

GATEWAY UNIVERSITY I



RENOVATIONS UNDERWAY

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

FOR MORE INFORMATION:

KERI SCOTT, SIOR
602.386.7153
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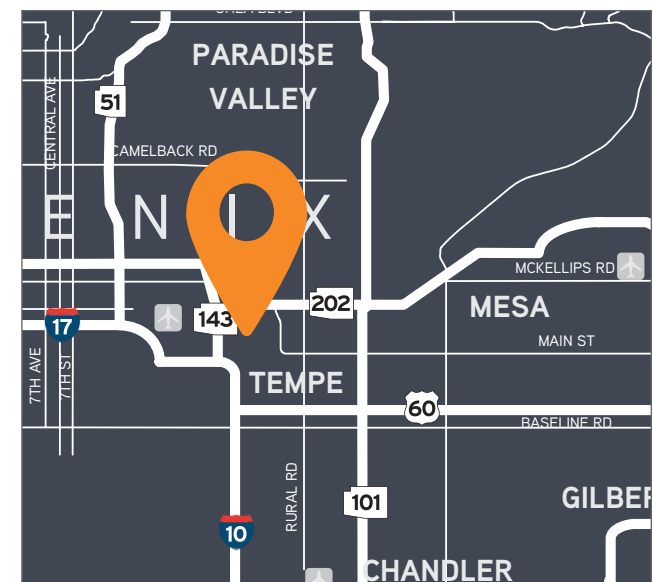
ALEX KAS-MAROGI
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COLLIERS
2390 E Camelback Rd, Suite 100
Phoenix, AZ 85016
www.colliers.com



PROPERTY FEATURES

- ±199,835 SF – Industrial/Flex & Office
- Extensive exterior improvements planned
- Available Suites ±1,313 SF to ±3,509 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

