

# GATEWAY UNIVERSITY I



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

## FOR MORE INFORMATION:

**SAM JONES**  
602.222.5146  
sam.jones@colliers.com

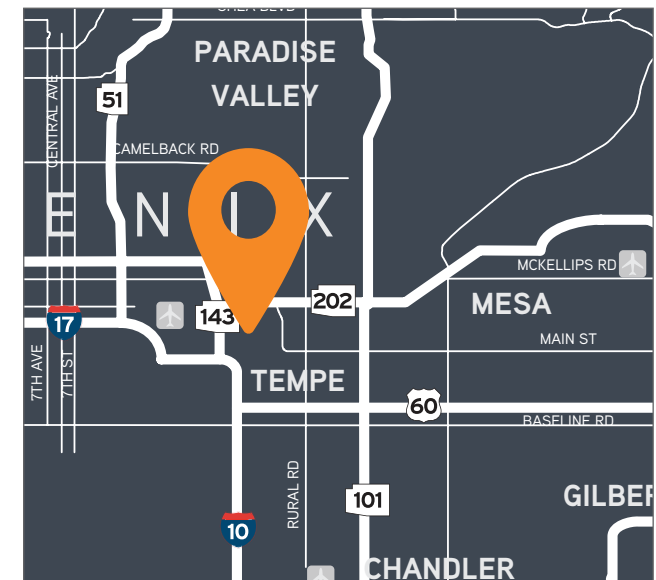
**MELISSA MARKS**  
602.222.5053  
melissa.marks@colliers.com

**COLLIERS**  
2390 E Camelback Rd, Suite 100  
Phoenix, AZ 85016  
www.colliers.com



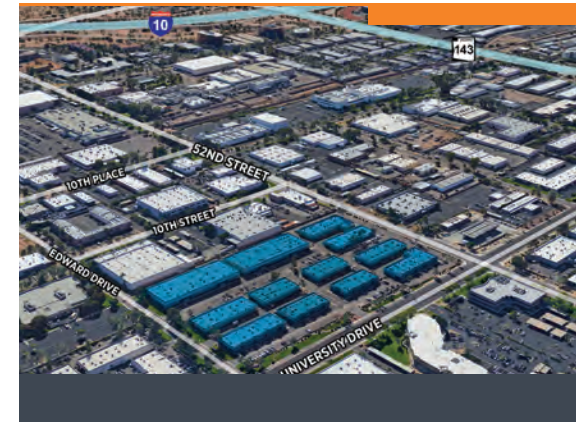
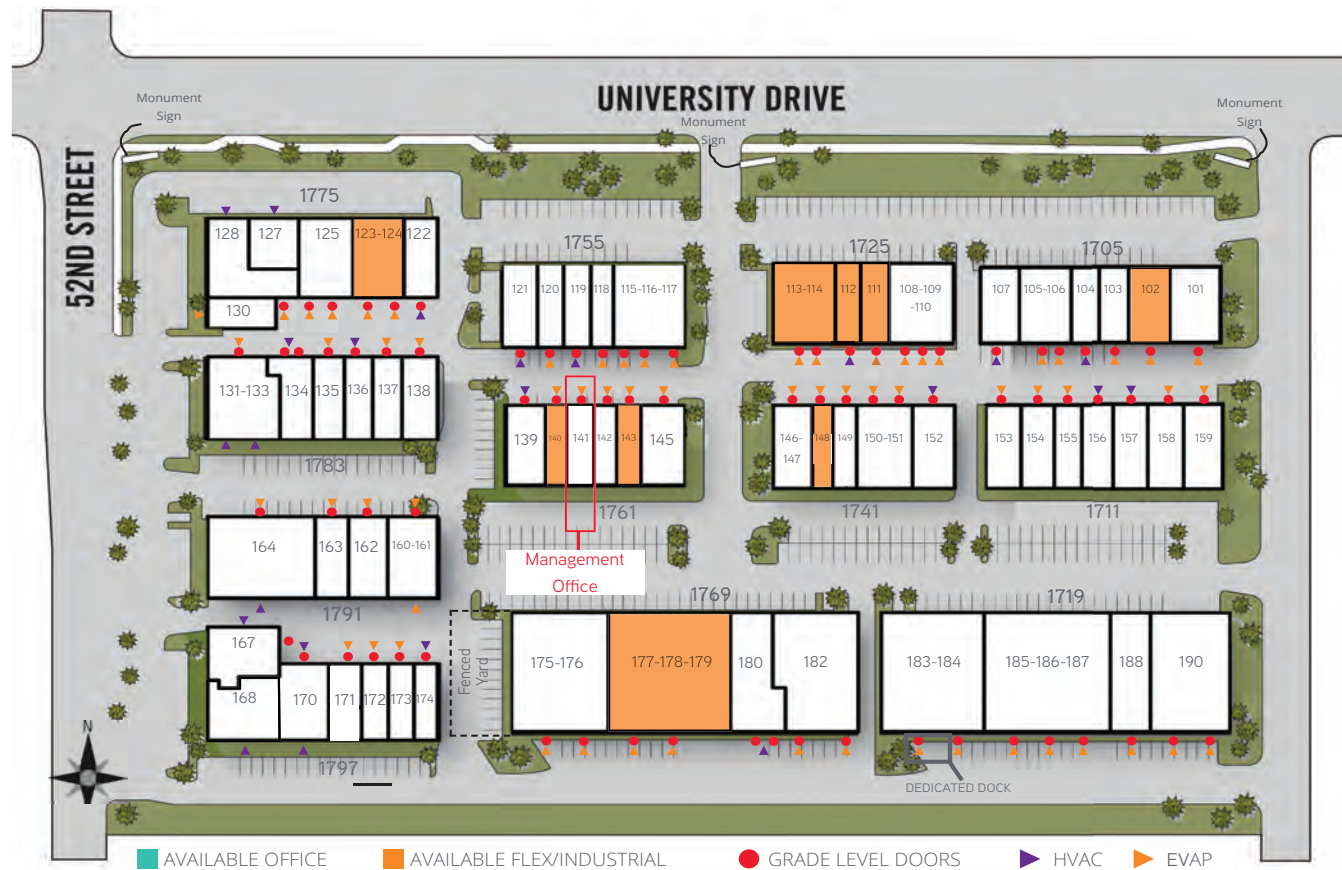
## PROPERTY FEATURES

