

GATEWAY UNIVERSITY I



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

FOR MORE INFORMATION:

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602.222.5146
sam.jones@colliers.com

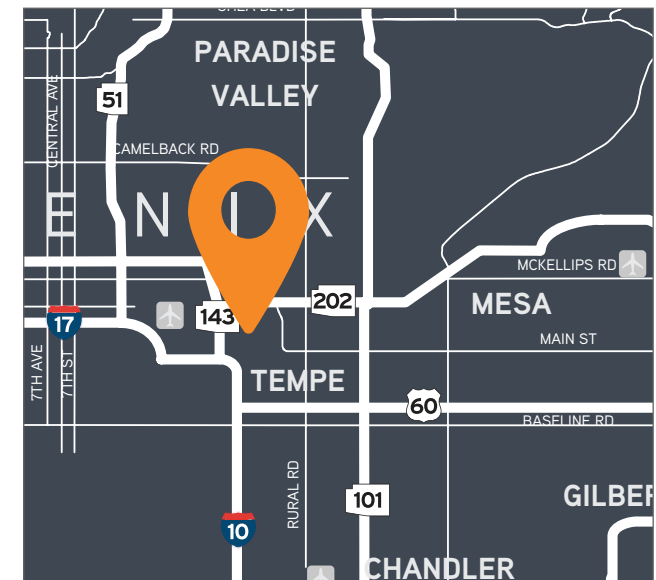
