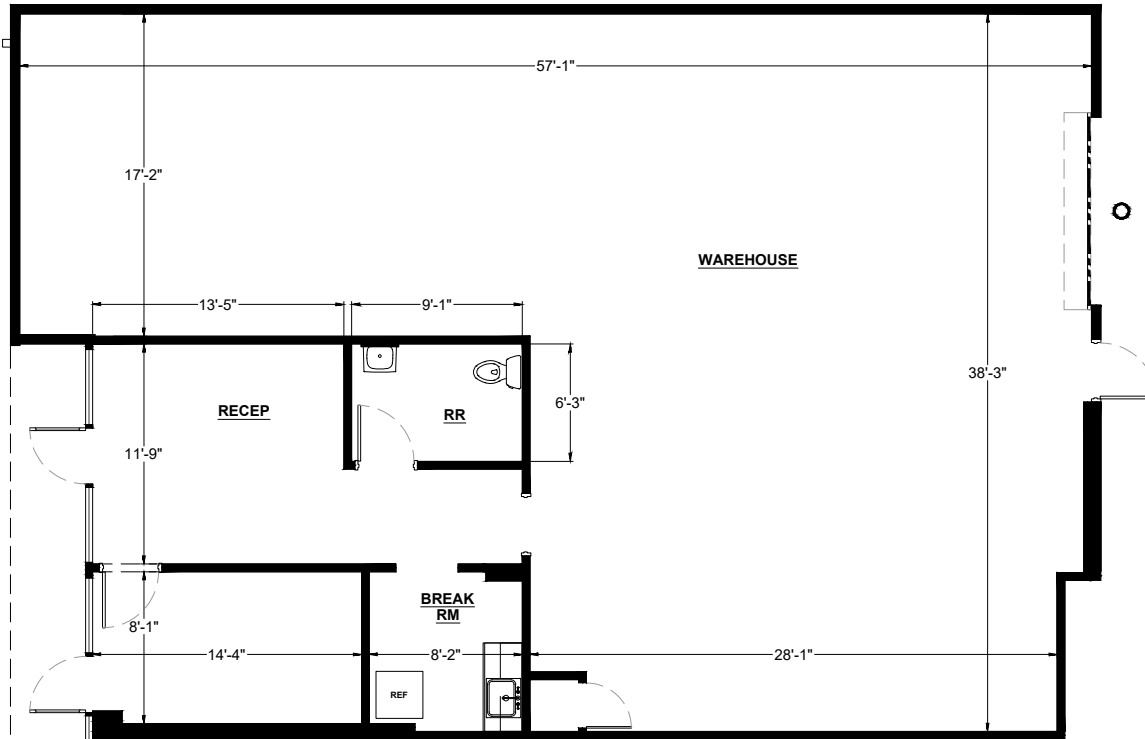
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# 1797 W UNIVERSITY, SUITE 167 - FLOORPLAN

±2,271 SF

UNDER NEW OWNERSHIP



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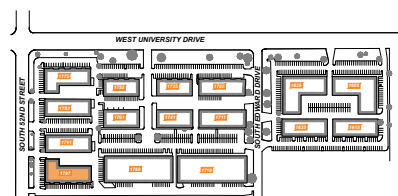
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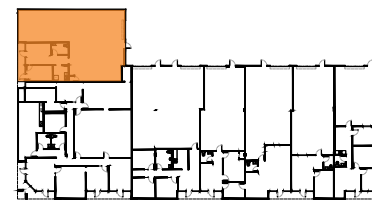
### SUITE DATA:

OFFICE	586 SF
A/C WAREHOUSE	1,685 SF
<b>TOTAL</b>	<b>2,271 SF</b>
CLEAR HEIGHT	14'-6" - 15'-6"
⊙ GRADE LEVEL DOORS	1

### SITE KEY PLAN:



### BUILDING KEY PLAN:

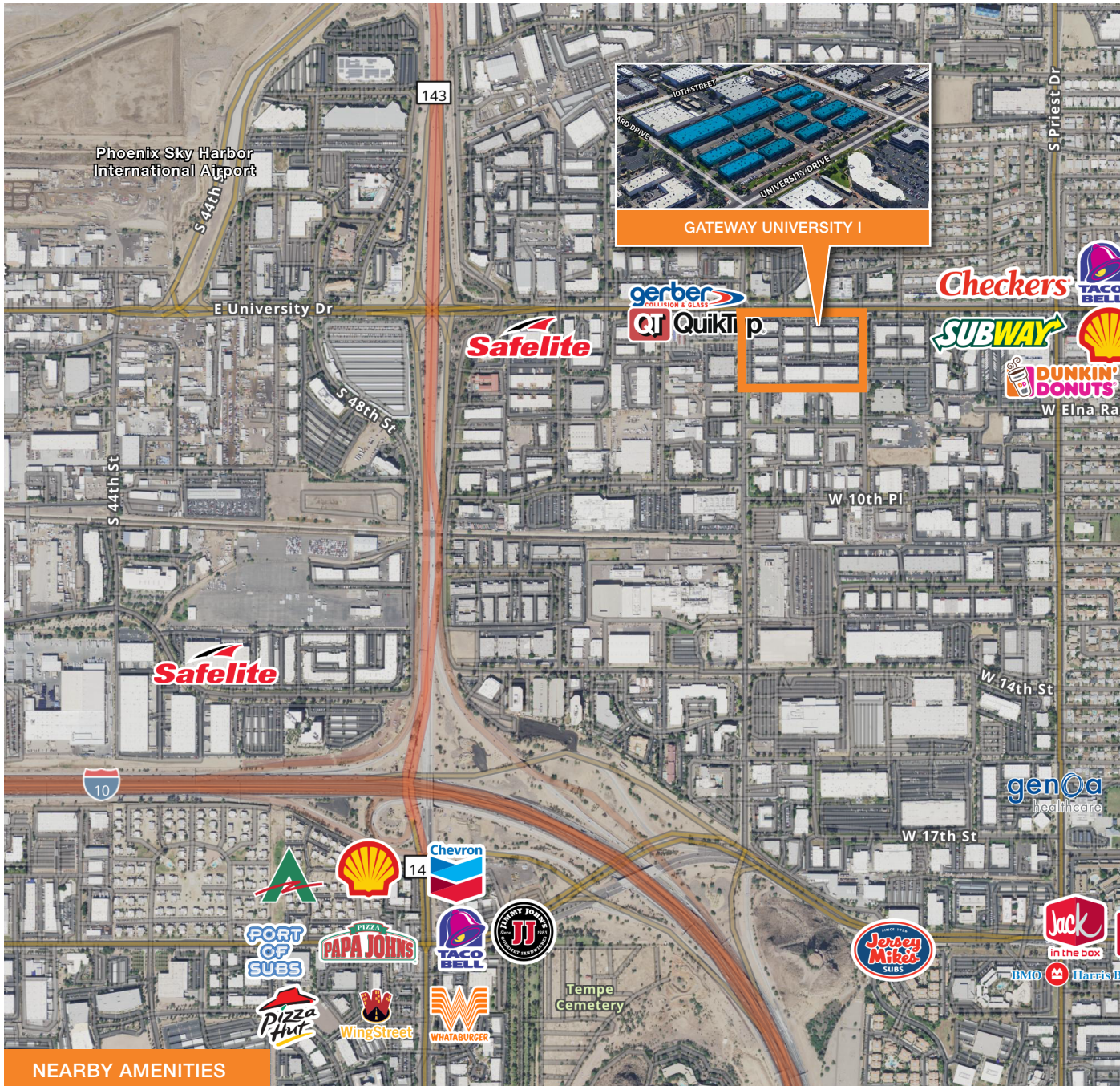




# GATEWAY UNIVERSITY I

## AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



### NEARBY AMENITIES

- Arizona Sandwich Company
- The Counter by Morning Squeeze
- Quick Trip
- Dunkin Donuts
- Rally's
- Taco Bell
- Shell Gas

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NEARBY AMENITIES