- ±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    | 2,254     | \$1.60      | Vacant    |
| 111     | 1,577    | 1,095     | \$1.60      | Vacant    |
| 112     | 1,576    | 987       | \$1.60      | Vacant    |
| 113-114 | 3,933    | 2,794     | \$1.60      | Vacant    |
| 123-124 | 3,383    | 2,571     | \$1.60      | Vacant    |
| 140     | 1,709    | 786       | \$1.50      | Vacant    |
| 143     | 1,650    | 1,132     | \$1.50      | Vacant    |
| 148     | 1,470    | 824       | \$1.50      | Vacant    |
| 177-179 | 10,730   | 2,148     | \$1.50      | Vacant    |

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# GATEWAY UNIVERSITY I

## PROPERTY PHOTOS



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# 1705 W UNIVERSITY, SUITE 102 - FLOORPLAN

±2,254SF

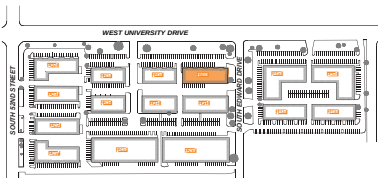


## SUITE DATA:

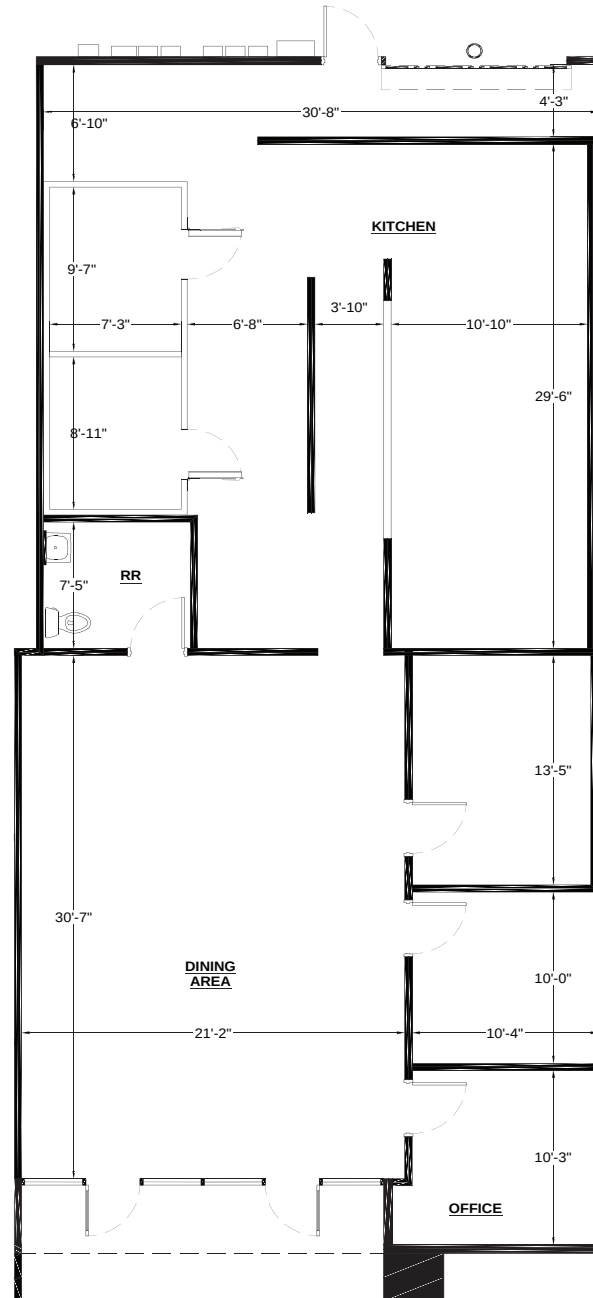
|        |          |
|--------|----------|
| OFFICE | 2,254 SF |
| TOTAL  | 2,254 SF |