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602.222.5053
melissa.marks@colliers.com

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



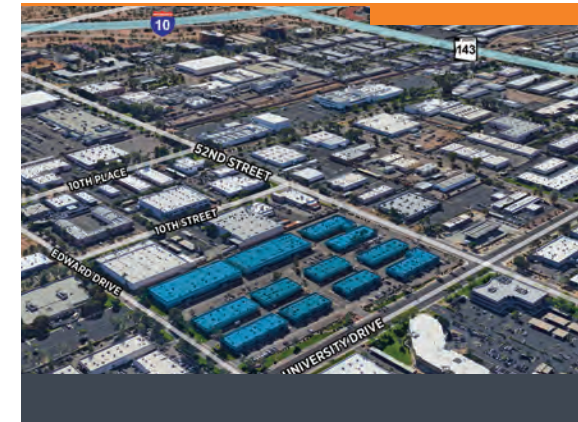
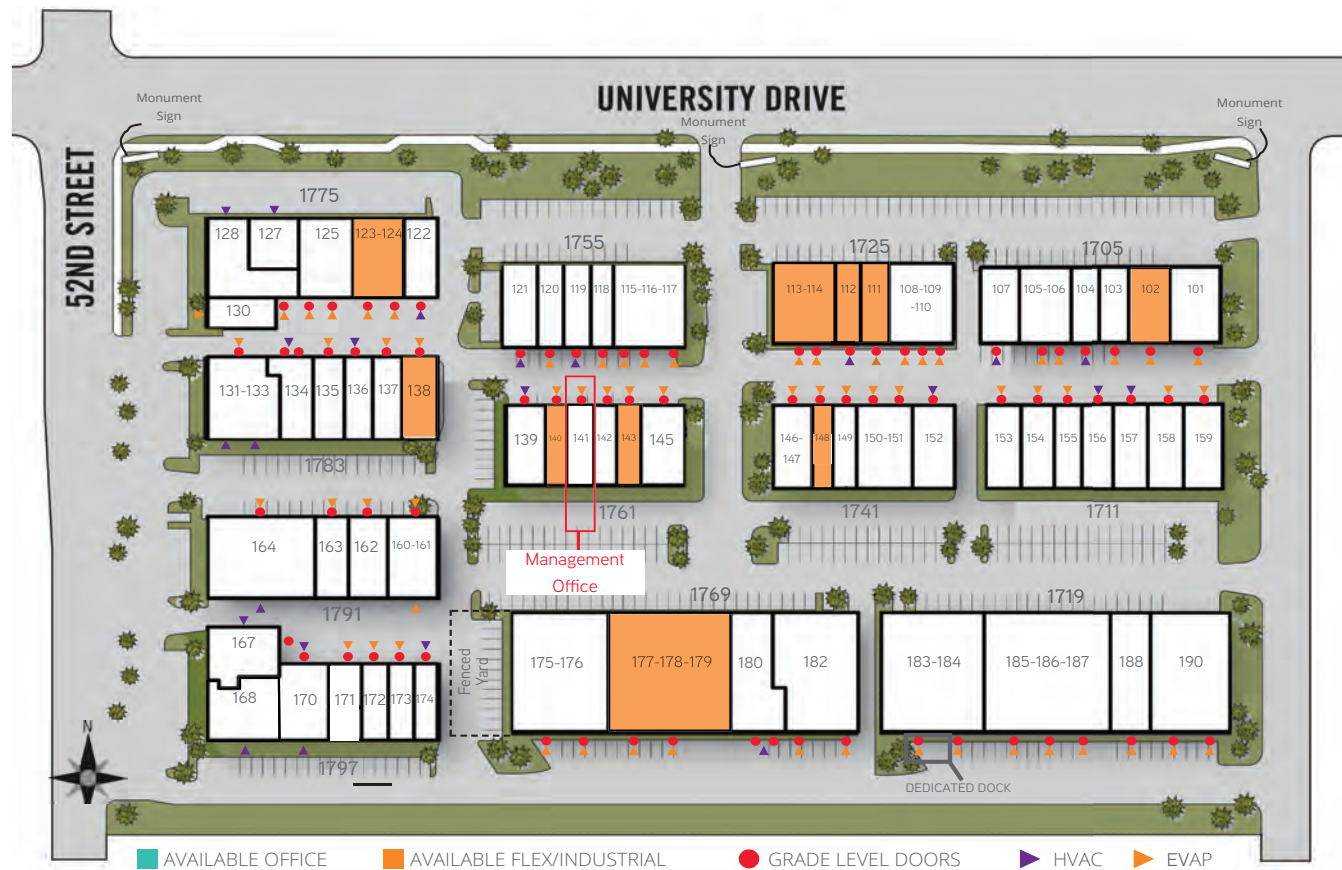
PROPERTY FEATURES