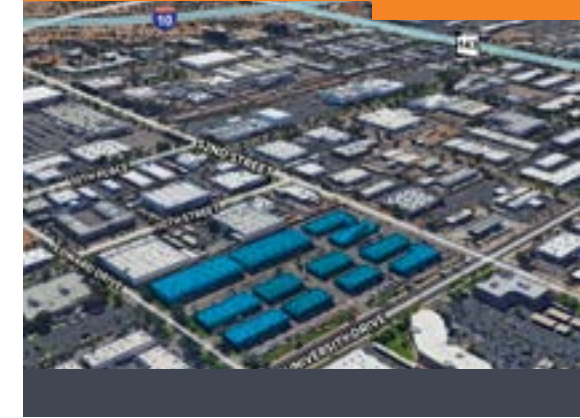


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

GATEWAY UNIVERSITY I

SITE PLAN

UNDER NEW OWNERSHIP

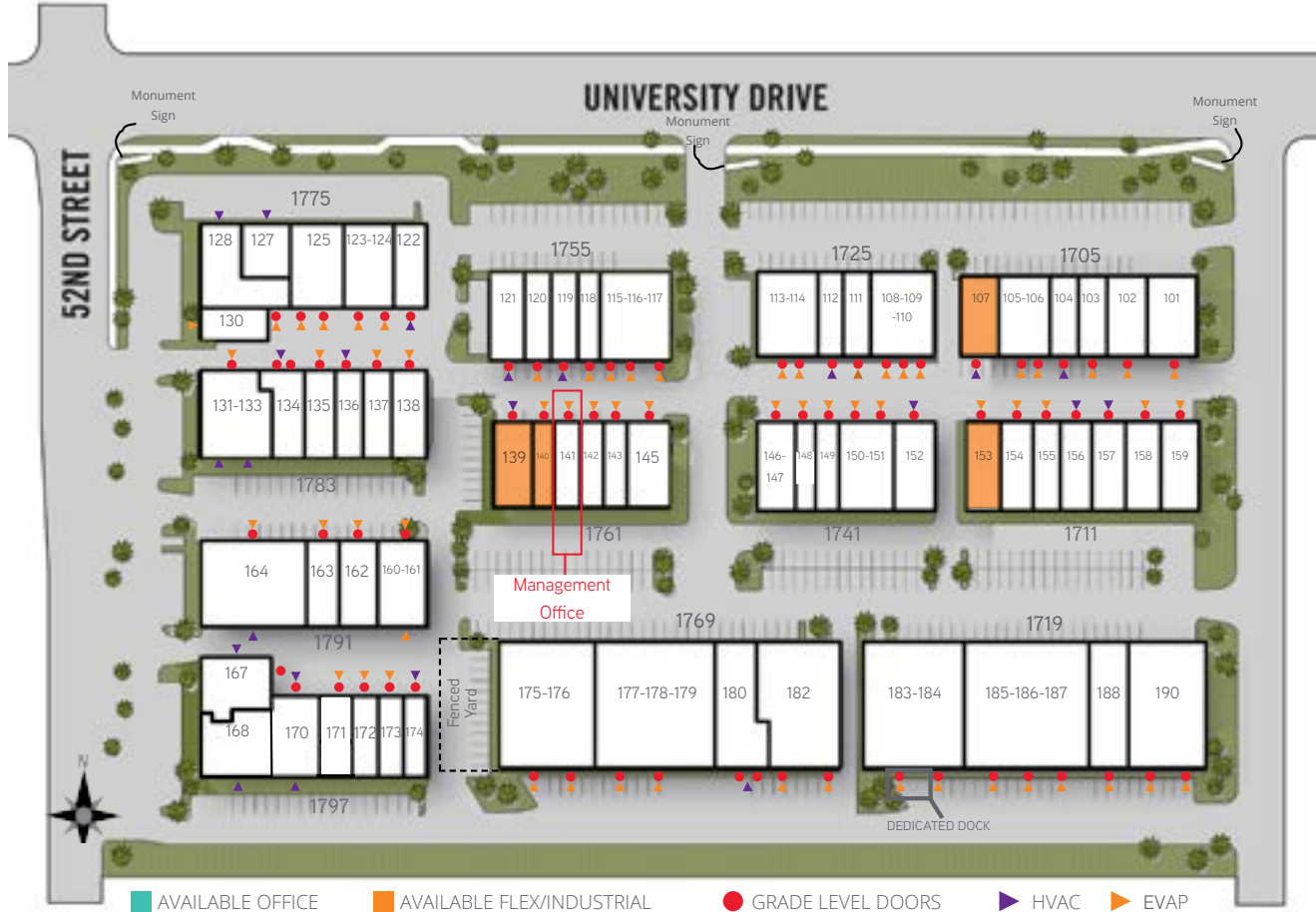


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■ AVAILABLE OFFICE
 ■ AVAILABLE FLEX/INDUSTRIAL
 ● GRADE LEVEL DOORS
 ▲ HVAC
 ▲ EVAP

AVAILABILITIES

| SUITE | TOTAL SF | OFFICE SF | ASKING RATE | AVAILABLE |
|-------|----------|-----------|-------------|-----------|
| 107 | 2,040 | 1,533 | \$1.60 | Vacant |
| 139 | 2,447 | 839 | \$1.50 | Vacant |
| 140 | 1,681 | 628 | \$1.50 | Vacant |
| 153 | 2,400 | 1,417 | \$1.60 | Vacant |

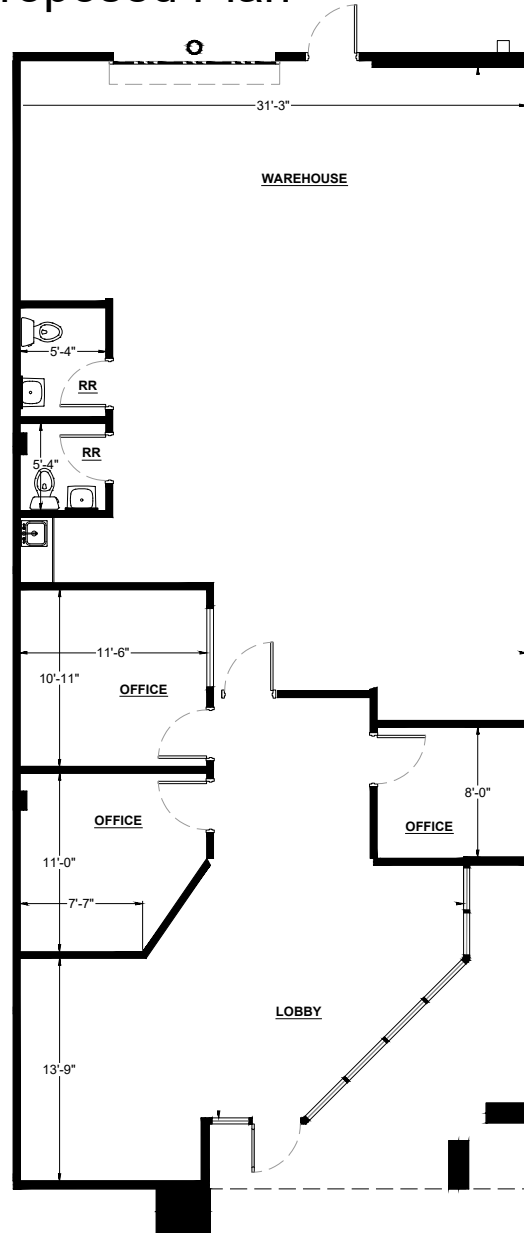
1705 W UNIVERSITY, SUITE 107 - FLOORPLAN