○ GRADE LEVEL DOORS 1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1725 W UNIVERSITY, SUITE 111 - FLOORPLAN

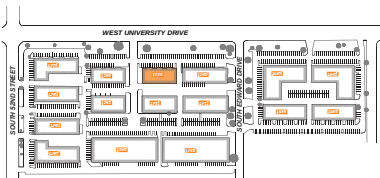
±1,577 SF



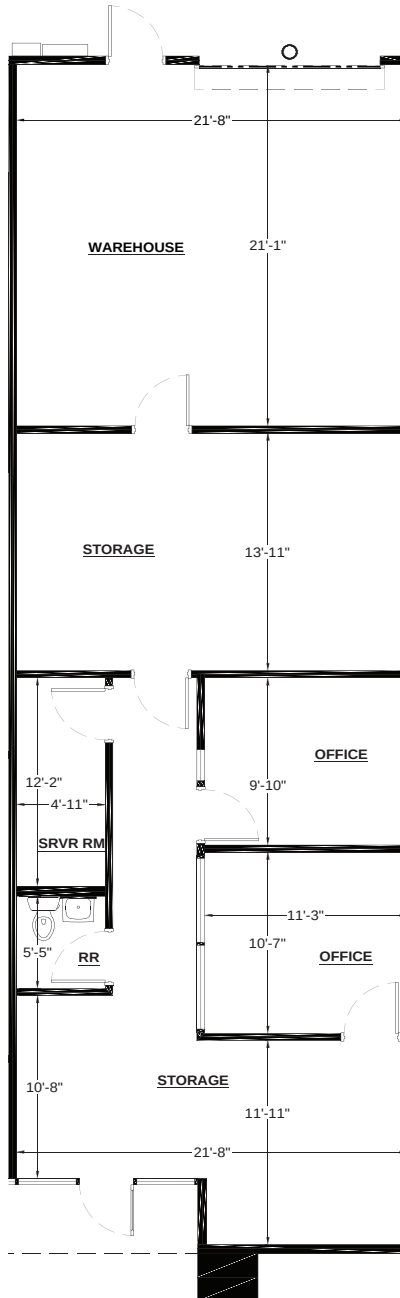
## SUITE DATA:

|                     |                  |
|---------------------|------------------|
| 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

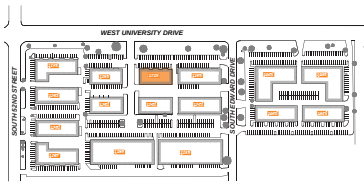
±1,576 SF



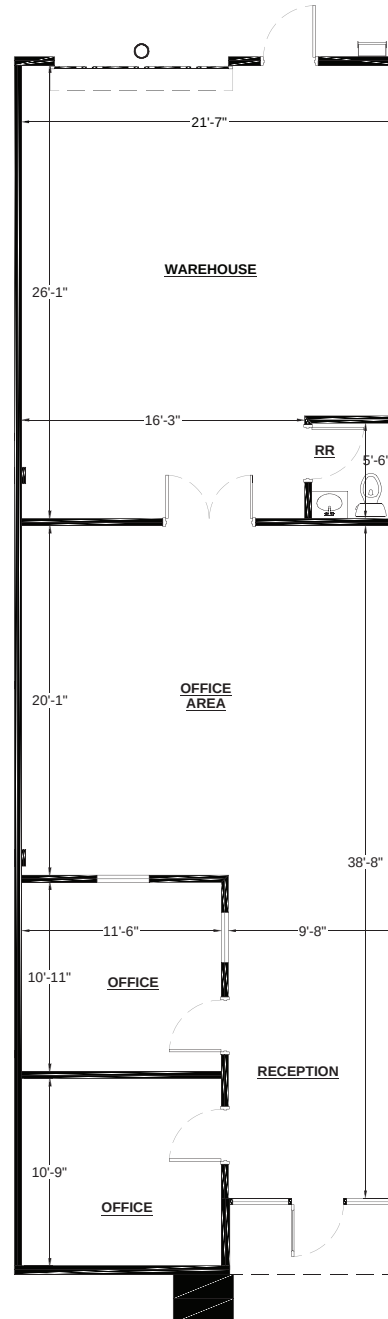
## SUITE DATA:

|                   |                  |
|-------------------|------------------|
| OFFICE            | 987 SF           |
| WAREHOUSE         | 589 SF           |
| <b>TOTAL</b>      | <b>1,576 SF</b>  |
| CLEAR HEIGHT      | 16'-4" - 16'-10" |
| GRADE LEVEL DOORS | 1                |

