

# GATEWAY UNIVERSITY I



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

## FOR MORE INFORMATION:

**SAM JONES**

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**MELISSA MARKS**

602.222.5053

melissa.marks@colliers.com

**COLLIERS**

2390 E Camelback Rd, Suite 100

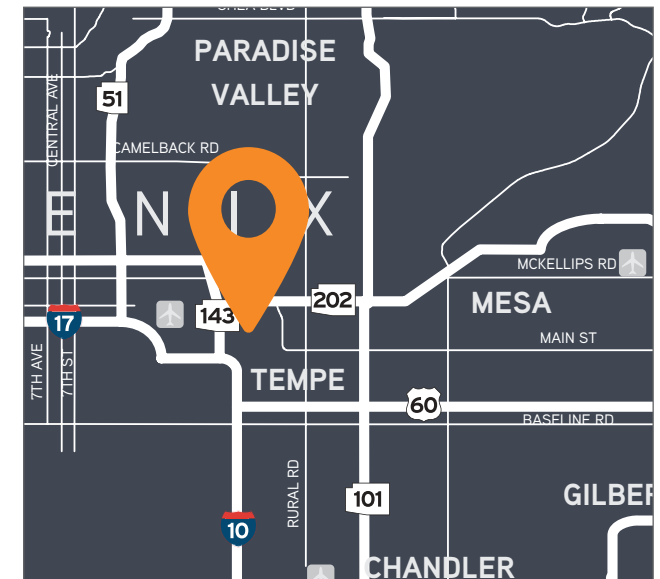
Phoenix, AZ 85016

www.colliers.com



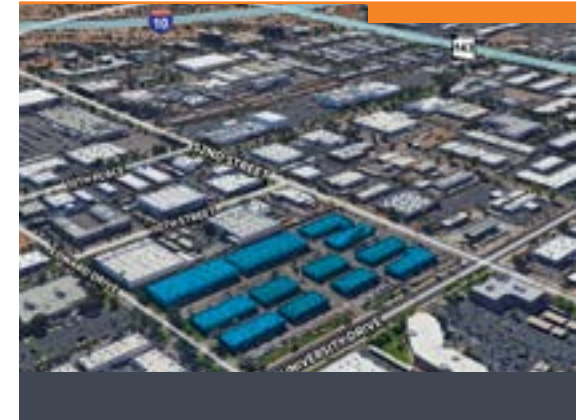
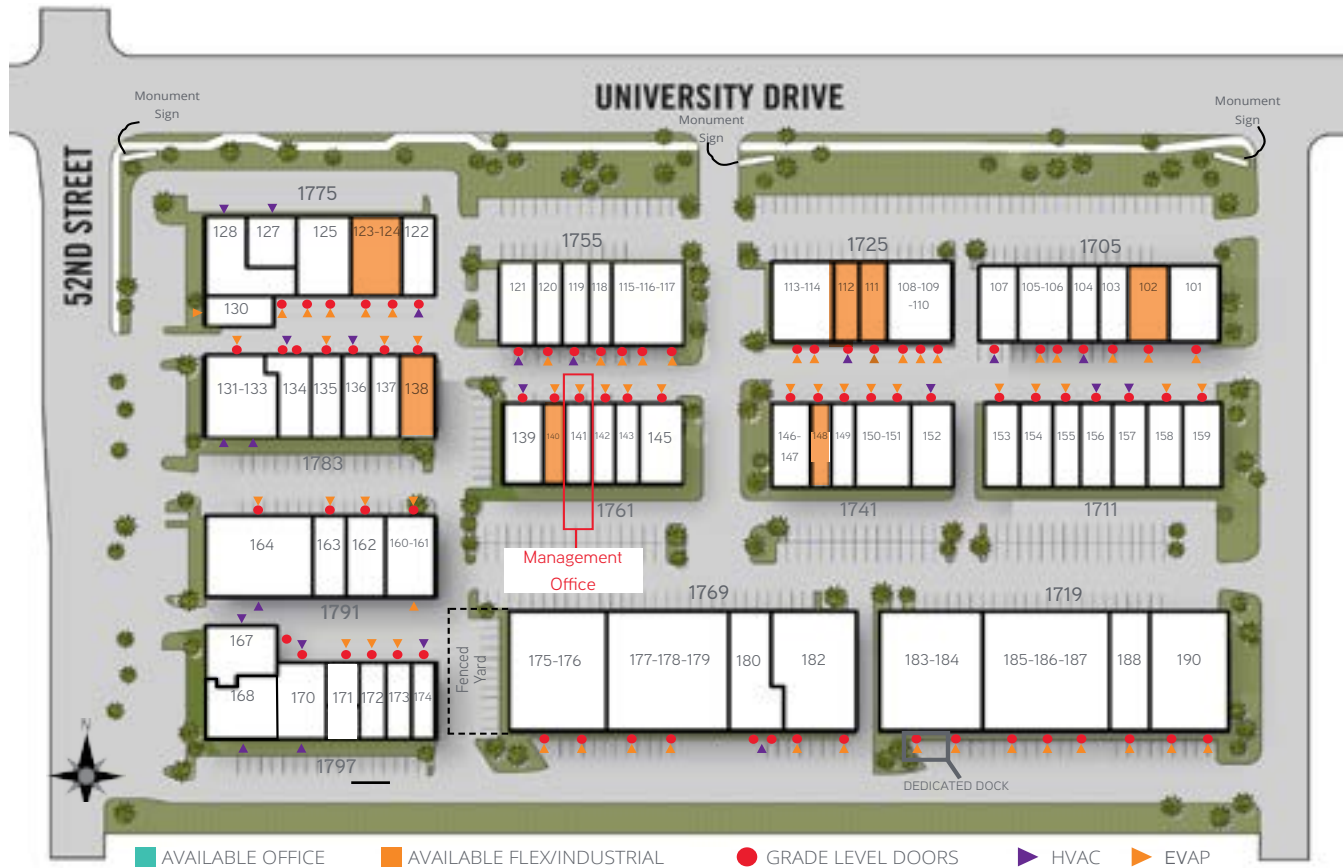
## PROPERTY FEATURES

