

GATEWAY UNIVERSITY II



1605-1635 W UNIVERSITY DR | TEMPE | AZ | 85281

FOR MORE INFORMATION:

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

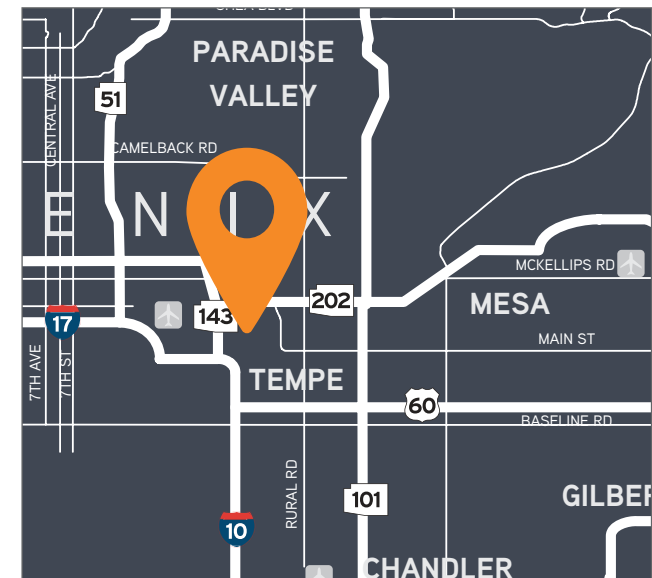
ALEX KAS-MAROGI
248.881.6376
alex-kas.marogi@colliers.com

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



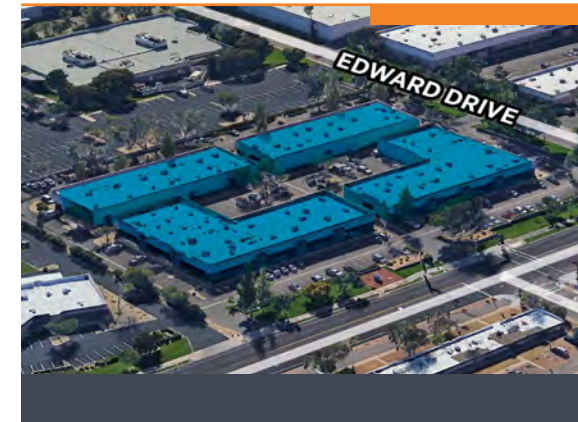
PROPERTY FEATURES

- ±64,072 SF – Industrial/Flex & Office
- Extensive exterior improvements planned
- Available Suites ±1,717 SF to ±1,750 SF
- Suites ready for immediate occupancy
- Various % office buildouts
- 100% HVAC & Evap spaces
- Landlord maintains HVAC & Evap as part of opex
- 3 Phase Power
- 3.46/1,000 parking ratio
- Grade level loading
- Frontage on University Drive



GATEWAY UNIVERSITY II

SITE PLAN



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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
108	1,750	898	\$1.60	Vacant
111	1,717	1,717	\$1.60	Vacant
118-119*	5,693	2,298	\$1.50	MTM
131	1,728	1,168	\$1.50	8/1/25

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PROPERTY PHOTOS



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1605 W UNIVERSITY, SUITE 108 - FLOORPLAN

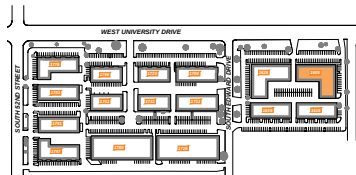
±1,750 SF



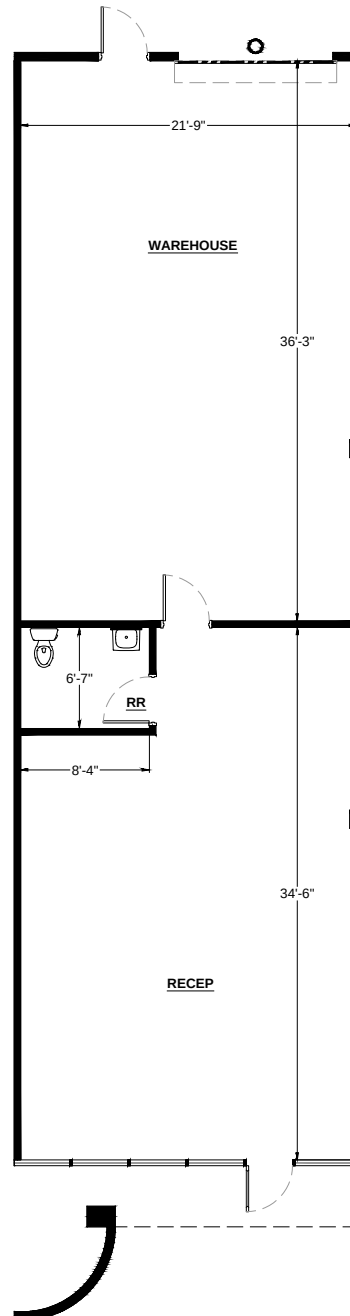
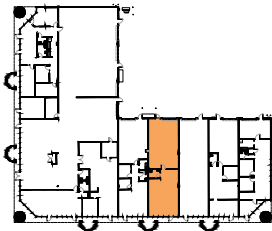
SUITE DATA:

OFFICE	898 SF
A/C WAREHOUSE	852 SF
TOTAL	1,750 SF
CLEAR HEIGHT	17'-3" - 17'-10"
● GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1605 W UNIVERSITY, SUITE 111 - FLOORPLAN

±1,717 SF

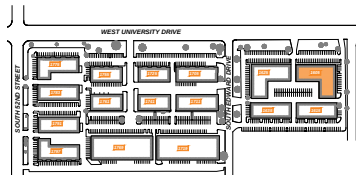


SUITE DATA:

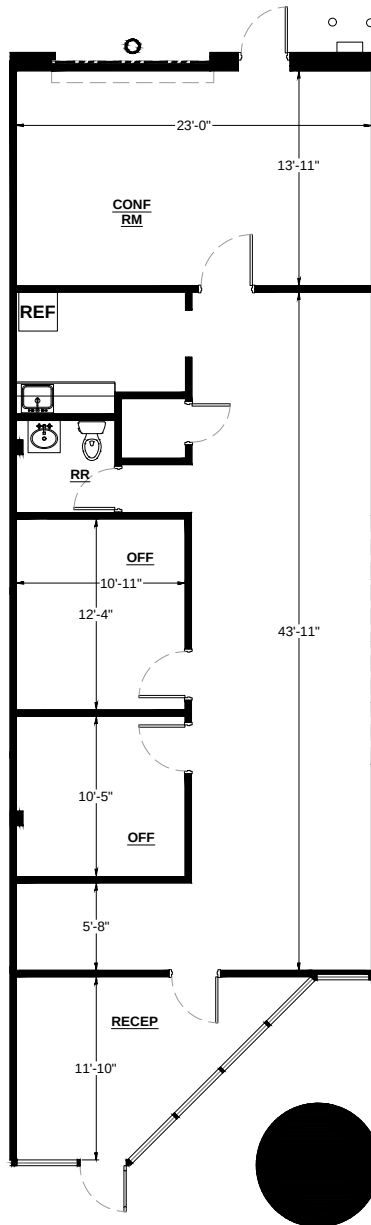
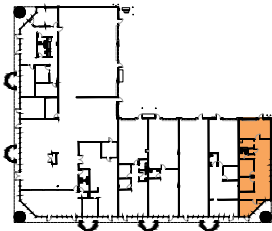
OFFICE	1,717 SF
TOTAL	1,717 SF

