

GATEWAY UNIVERSITY I



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

FOR MORE INFORMATION:

KERI SCOTT, SIOR
602.386.7153
keri.scott@colliers.com

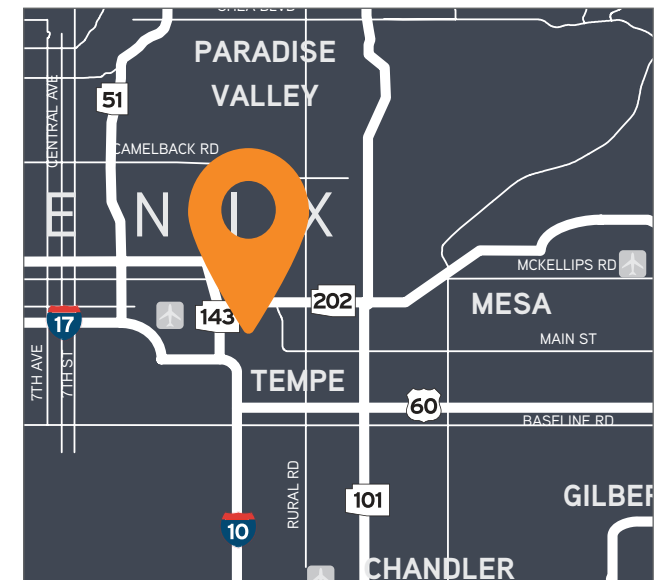
ALEX KAS-MAROGLI
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COLLIERS
2390 E Camelback Rd, Suite 100
Phoenix, AZ 85016
www.colliers.com