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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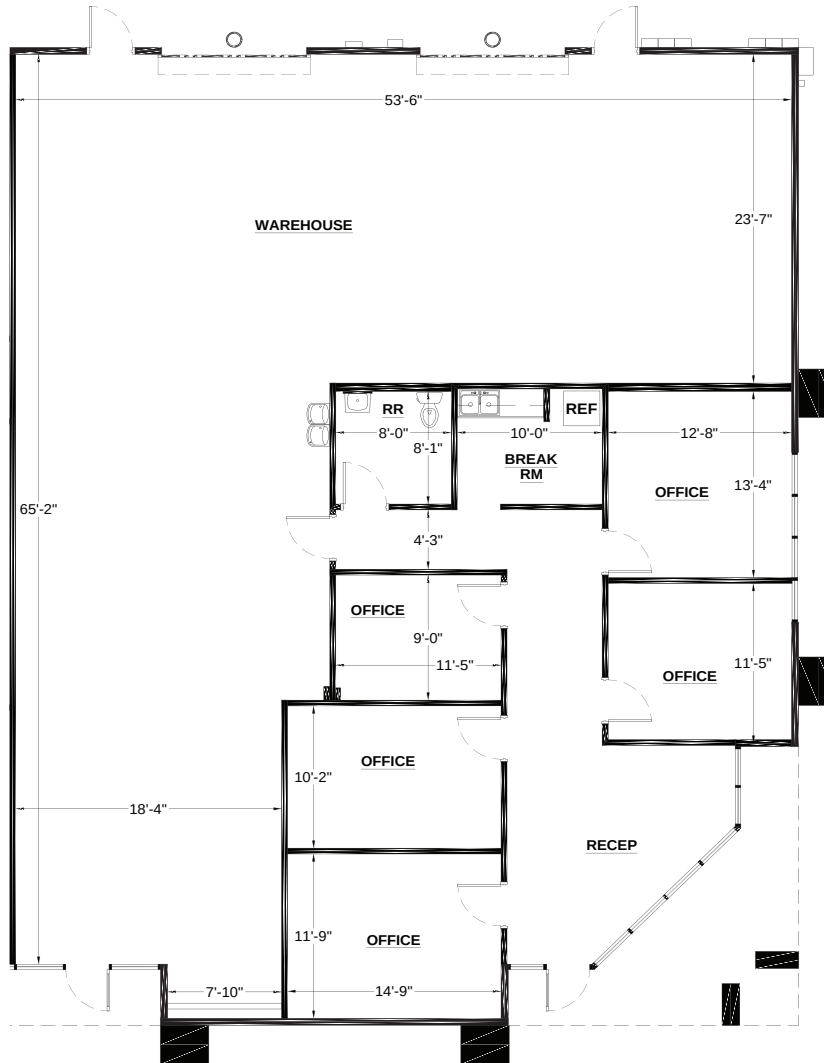
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# 1725 W UNIVERSITY, SUITE 113-114 - FLOORPLAN

±3,933 SF

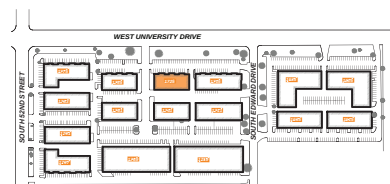


## SUITE DATA:

|              |                 |
|--------------|-----------------|
| OFFICE       | 1,653 SF        |
| WAREHOUSE    | 2,280 SF        |
| <b>TOTAL</b> | <b>3,933 SF</b> |

|                     |                   |
|---------------------|-------------------|
| CLEAR HEIGHT        | 15'-10" - 16'-10" |
| ○ GRADE LEVEL DOORS | 2                 |

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1775 W UNIVERSITY, SUITE 123-124 - FLOORPLAN