- ±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



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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
138	2,310	833	\$1.50	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

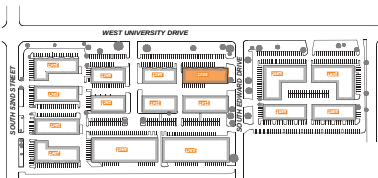


SUITE DATA:

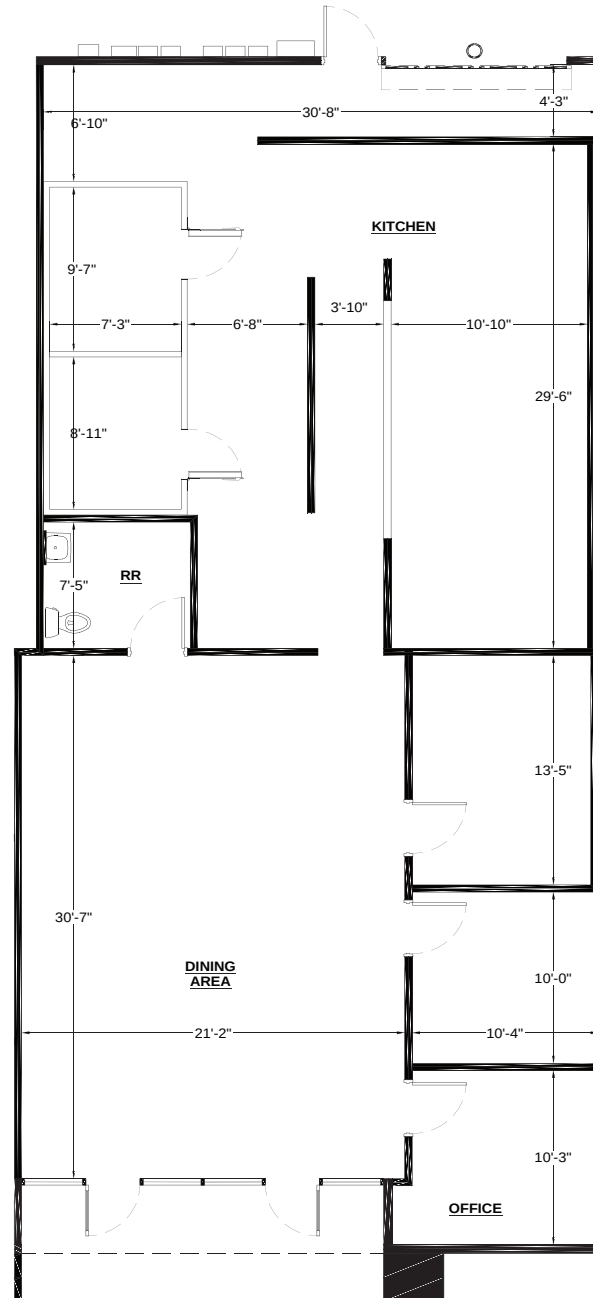
OFFICE	2,254 SF
TOTAL	2,254 SF

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1725 W UNIVERSITY, SUITE 112 - FLOORPLAN

±1,576 SF

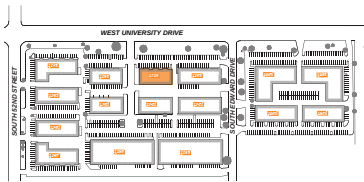


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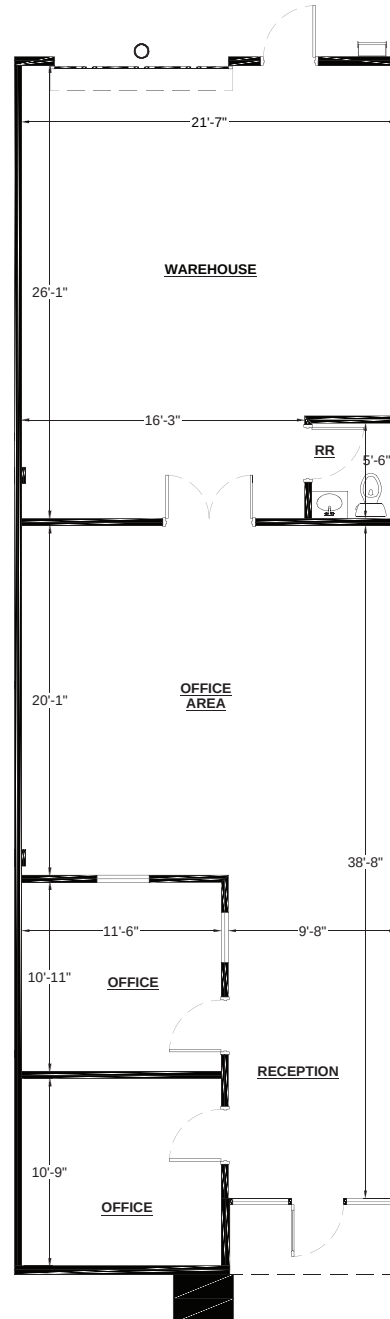
OFFICE	987 SF
WAREHOUSE	589 SF
TOTAL	1,576 SF