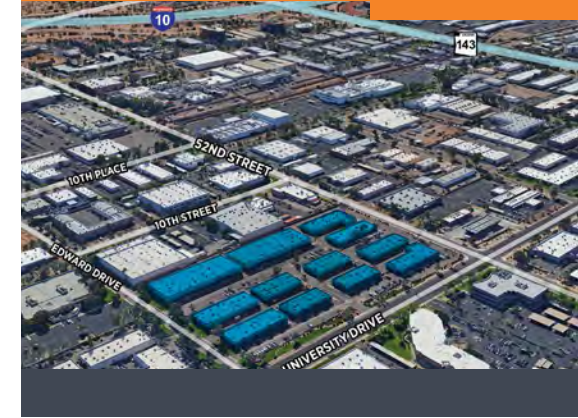
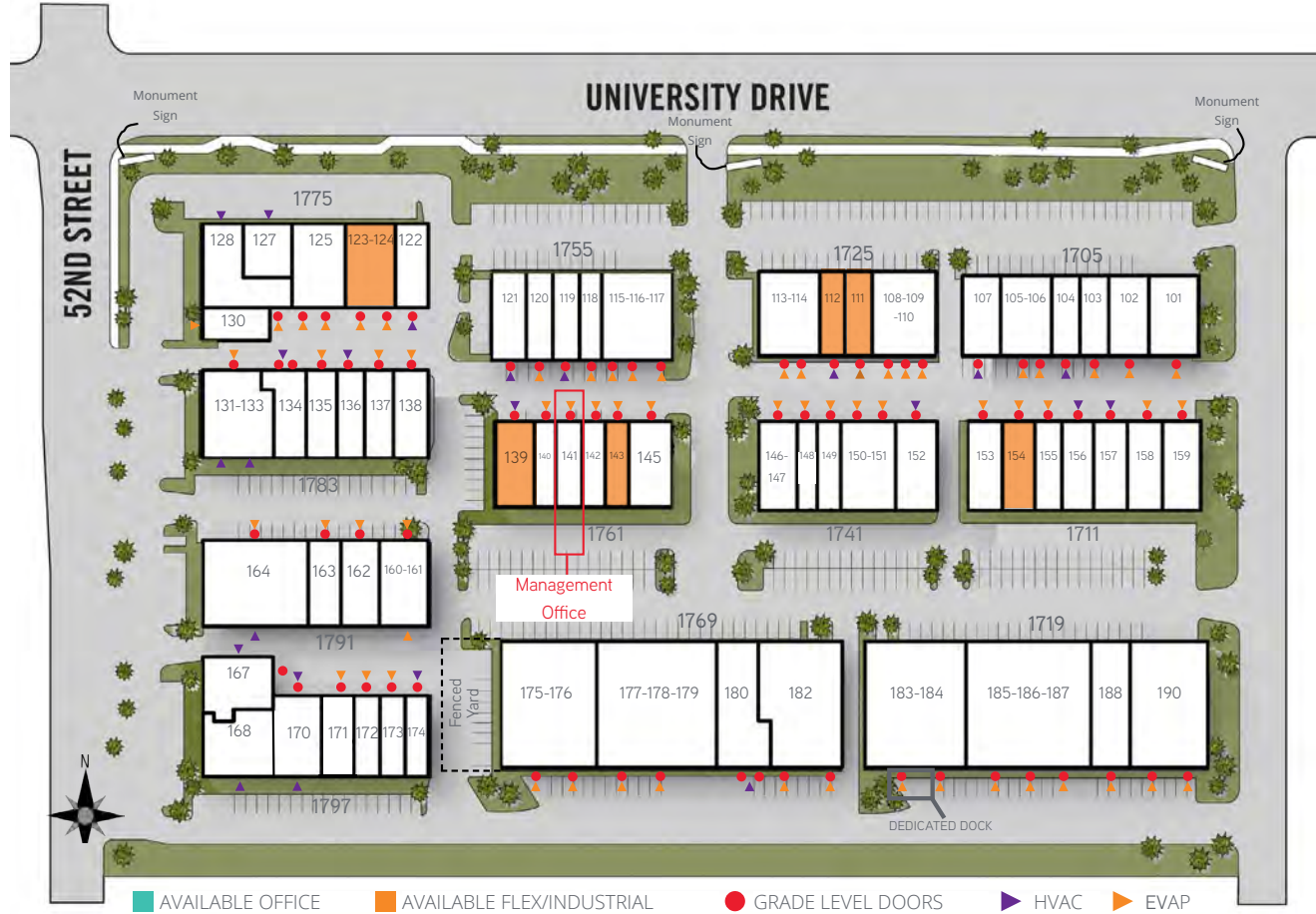
PROPERTY FEATURES

- ±199,835 SF – Industrial/Flex & Office
- Extensive exterior improvements planned
- Available Suites ±2,271 SF to ±3,383 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



GATEWAY UNIVERSITY I

SITE PLAN



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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
111	1,577	1,095	\$1.60	7/1/2025
112	1,576	987	\$1.60	7/1/2025
123-124	3,383	2,571	\$1.60	Vacant
139	2,447	839	\$1.50	Vacant
143	1,650	1,132	\$1.50	9/1/2025
154	1,650	569	\$1.50	7/1/2025

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PROPERTY PHOTOS



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1725 W UNIVERSITY, SUITE 111 - FLOORPLAN