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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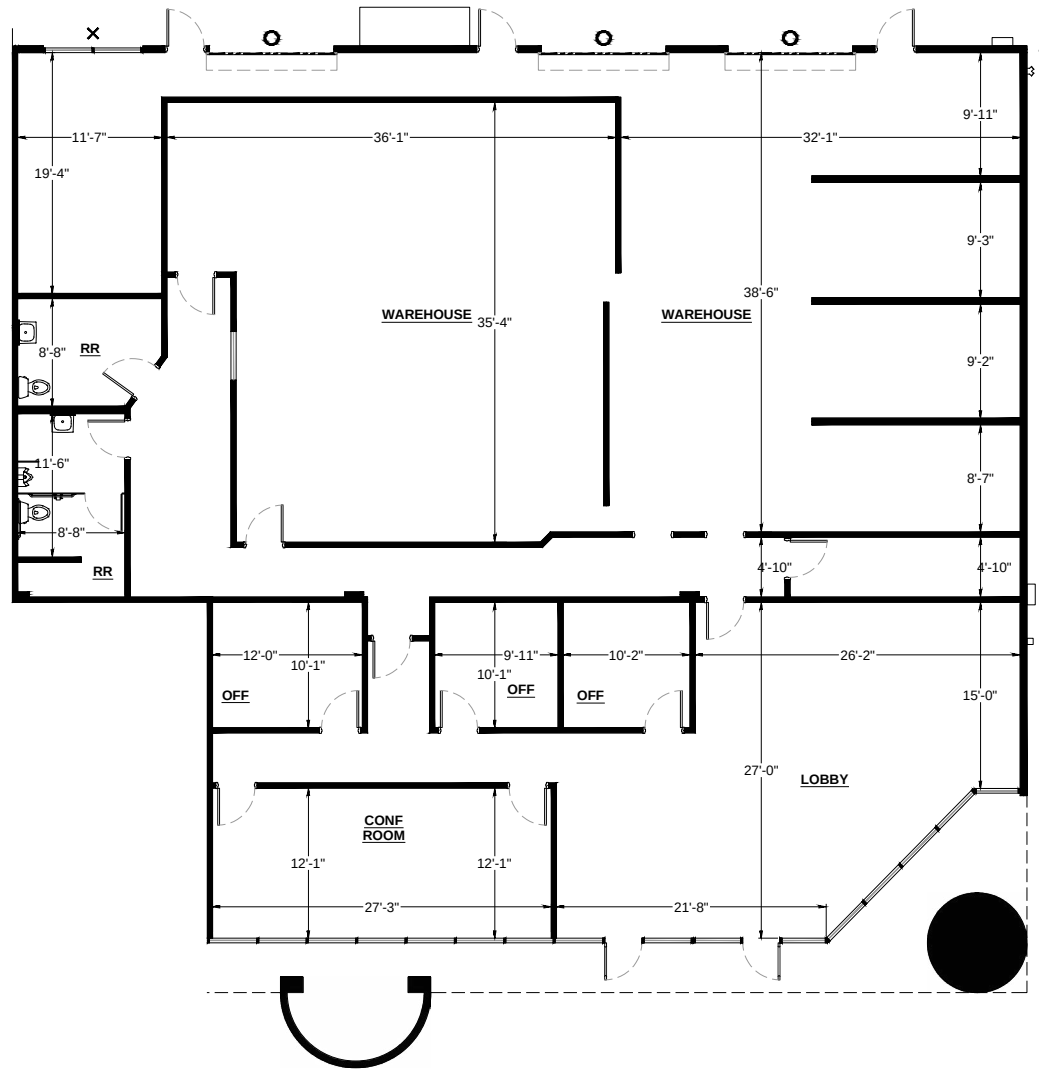
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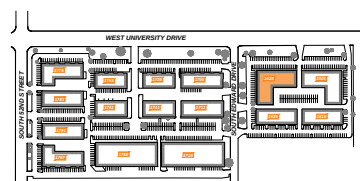
1625 W UNIVERSITY, SUITE 118-119 - FLOORPLAN



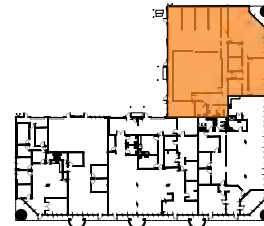
SUITE DATA:

OFFICE	2,298 SF
A/C WAREHOUSE	3,395 SF
TOTAL	5,693 SF
CLEAR HEIGHT	15'-2" - 16'-10"
● GRADE LEVEL DOORS	3
X INFILL PANEL	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1615 W UNIVERSITY, SUITE 131 - FLOORPLAN



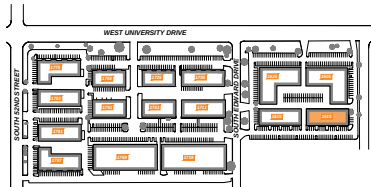
SUITE DATA:

OFFICE	1,168 SF
WAREHOUSE	571 SF
TOTAL	1,739 SF

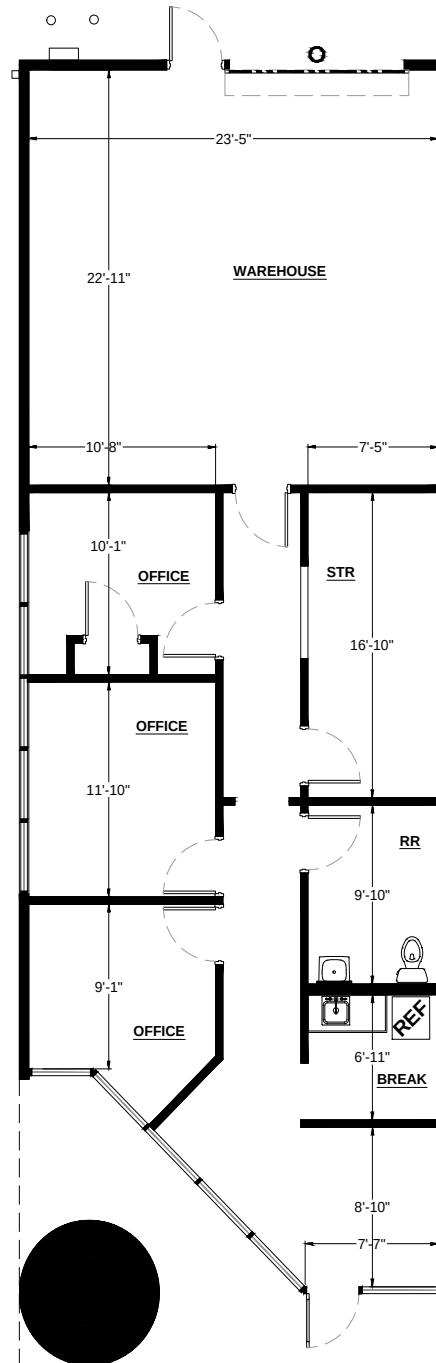
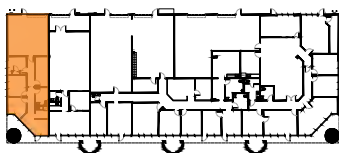
CLEAR HEIGHT 16'-8" - 17'-4"