±2,040 SF

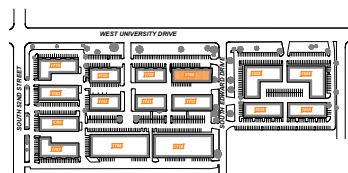
UNDER NEW OWNERSHIP



Proposed Plan



SITE KEY PLAN:



BUILDING KEY PLAN:



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1761 W UNIVERSITY, SUITE 139 - FLOORPLAN

±2,447 SF

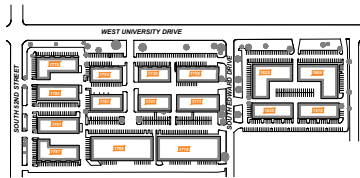
UNDER NEW OWNERSHIP



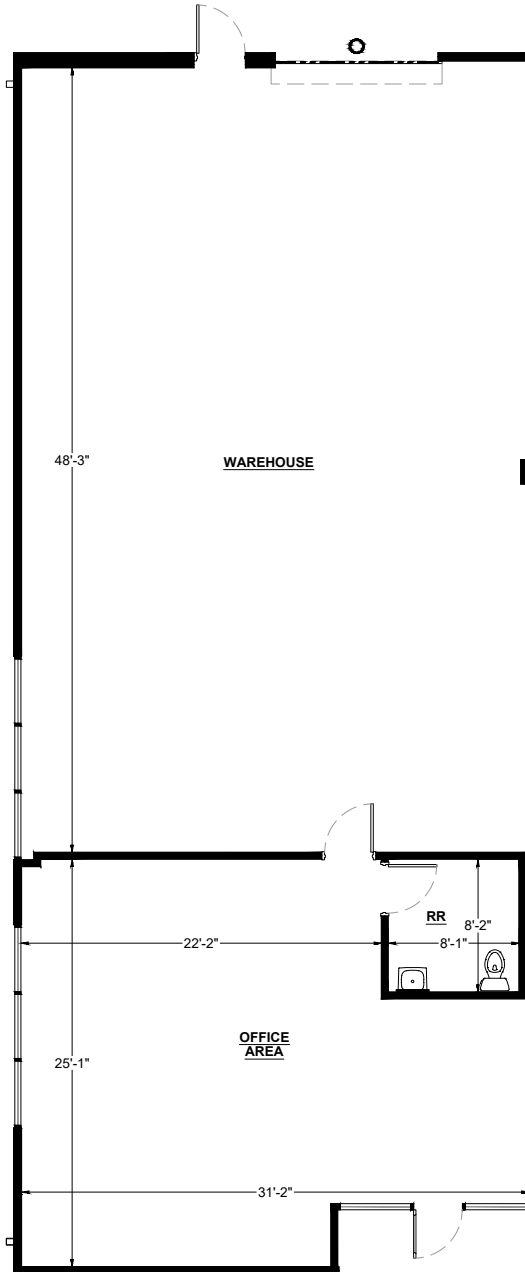
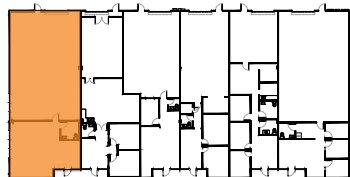
SUITE DATA:

| | |
|---------------------|-----------------|
| OFFICE | 839 SF |
| A/C WAREHOUSE | 1,608 SF |
| TOTAL | 2,447 SF |
| 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

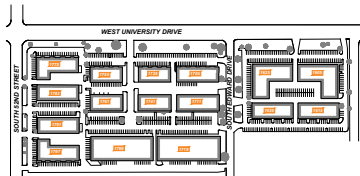


SUITE DATA:

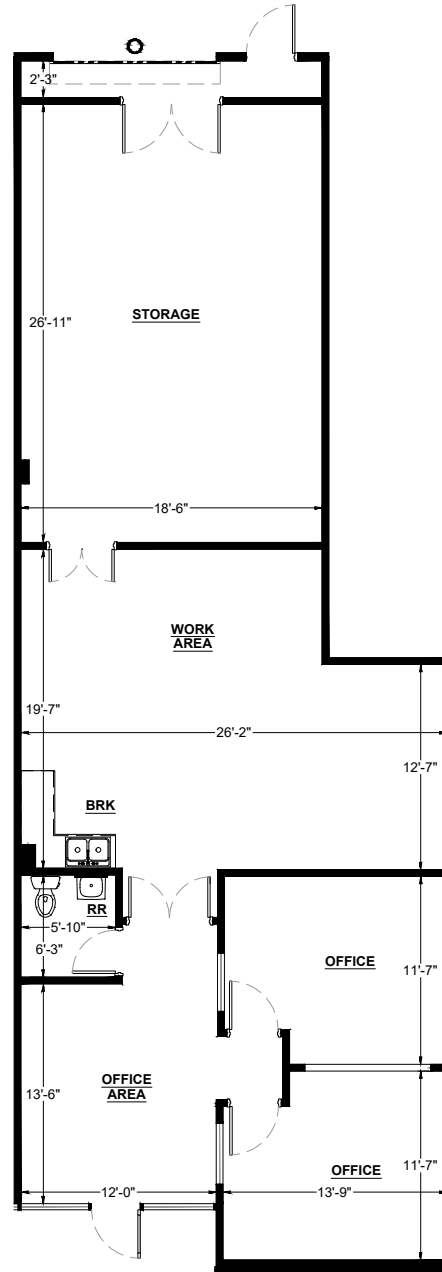
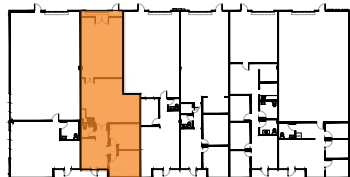
| | |
|--------------|-----------------|
| OFFICE | 628 SF |
| ASSEMBLY | 1,053 SF |
| TOTAL | 1,681 SF |

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1711 W UNIVERSITY, SUITE 153 - FLOORPLAN

±2,400 SF

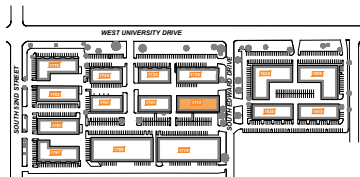
UNDER NEW OWNERSHIP



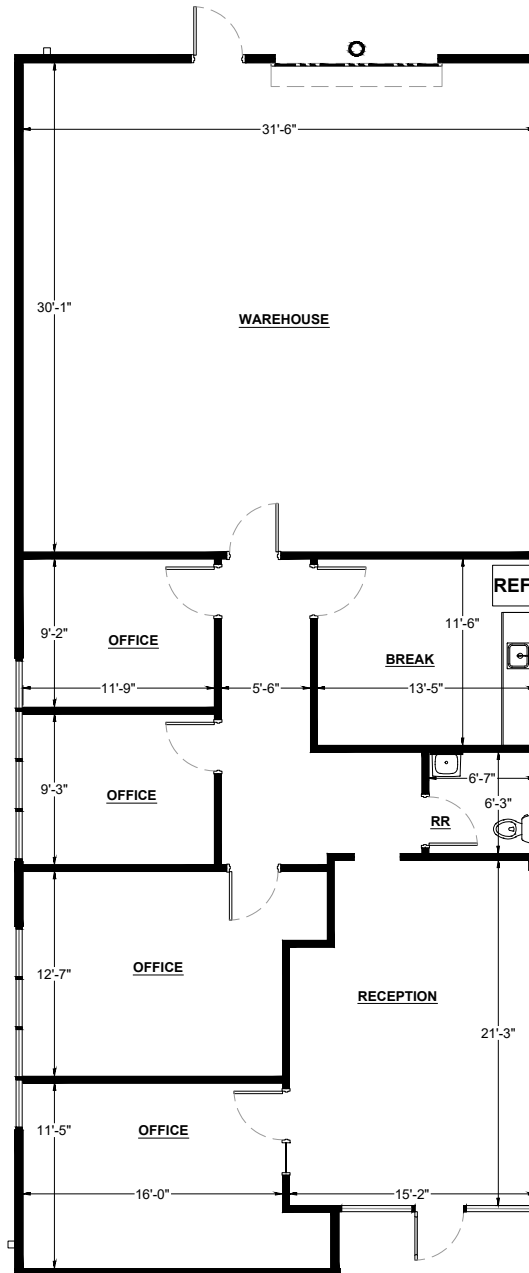
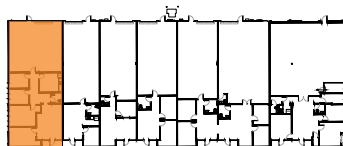
SUITE DATA:

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

SITE KEY PLAN:



BUILDING KEY PLAN:



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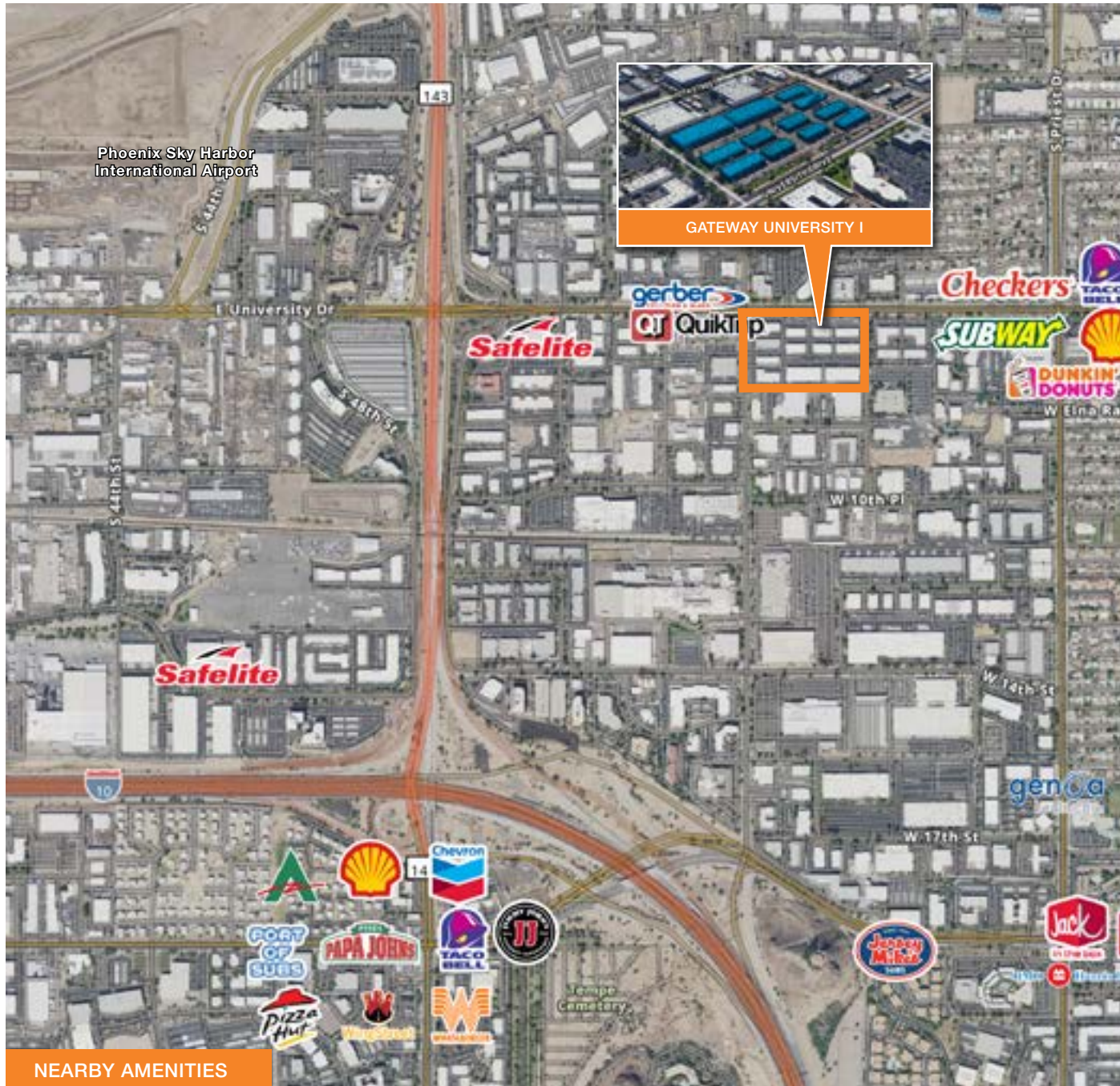
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GATEWAY UNIVERSITY I

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