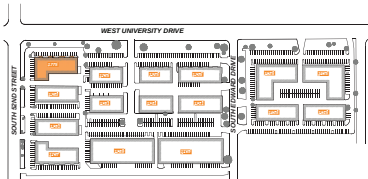
±3,383 SF

## SUITE DATA:

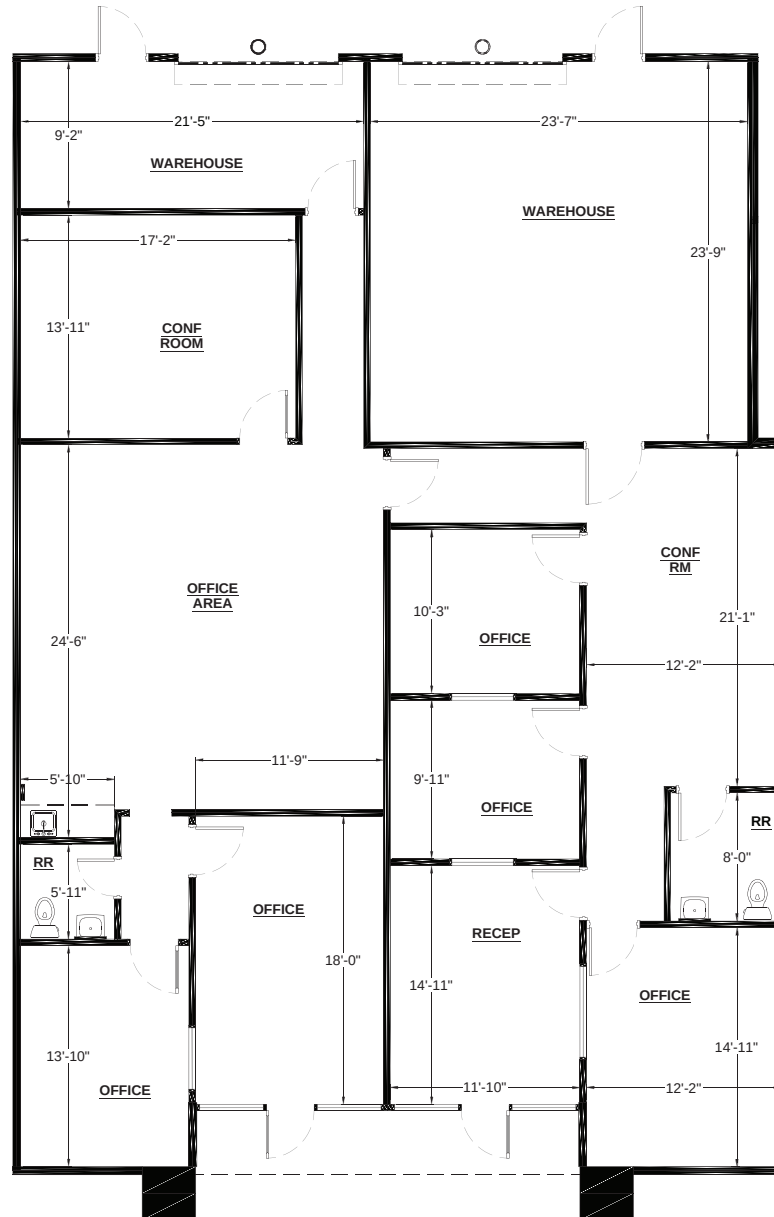
|               |                 |
|---------------|-----------------|
| OFFICE        | 2,571 SF        |
| A/C WAREHOUSE | 812 SF          |
| <b>TOTAL</b>  | <b>3,383 SF</b> |

CLEAR HEIGHT 15'-3" - 17'-2"  
O GRADE LEVEL DOORS 2

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1761 W UNIVERSITY, SUITE 140 - FLOORPLAN

±1,709 SF

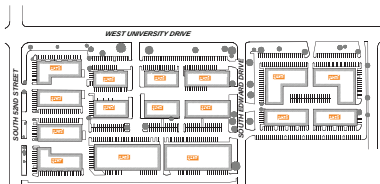


## SUITE DATA:

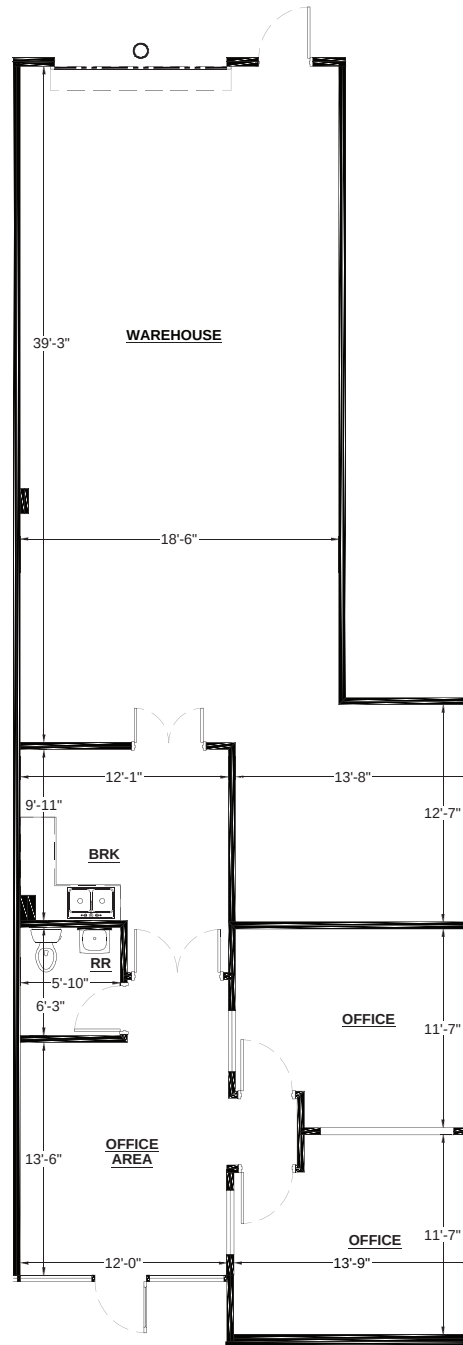
|              |                 |
|--------------|-----------------|
| OFFICE       | 786 SF          |
| ASSEMBLY     | 923 SF          |
| <b>TOTAL</b> | <b>1,709 SF</b> |