CLEAR HEIGHT 16'-4" - 16'-10"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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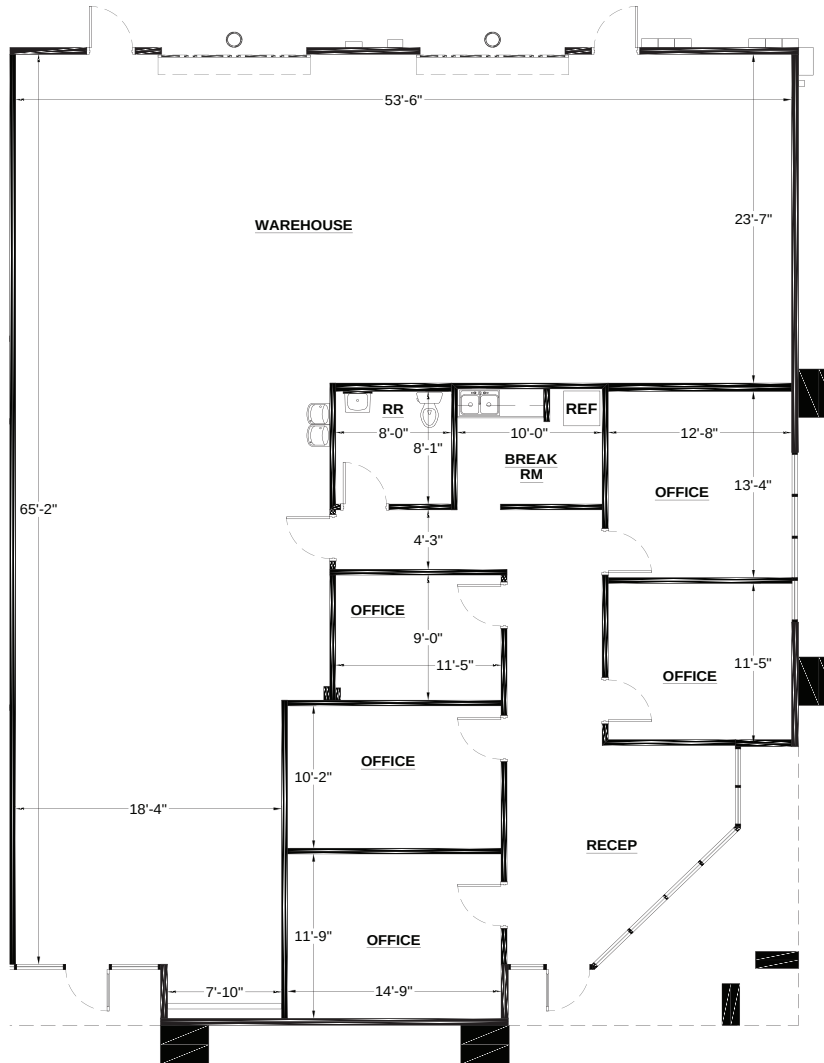
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1725 W UNIVERSITY, SUITE 113-114 - FLOORPLAN

±3,933 SF

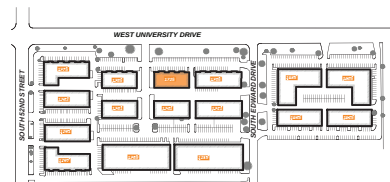


SUITE DATA:

OFFICE	1,653 SF
WAREHOUSE	2,280 SF
TOTAL	3,933 SF

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



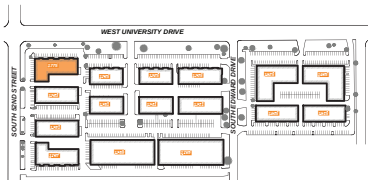
±3,383 SF

SUITE DATA:

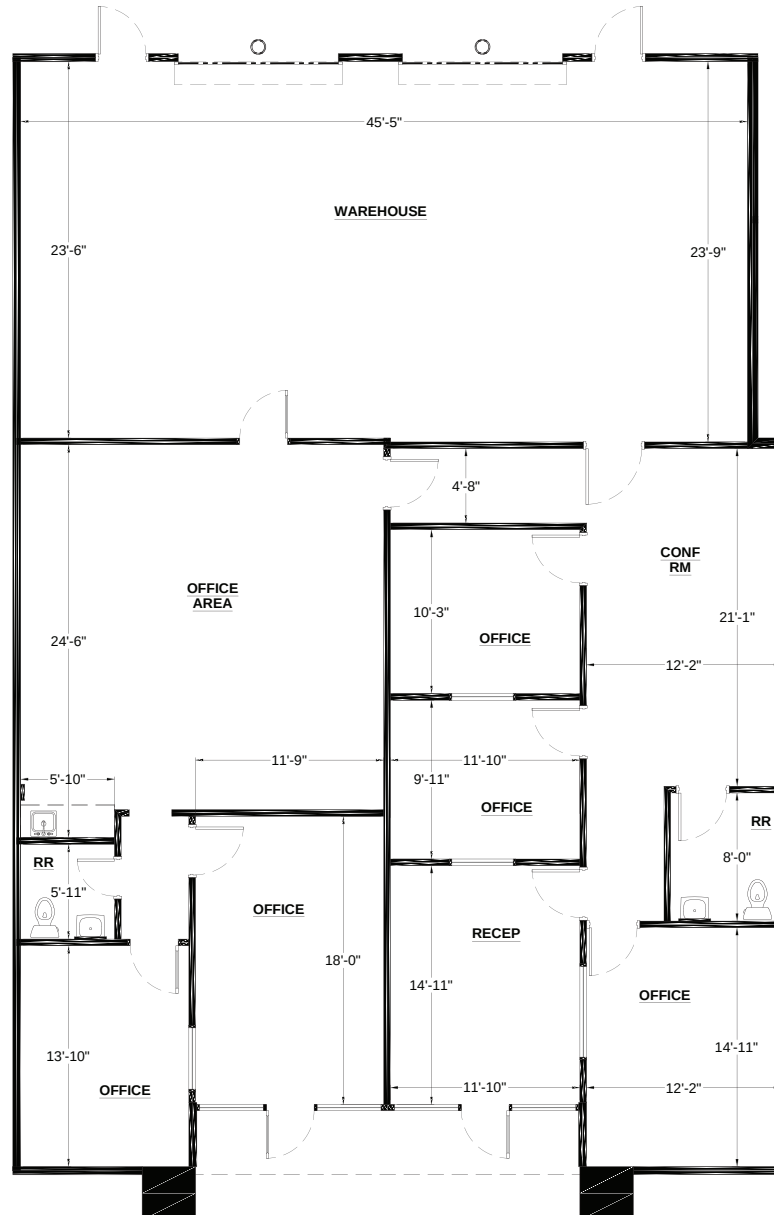
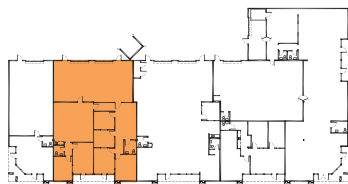
OFFICE	2,254 SF
A/C WAREHOUSE	1,129 SF
TOTAL	3,383 SF

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

SITE KEY PLAN:



BUILDING KEY PLAN:



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1783 W UNIVERSITY, SUITE 138 - FLOORPLAN

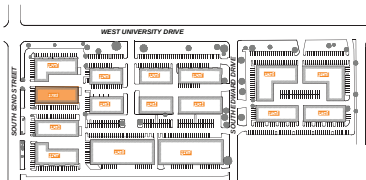
±2,310 SF

SUITE DATA:

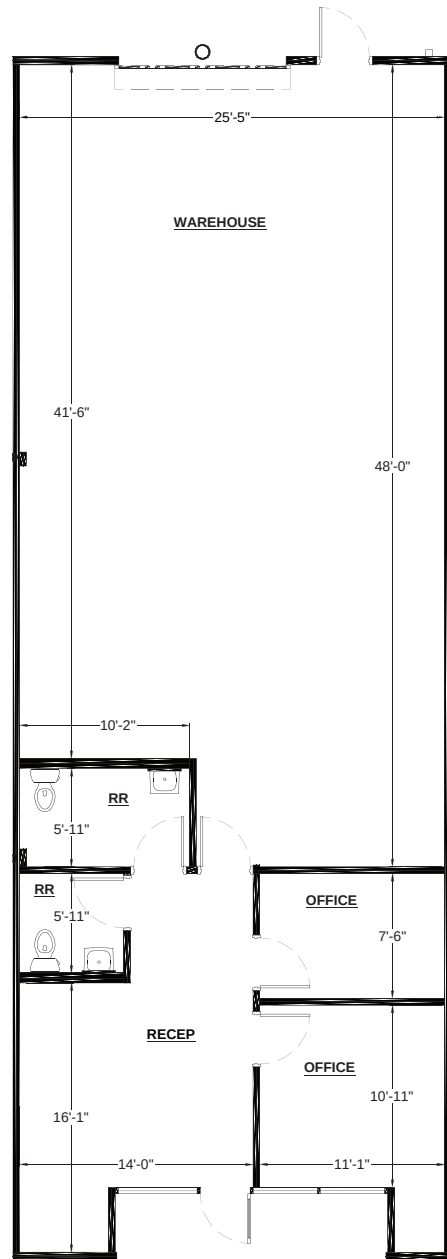
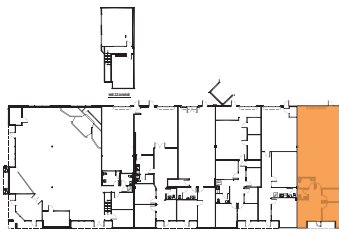
OFFICE	833 SF
WAREHOUSE	1,477 SF
TOTAL	2,310 SF

