

GATEWAY UNIVERSITY II



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

FOR MORE INFORMATION:

KERI SCOTT, SIOR
602.386.7153
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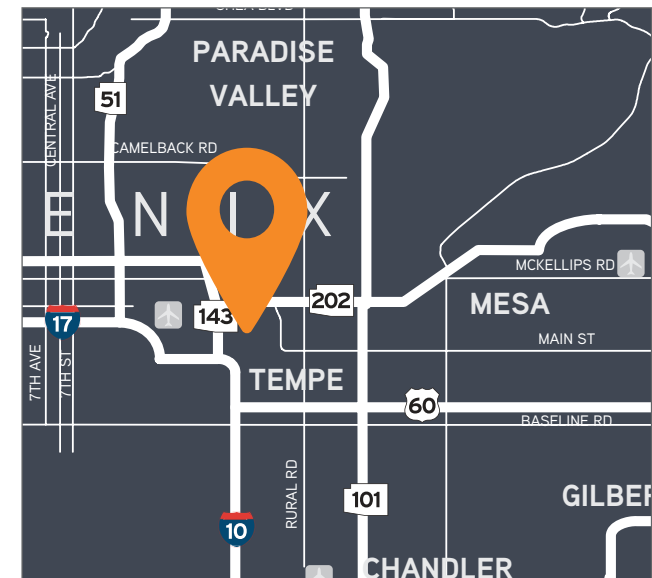
JACK KERKORIAN
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COLLIERS
2390 E Camelback Rd, Suite 100
Phoenix, AZ 85016
www.colliers.com



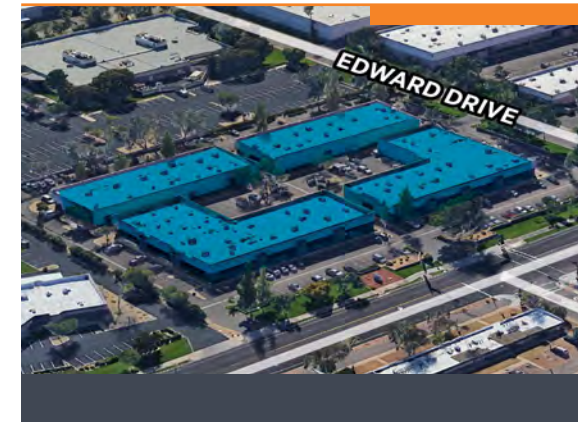
PROPERTY FEATURES

- ±64,072 SF – Industrial/Flex & Office
- Extensive exterior improvements planned
- 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



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SITE PLAN



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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
111	1,805	790	\$1.60	Vacant
118-119*	5,693	2,298	\$1.50	MTM
131	1,728	1,168	\$1.50	Vacant

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PROPERTY PHOTOS



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1605 W UNIVERSITY, SUITE 111 - FLOORPLAN

±1,805 SF

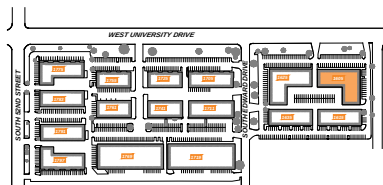


SUITE DATA:

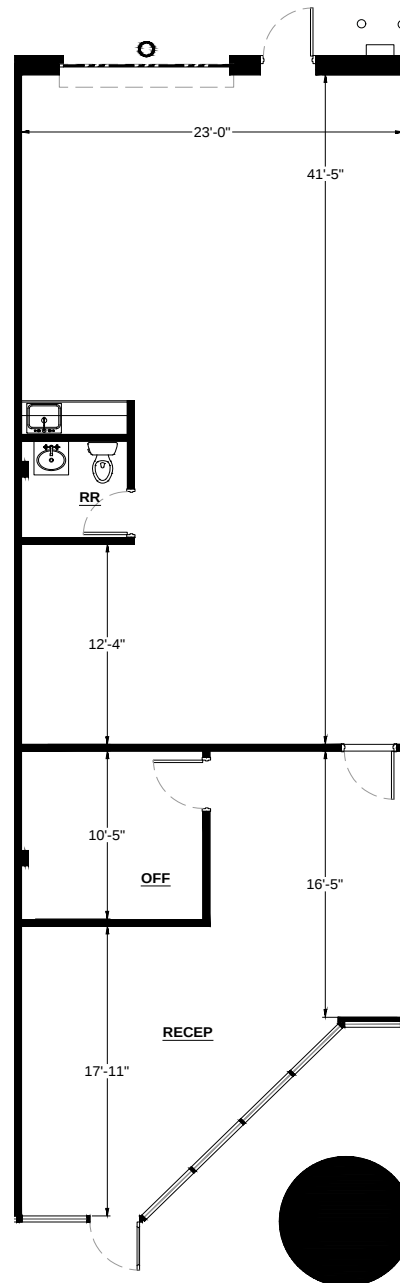
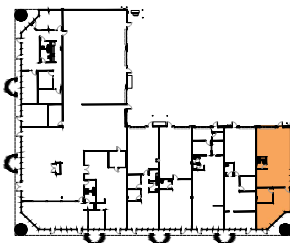
OFFICE	790 SF
OFFICE	1,015 SF
TOTAL	1,805 SF

● GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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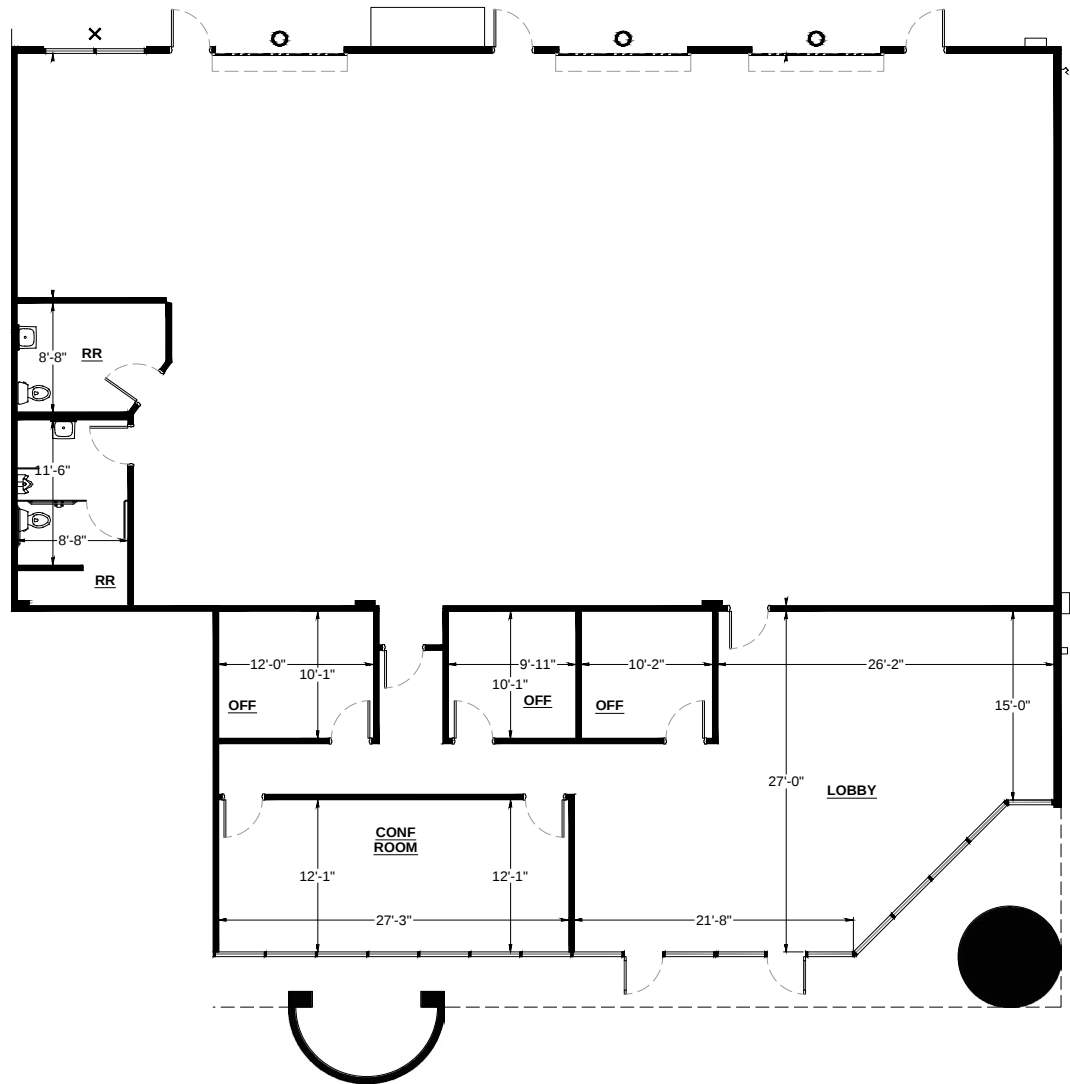
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1625 W UNIVERSITY, SUITE 118-119 - FLOORPLAN