○ GRADE LEVEL DOORS 1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1761 W UNIVERSITY, SUITE 143 - FLOORPLAN

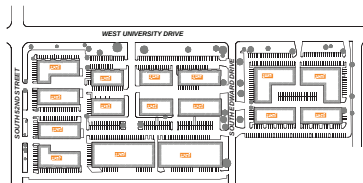
±1,650 SF



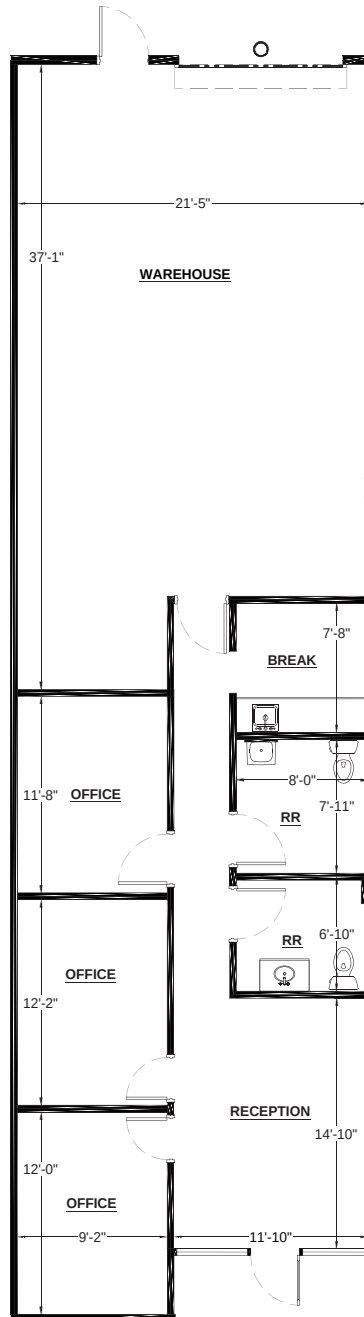
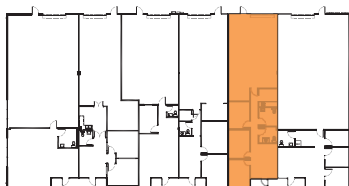
## SUITE DATA:

|                     |                 |
|---------------------|-----------------|
| OFFICE              | 889 SF          |
| WAREHOUSE           | 761 SF          |
| <b>TOTAL</b>        | <b>1,650 SF</b> |
| CLEAR HEIGHT        | 16'-6" - 17'-0" |
| ○ GRADE LEVEL DOORS | 1               |

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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# 1741 W UNIVERSITY, SUITE 148 - FLOORPLAN