CLEAR HEIGHT	14'-10" - 16'-0"
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1761 W UNIVERSITY, SUITE 140 - FLOORPLAN

±1,709 SF

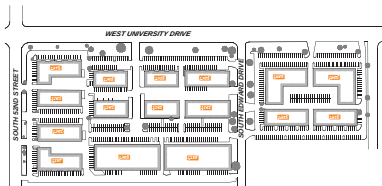


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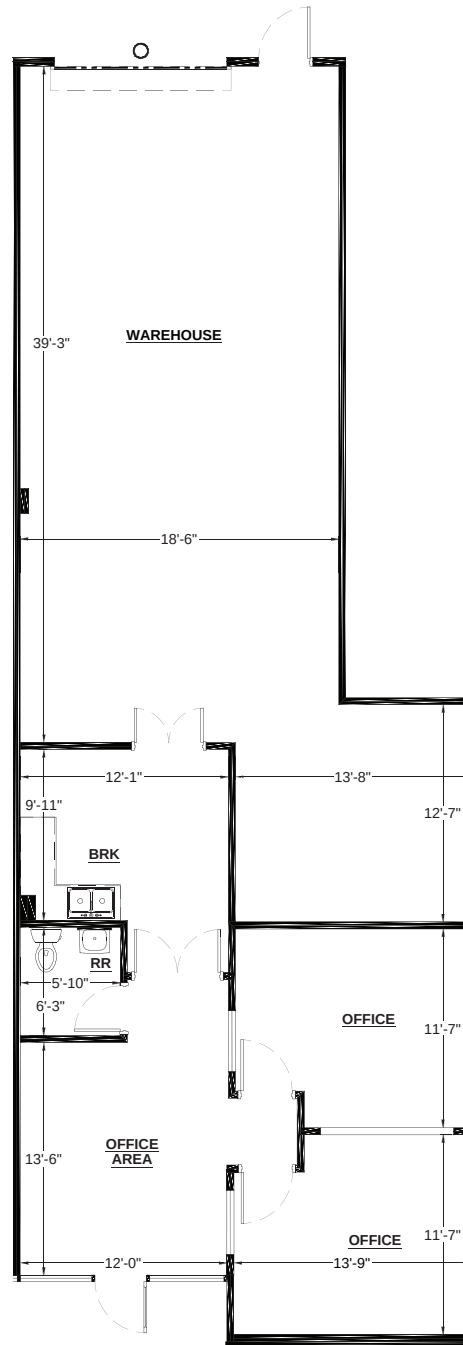
OFFICE	786 SF
ASSEMBLY	923 SF
TOTAL	1,709 SF

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1761 W UNIVERSITY, SUITE 143 - FLOORPLAN