- ±199,835 SF – Industrial/Flex & Office
- Extensive exterior improvements planned
- 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



# GATEWAY UNIVERSITY I

## SITE PLAN



### FOR MORE INFORMATION

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### AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
102	2,254	1,273	\$1.60	Vacant
111	1,577	1,095	\$1.60	Vacant
112	1,576	536	\$1.60	Vacant
123-124	3,383	2,571	\$1.60	Vacant
137	1,728	627	\$1.50	Vacant
138	2,310	833	\$1.50	Vacant
140	1,709	786	\$1.50	Vacant
148	1,470	824	\$1.50	Vacant

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# GATEWAY UNIVERSITY I

## PROPERTY PHOTOS



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# 1705 W UNIVERSITY, SUITE 102 - FLOORPLAN



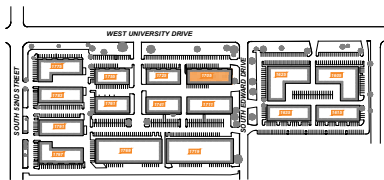
±2,254SF

## SUITE DATA:

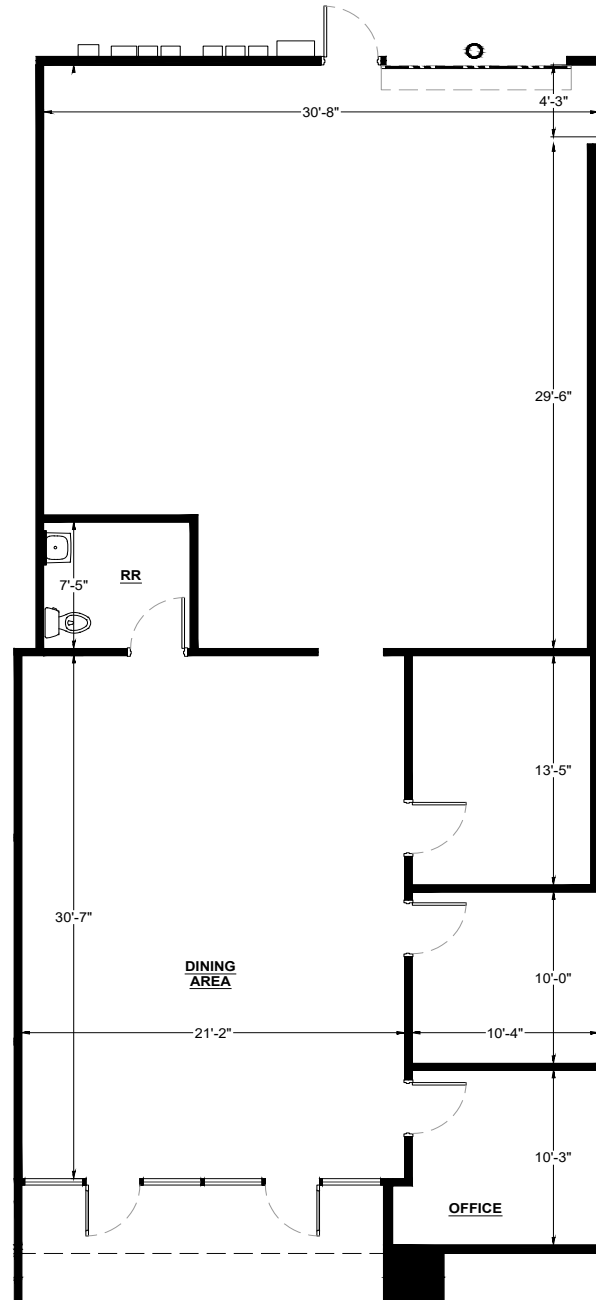
OFFICE	1,273 SF
WAREHOUSE	981 SF
<b>TOTAL</b>	<b>2,254 SF</b>

○ GRADE LEVEL DOORS 1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1725 W UNIVERSITY, SUITE 111 - FLOORPLAN

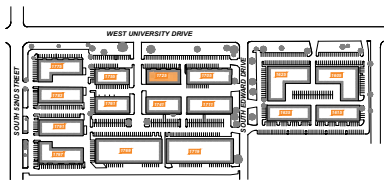
±1,577 SF



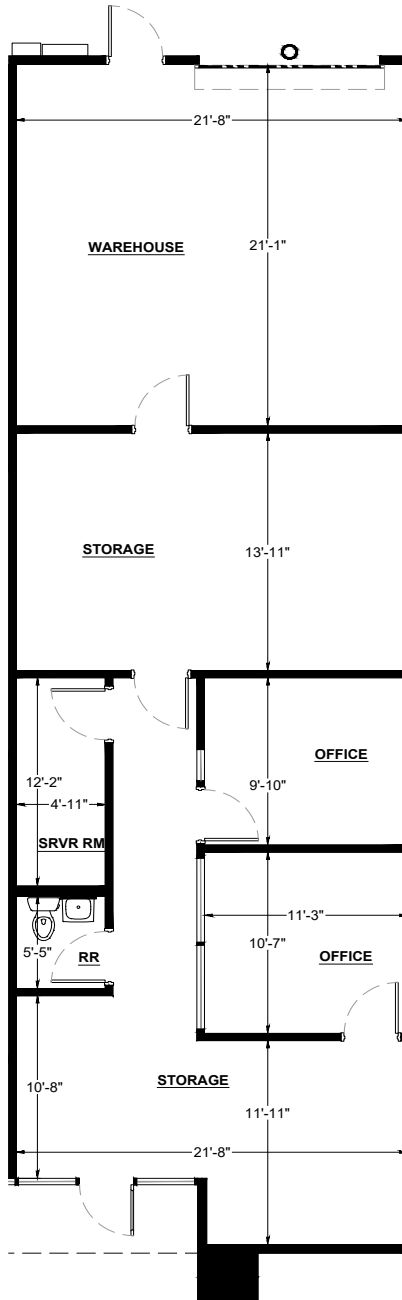
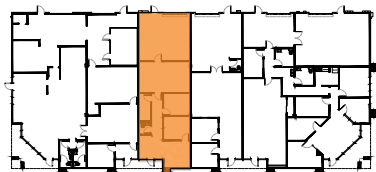
## SUITE DATA:

OFFICE	1,095 SF
WAREHOUSE	482 SF
<b>TOTAL</b>	<b>1,577 SF</b>
CLEAR HEIGHT	16'-4" - 16'-10"
○ GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1725 W UNIVERSITY, SUITE 112 - FLOORPLAN