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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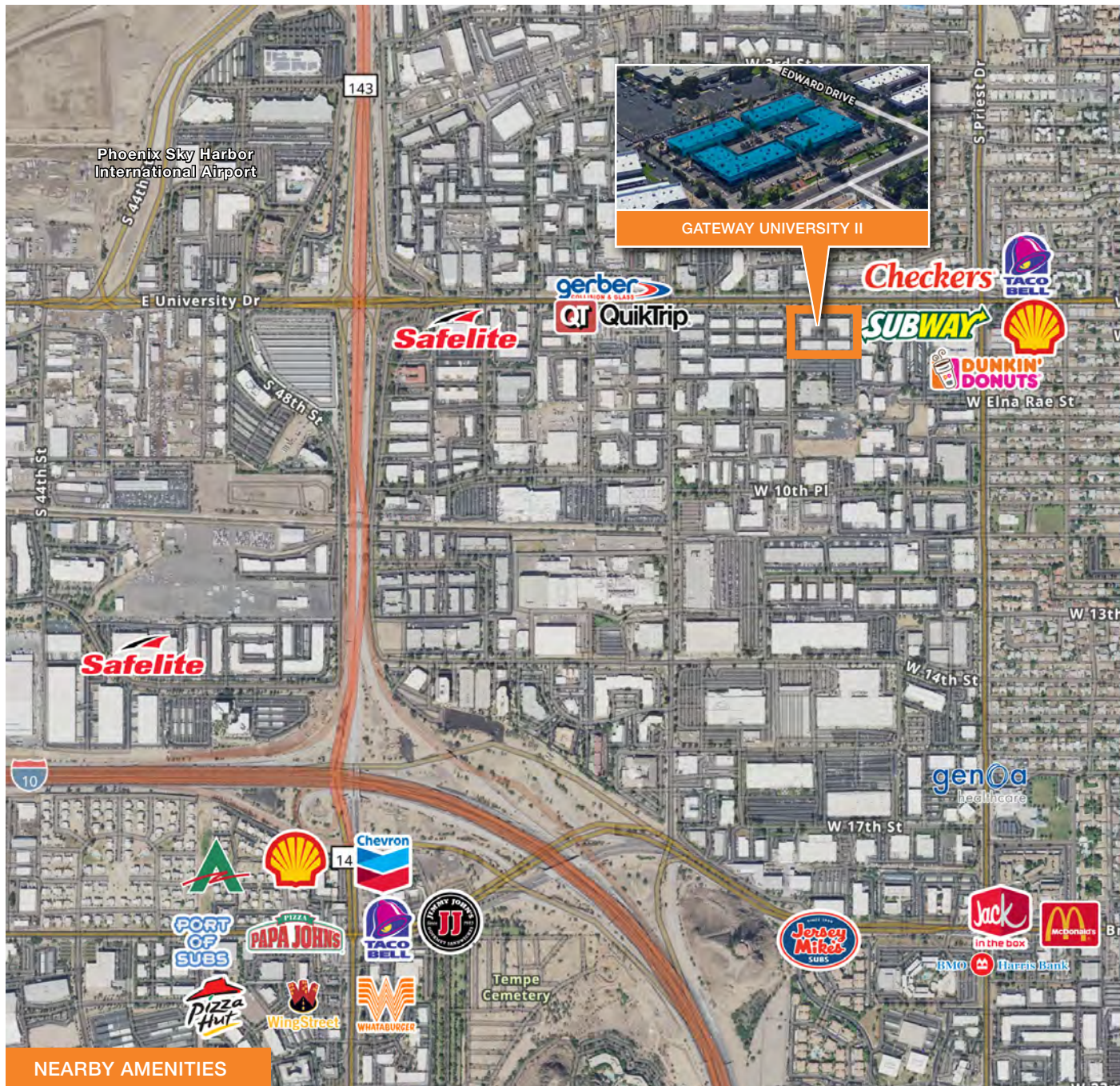
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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

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

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