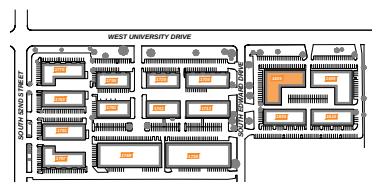


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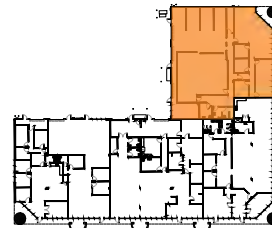
OFFICE	2,298 SF
A/C WAREHOUSE	3,395 SF
TOTAL	5,693 SF

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



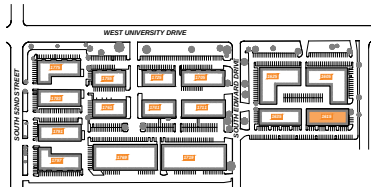
SUITE DATA:

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

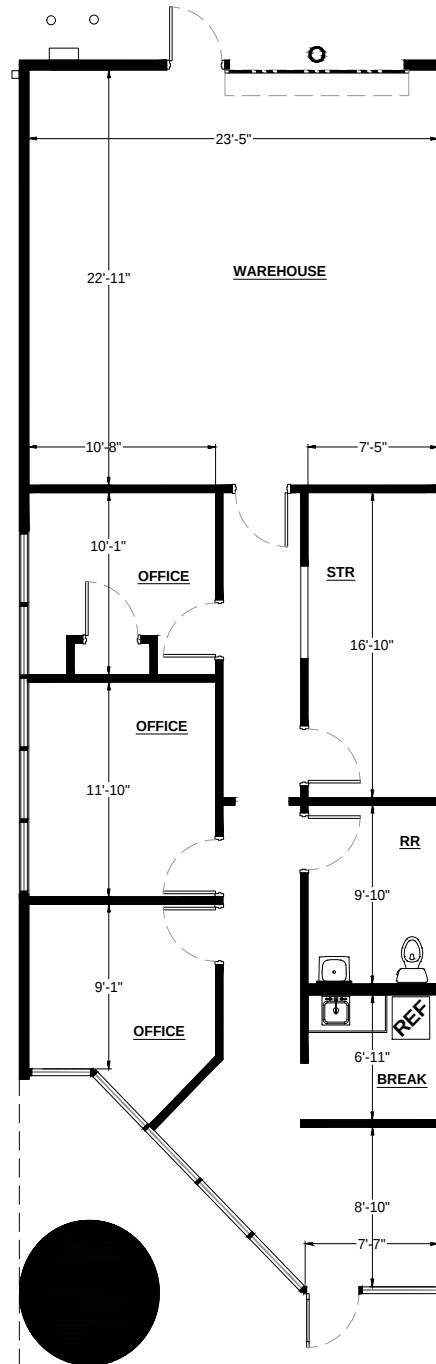
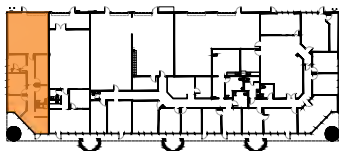
CLEAR HEIGHT 16'-8" - 17'-4"

● GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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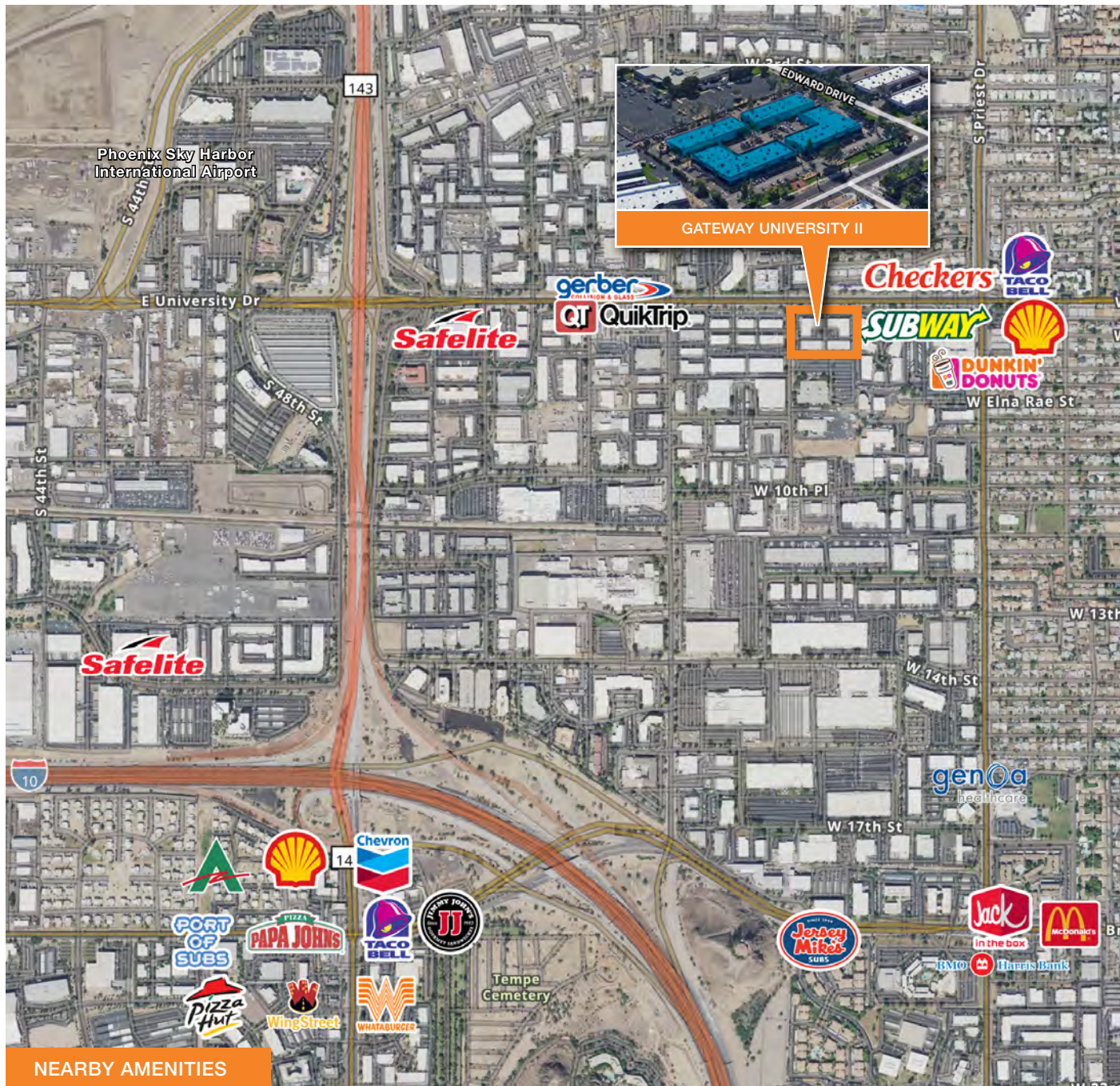
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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

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

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