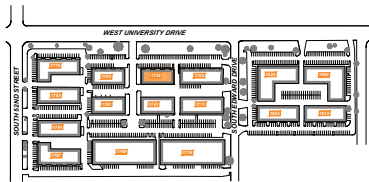
±1,576 SF



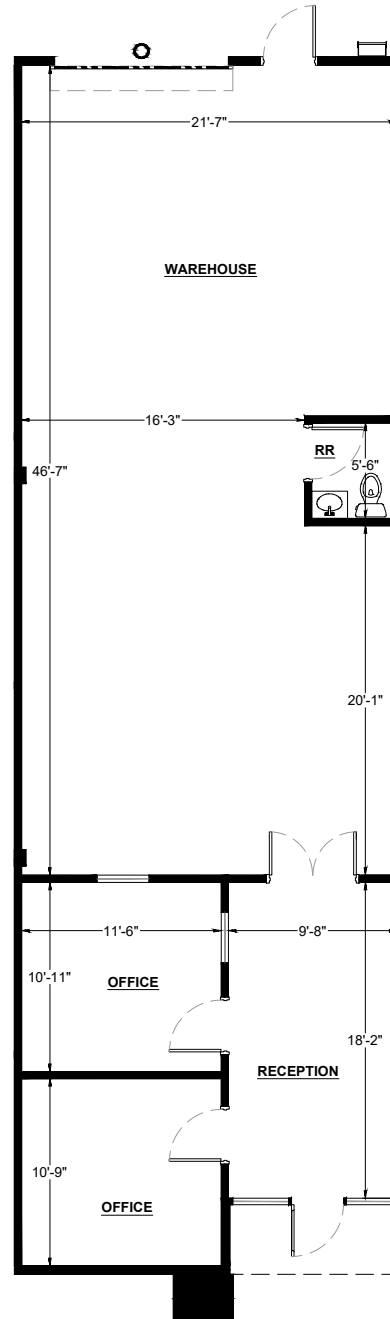
## SUITE DATA:

OFFICE	536 SF
WAREHOUSE	1,040 SF
<b>TOTAL</b>	<b>1,576 SF</b>
CLEAR HEIGHT	16'-4" - 16'-10"
○ GRADE LEVEL DOORS	1

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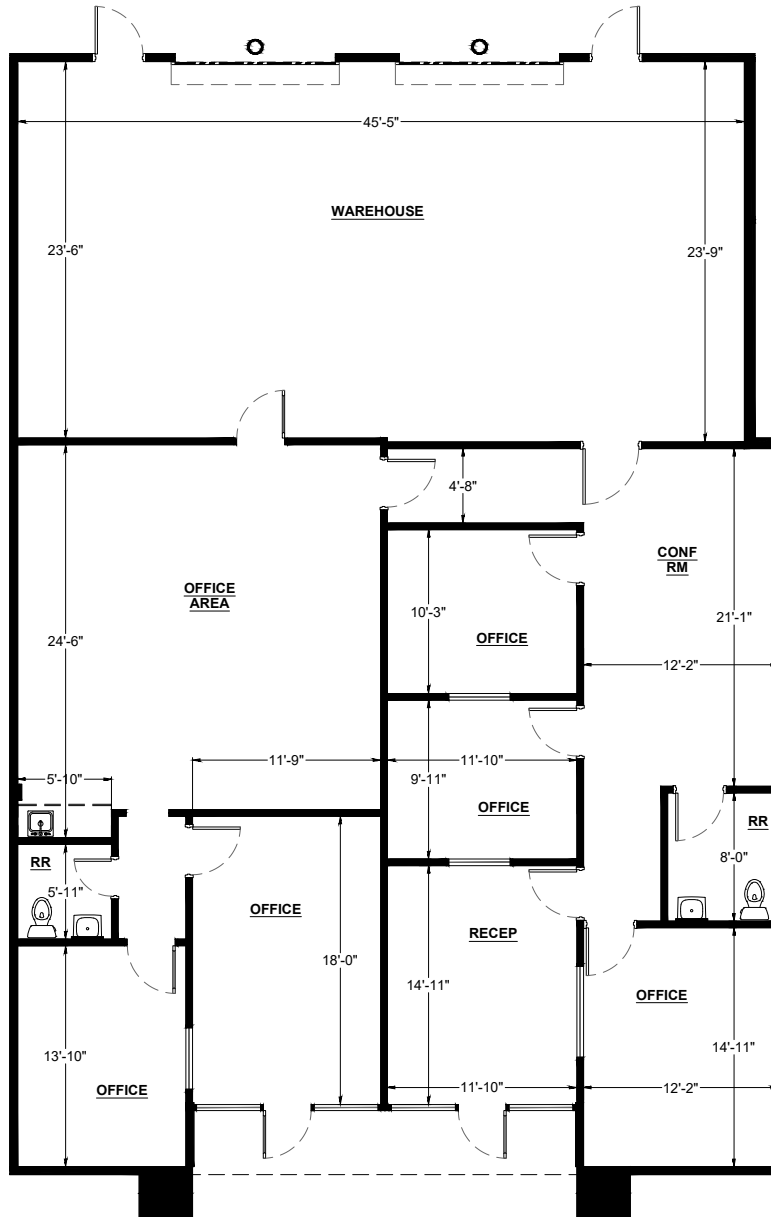
# 1775 W UNIVERSITY, SUITE 123-124 - FLOORPLAN