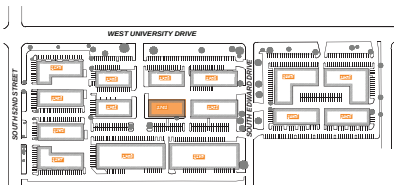
±1,470 SF



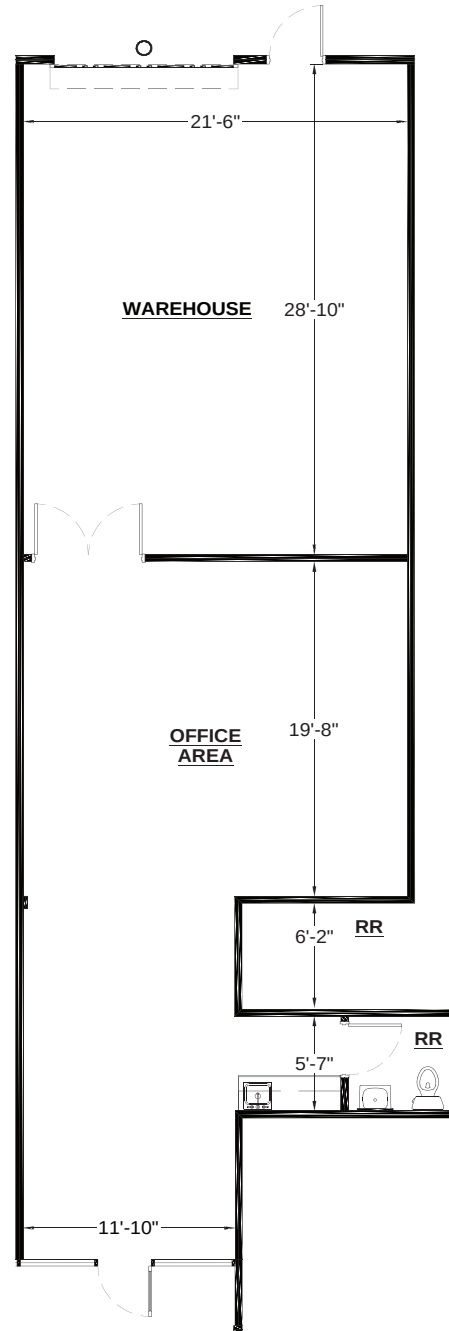
## SUITE DATA:

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

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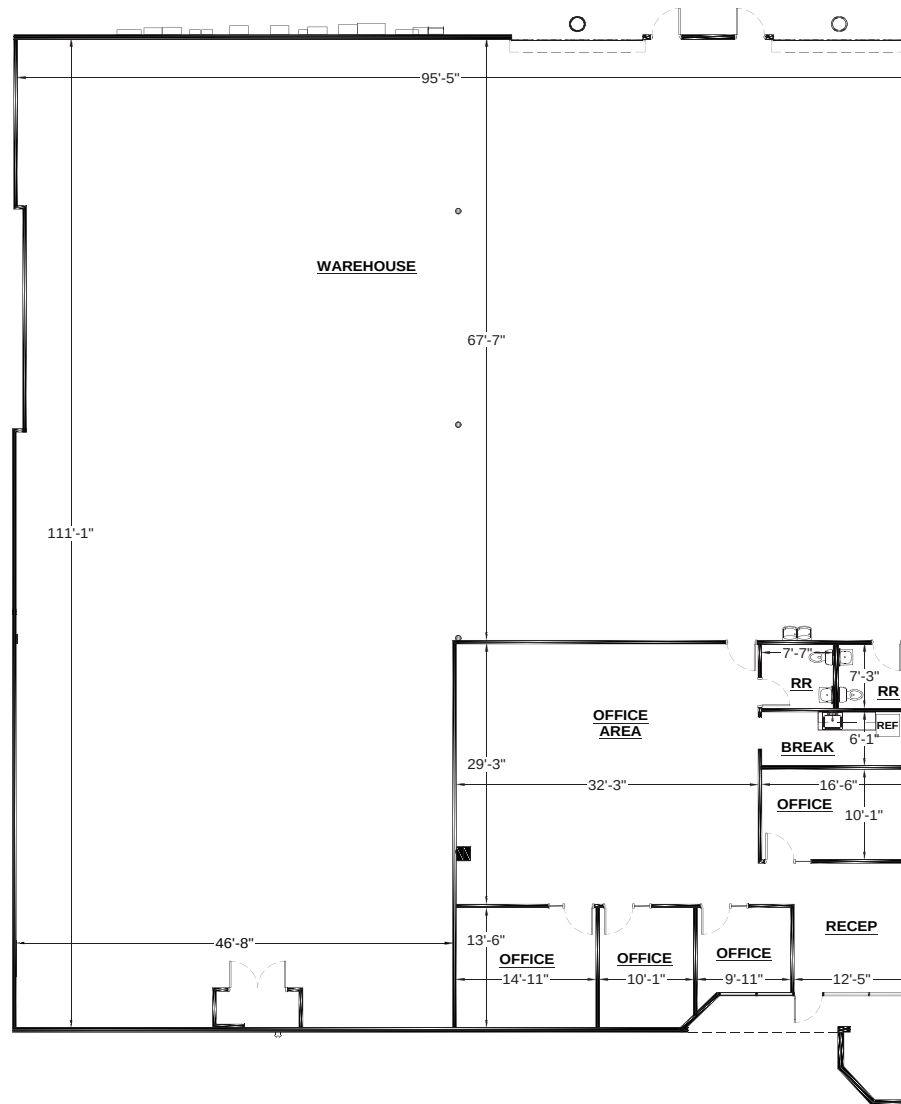
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# 1769 W UNIVERSITY, SUITE 177-179 - FLOORPLAN