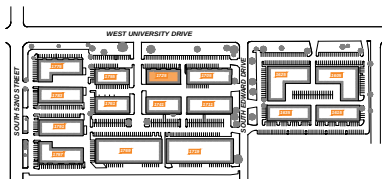
±1,577 SF



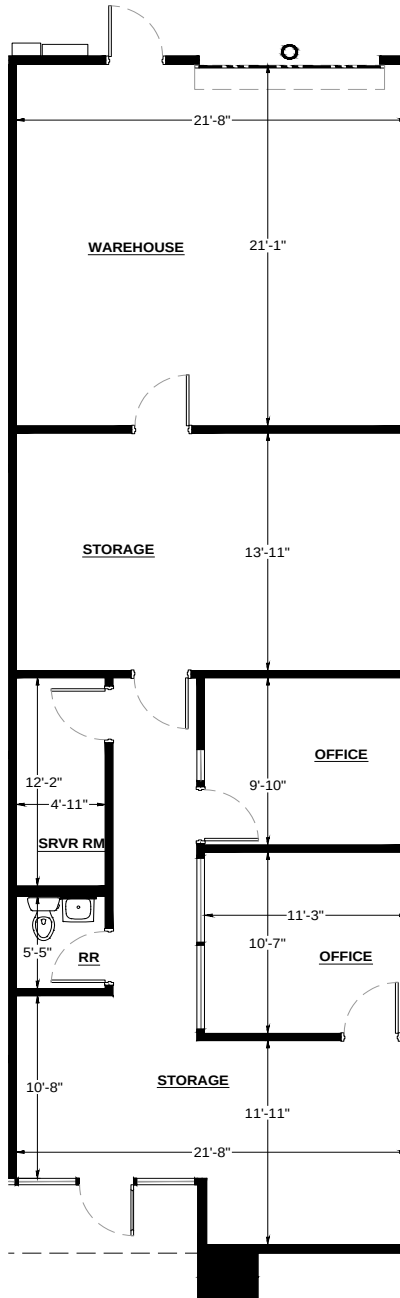
SUITE DATA:

OFFICE	1,095 SF
WAREHOUSE	482 SF
TOTAL	1,577 SF
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

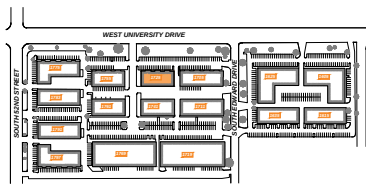
±1,576 SF



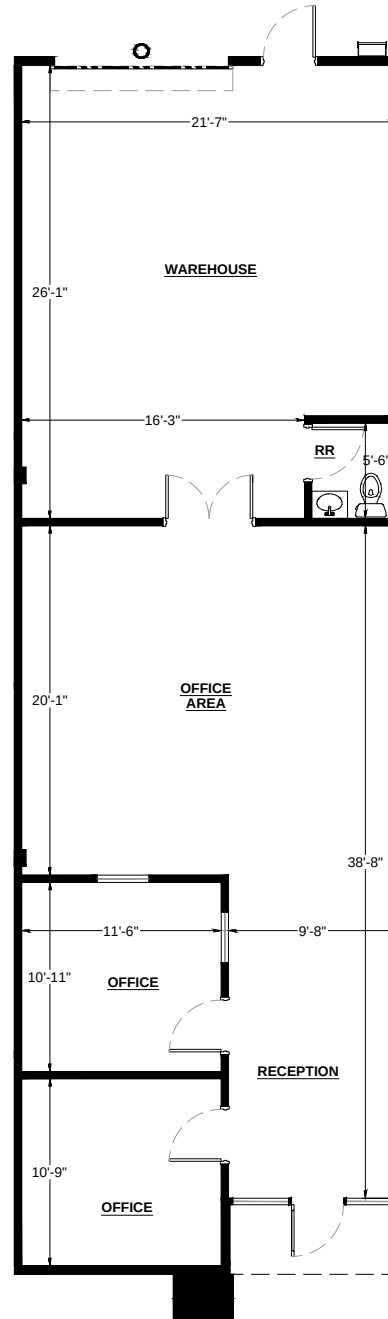
SUITE DATA:

OFFICE	987 SF
WAREHOUSE	589 SF
TOTAL	1,576 SF
CLEAR HEIGHT	16'-4" - 16'-10"
● GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1775 W UNIVERSITY, SUITE 123-124 - FLOORPLAN



±3,383 SF

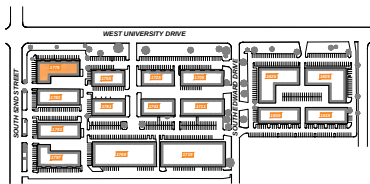
SUITE DATA:

OFFICE	2,571 SF
A/C WAREHOUSE	812 SF
TOTAL	3,383 SF

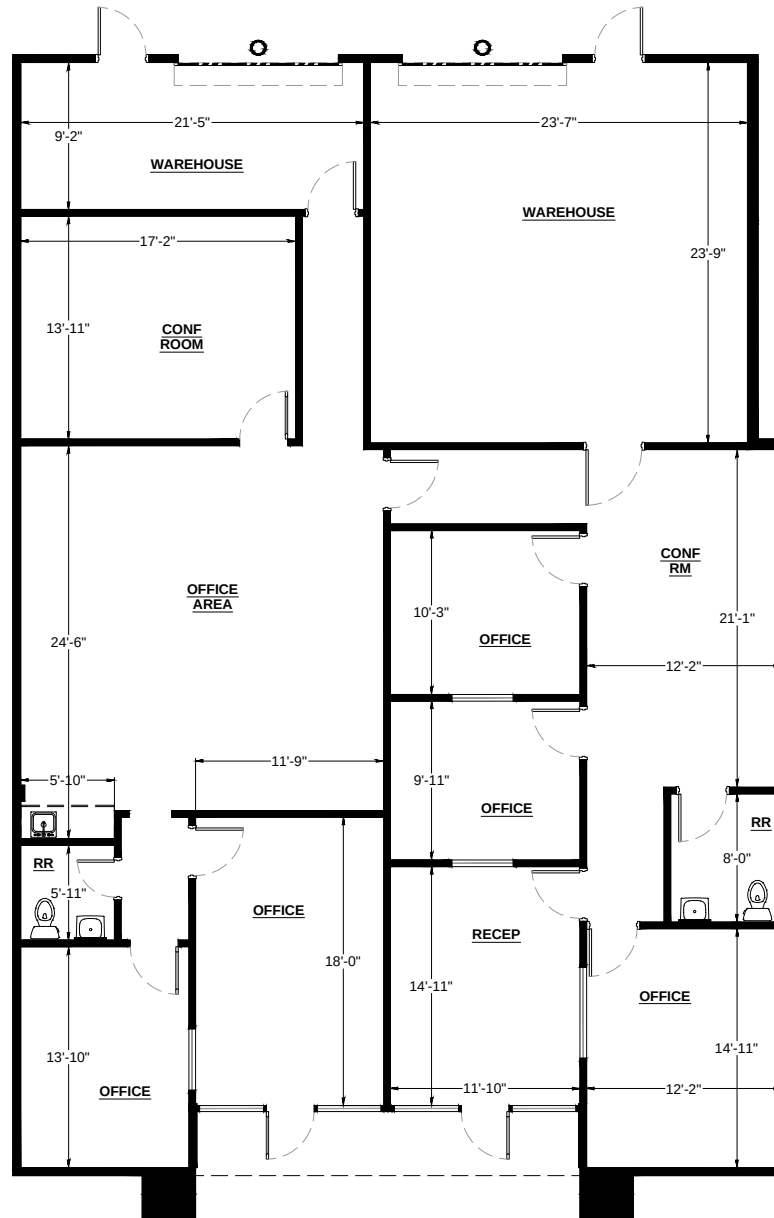
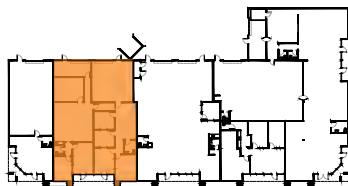
CLEAR HEIGHT 15'-3" - 17'-2"

● GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



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1761 W UNIVERSITY, SUITE 139 - FLOORPLAN