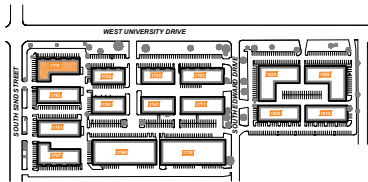
±3,383 SF

**SUITE DATA:**

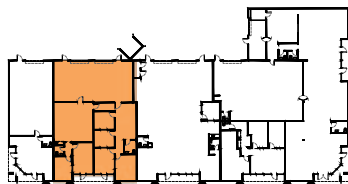
OFFICE	2,254 SF
A/C WAREHOUSE	1,129 SF
<b>TOTAL</b>	<b>3,383 SF</b>
CLEAR HEIGHT	15'-3" - 17'-2"
○ GRADE LEVEL DOORS	2



SITE KEY PLAN:



BUILDING KEY PLAN:



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# 1783 W UNIVERSITY, SUITE 137 - FLOORPLAN

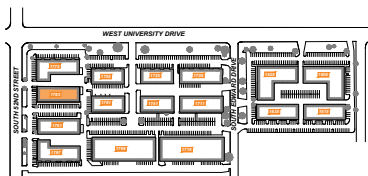
±1,728 SF



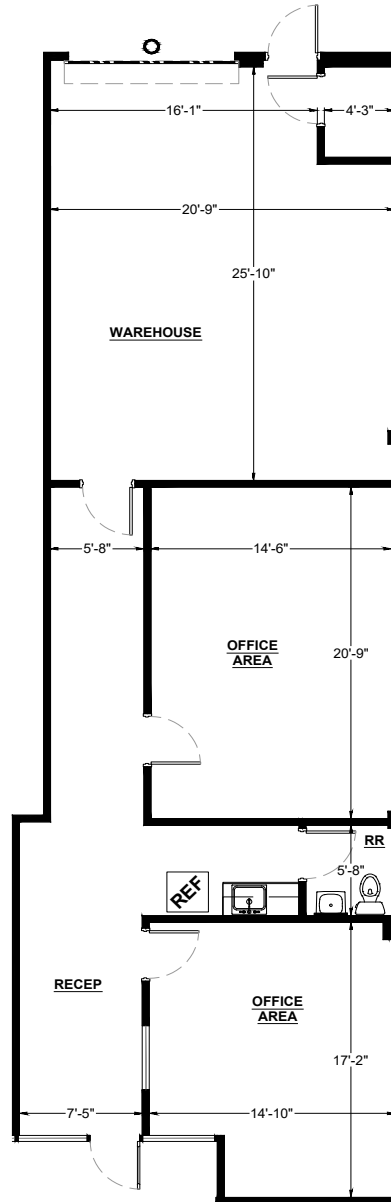
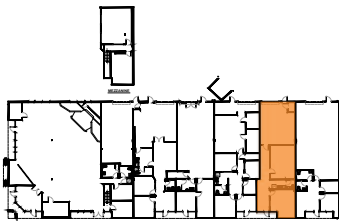
## SUITE DATA:

OFFICE	1,101 SF
A/C WAREHOUSE	627 SF
<b>TOTAL</b>	<b>1,728 SF</b>
CLEAR HEIGHT	15'-0" - 16'-0"
○ GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1783 W UNIVERSITY, SUITE 138 - FLOORPLAN

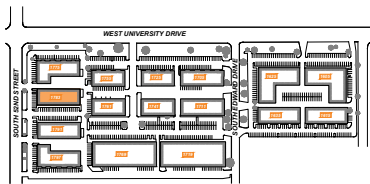


±2,310 SF

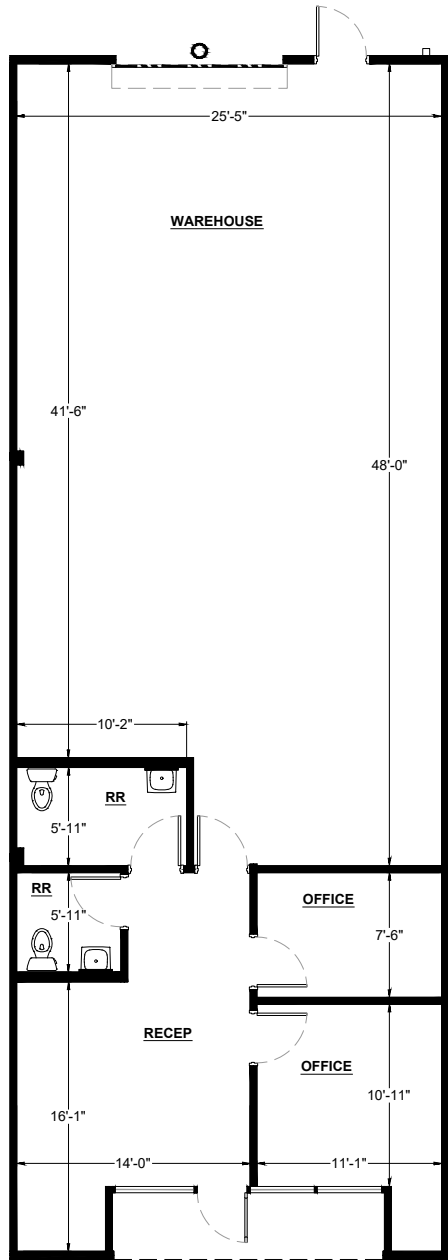
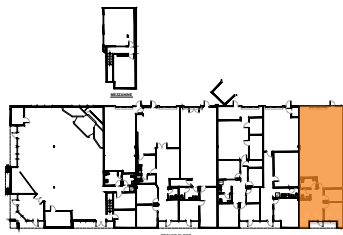
**SUITE DATA:**

OFFICE	833 SF
WAREHOUSE	1,477 SF
<b>TOTAL</b>	<b>2,310 SF</b>
CLEAR HEIGHT	14'-10" - 16'-0"
⊙ GRADE LEVEL DOORS	1

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BUILDING KEY PLAN:



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# 1761 W UNIVERSITY, SUITE 140 - FLOORPLAN