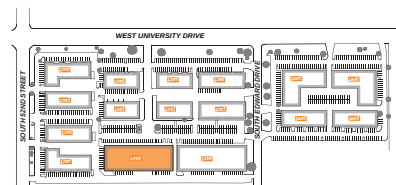
±10,730 SF



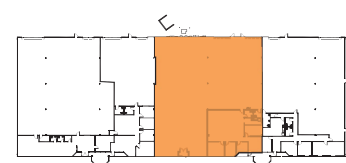
## SUITE DATA:

|                     |                  |
|---------------------|------------------|
| OFFICE              | 2,148 SF         |
| WAREHOUSE           | 8,582 SF         |
| <b>TOTAL</b>        | <b>10,730 SF</b> |
| CLEAR HEIGHT        | 22'-6" - 24'-6"  |
| ○ GRADE LEVEL DOORS | 2                |

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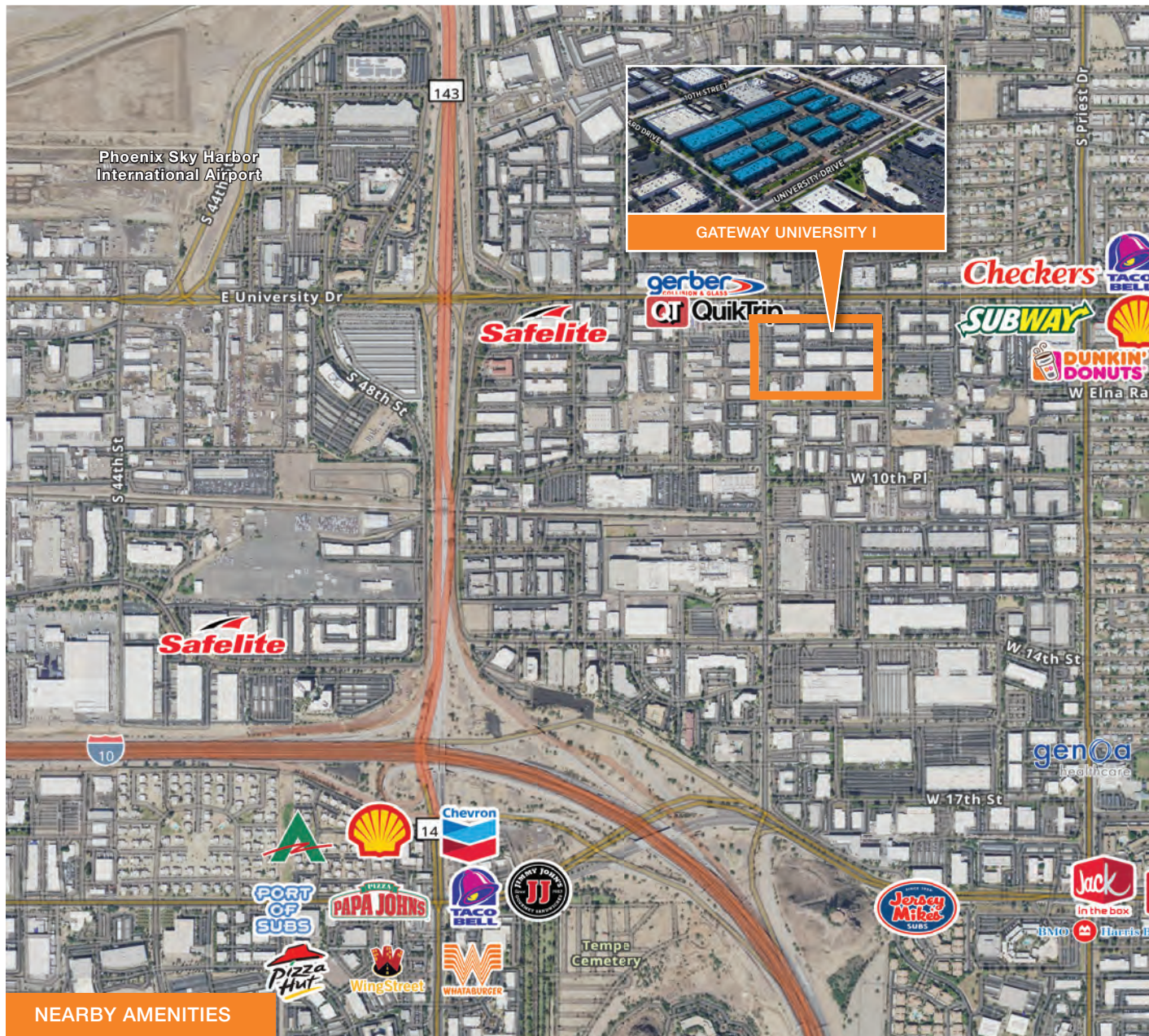
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# GATEWAY UNIVERSITY I

## 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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