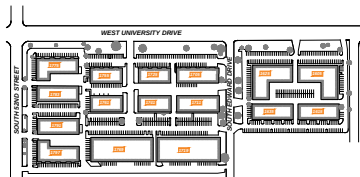
±2,447 SF



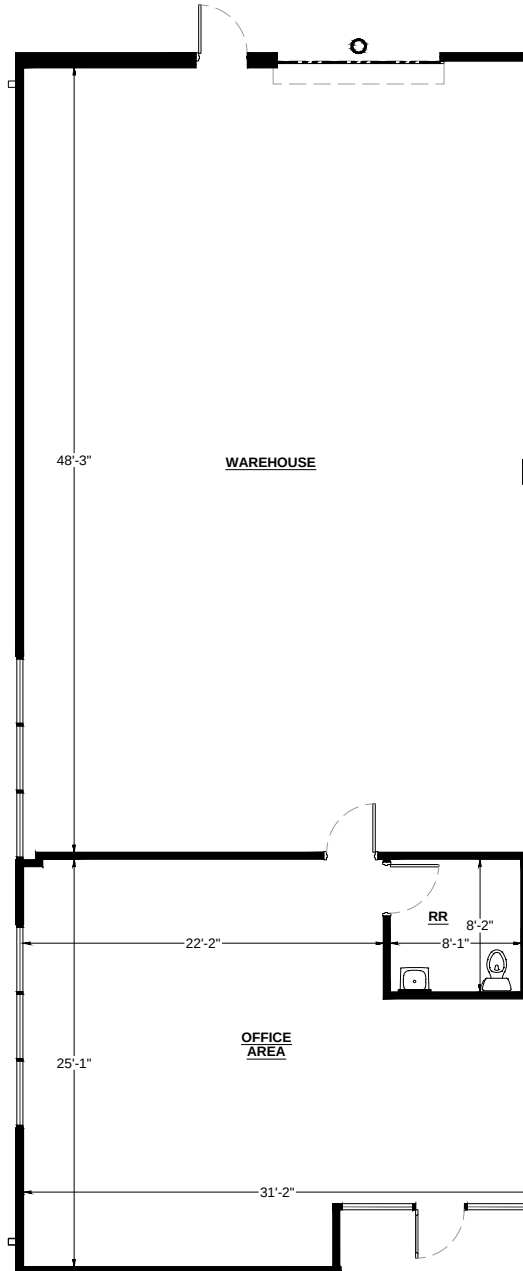
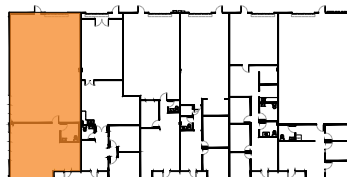
SUITE DATA:

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 143 - FLOORPLAN

±1,650 SF



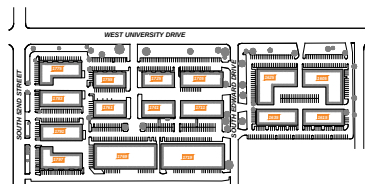
SUITE DATA:

OFFICE	1,132 SF
WAREHOUSE	518 SF
TOTAL	1,650 SF

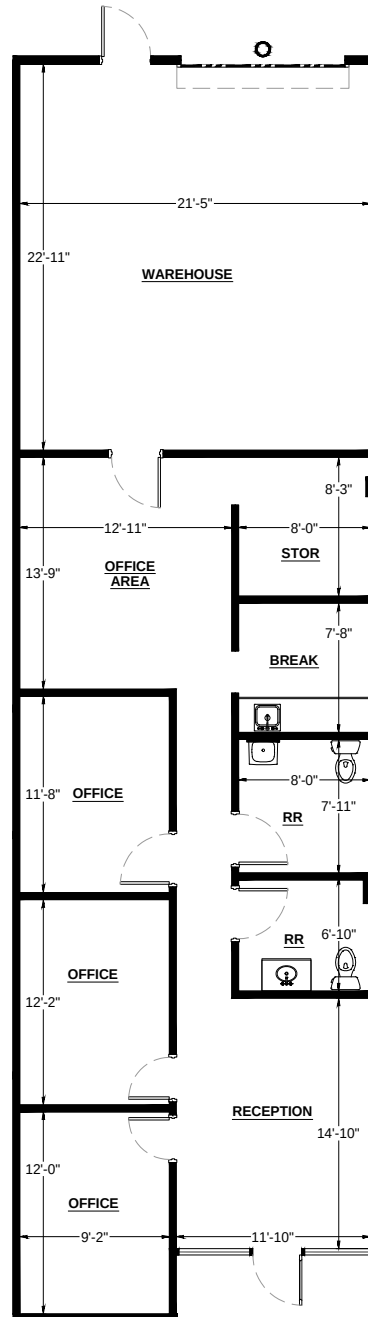
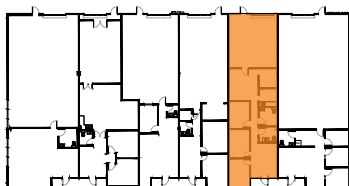
CLEAR HEIGHT 16'-6" - 17'-0"

● GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1711 W UNIVERSITY, SUITE 154 - FLOORPLAN

±1,650 SF

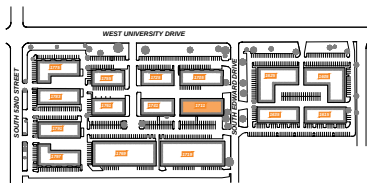


SUITE DATA:

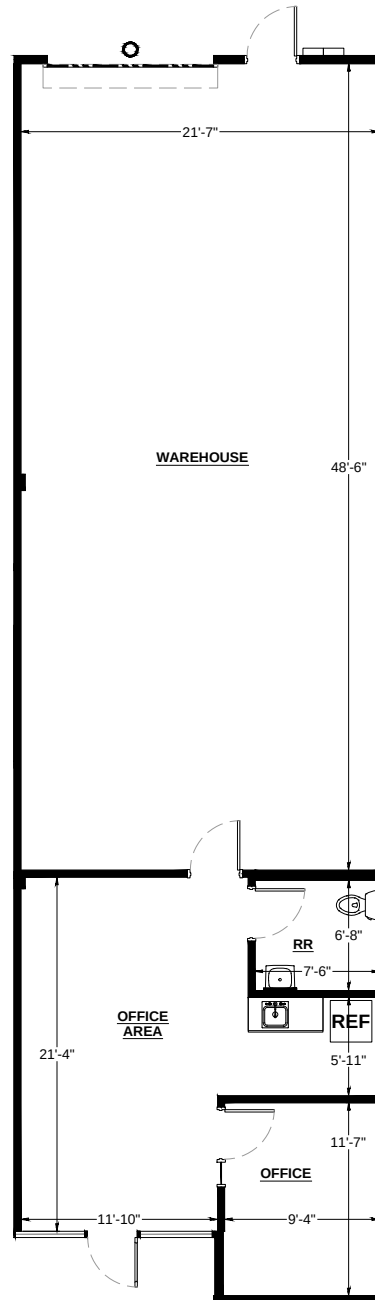
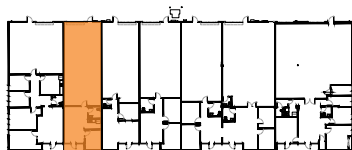
OFFICE	569 SF
A/C WAREHOUSE	1,081 SF
TOTAL	1,650 SF
CLEAR HEIGHT	14'-8" - 16'-0"
● GRADE LEVEL DOORS	1

Full AC Warehouse
1 GI Door
\$1.50psf/NNN

SITE KEY PLAN:



BUILDING KEY PLAN:



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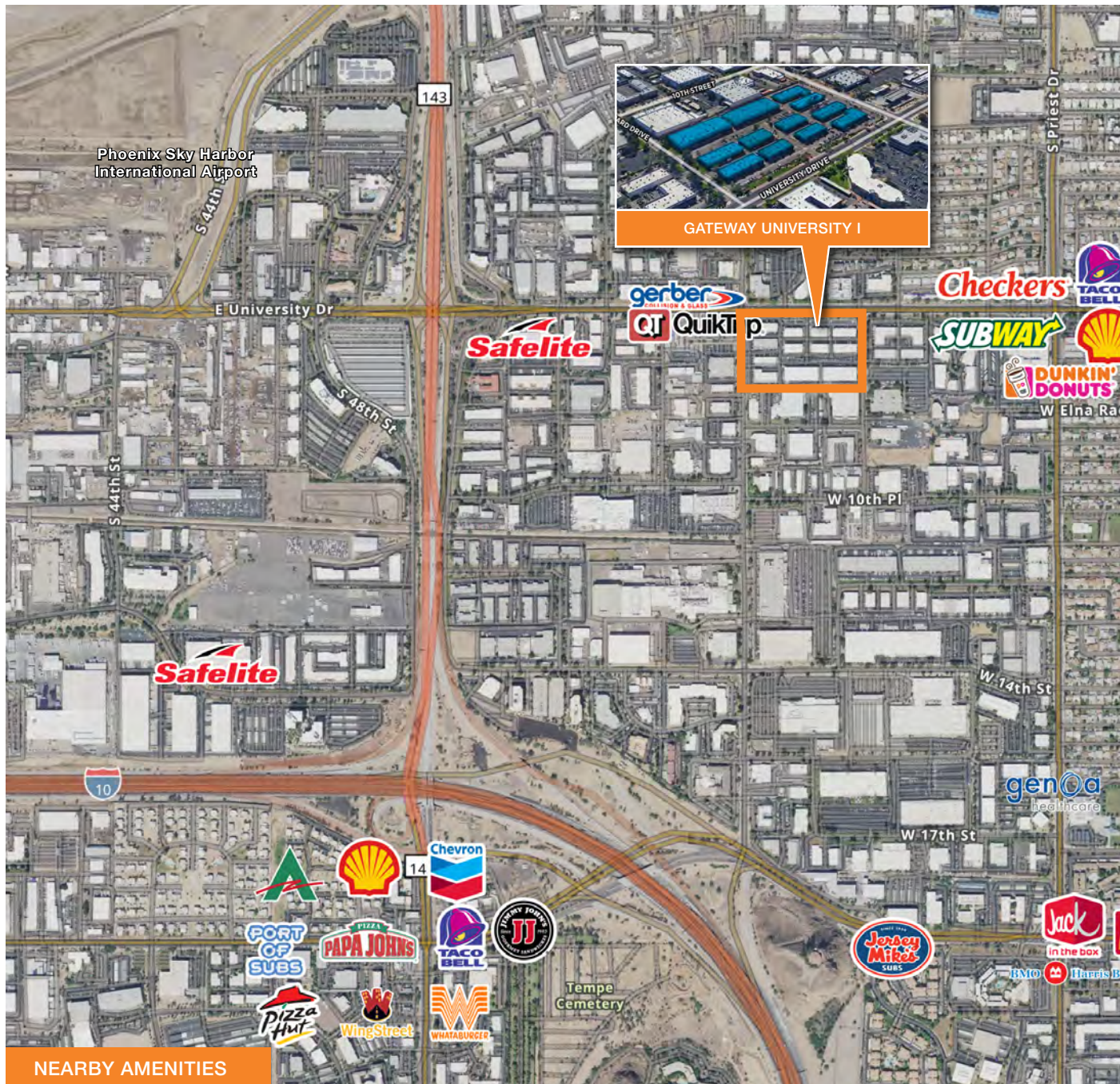
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AMENITIES & IMPROVEMENTS



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