±1,709 SF

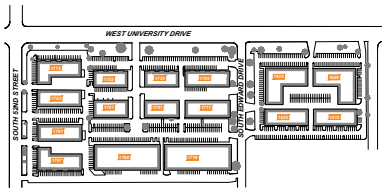


## SUITE DATA:

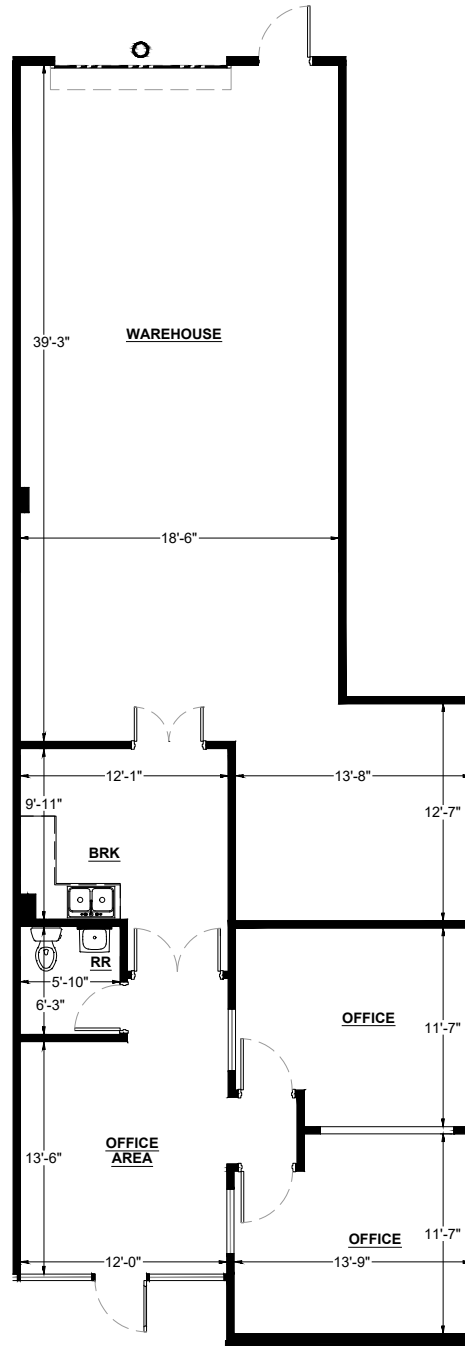
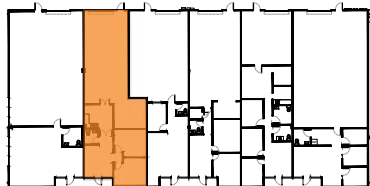
OFFICE	786 SF
ASSEMBLY	923 SF
<b>TOTAL</b>	<b>1,709 SF</b>

○ GRADE LEVEL DOORS 1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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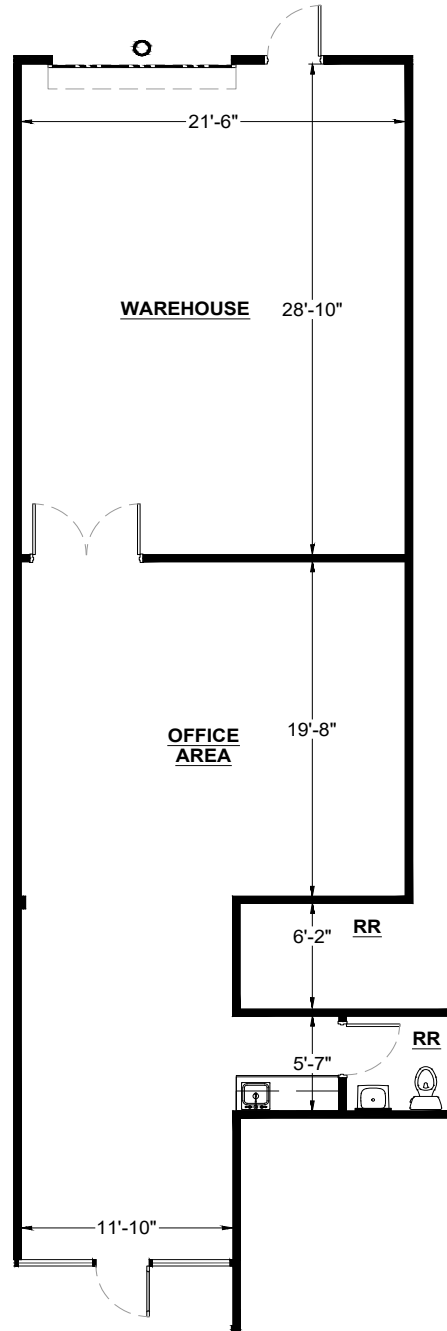
# 1741 W UNIVERSITY, SUITE 148 - FLOORPLAN

±1,470 SF

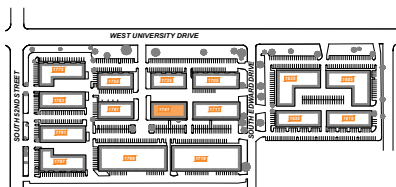


## SUITE DATA:

A/C WAREHOUSE	646 SF
ASSEMBLY	824 SF
<b>TOTAL</b>	<b>1,470 SF</b>
CLEAR HEIGHT	16'-0" - 16'-8"
○ GRADE LEVEL DOORS	1



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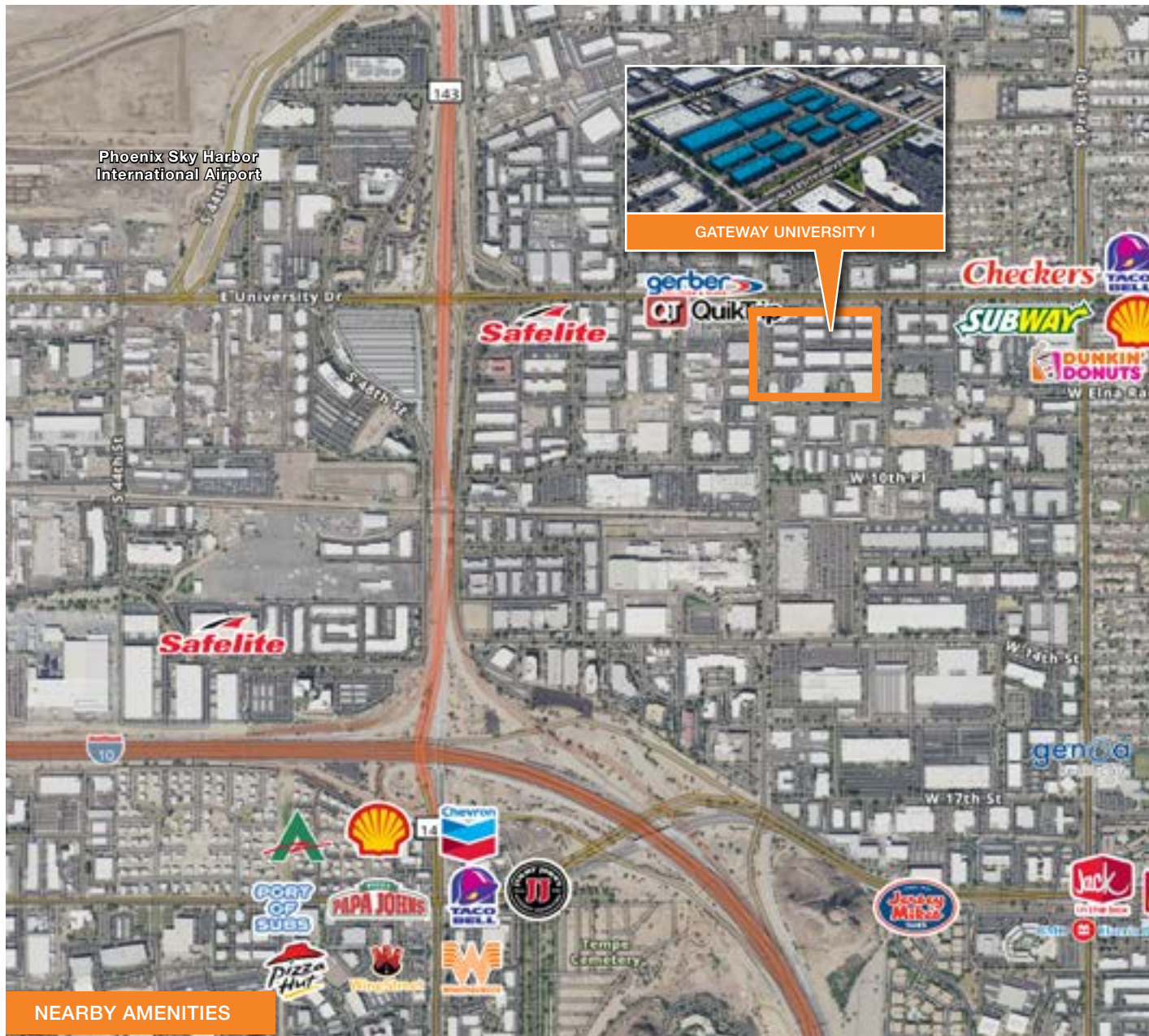
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# GATEWAY UNIVERSITY I

## AMENITIES & IMPROVEMENTS



### 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

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