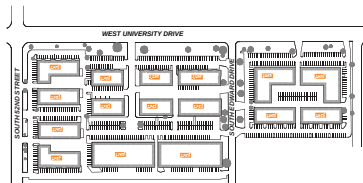
±1,650 SF



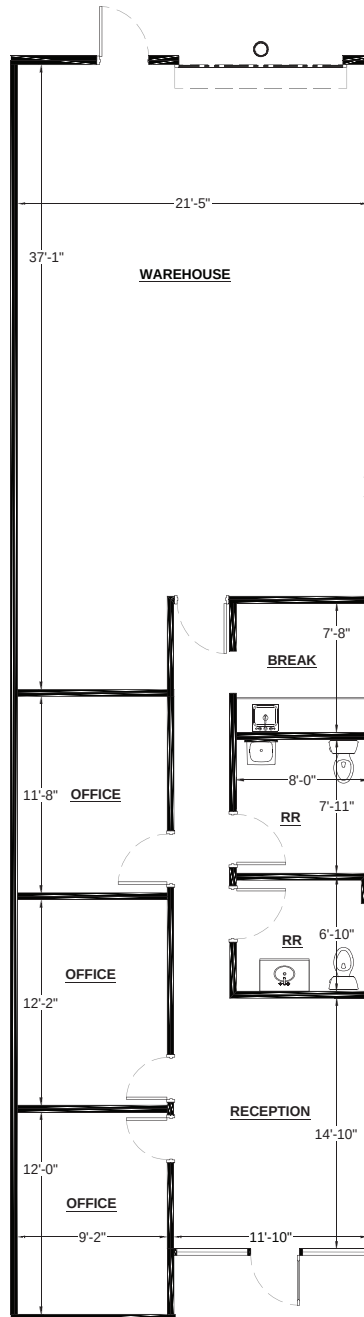
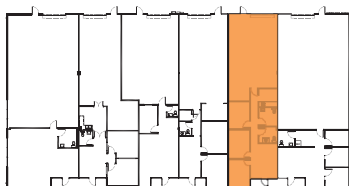
SUITE DATA:

OFFICE	889 SF
WAREHOUSE	761 SF
TOTAL	1,650 SF
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

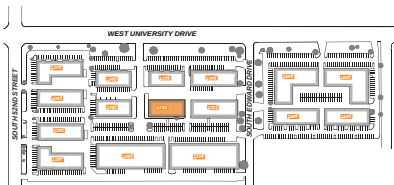
±1,470 SF



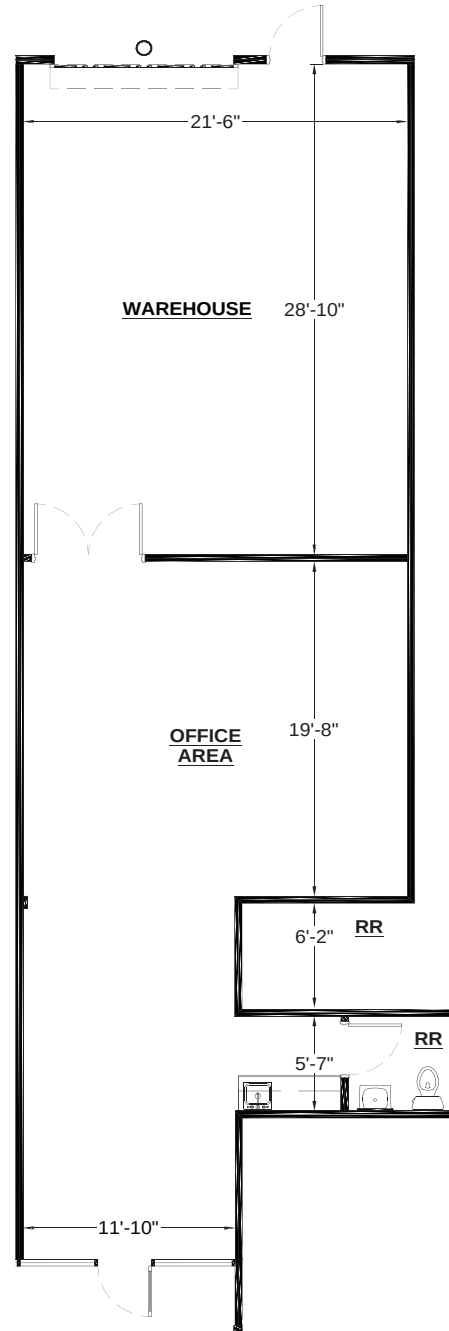
SUITE DATA:

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

SITE KEY PLAN:



BUILDING KEY PLAN:



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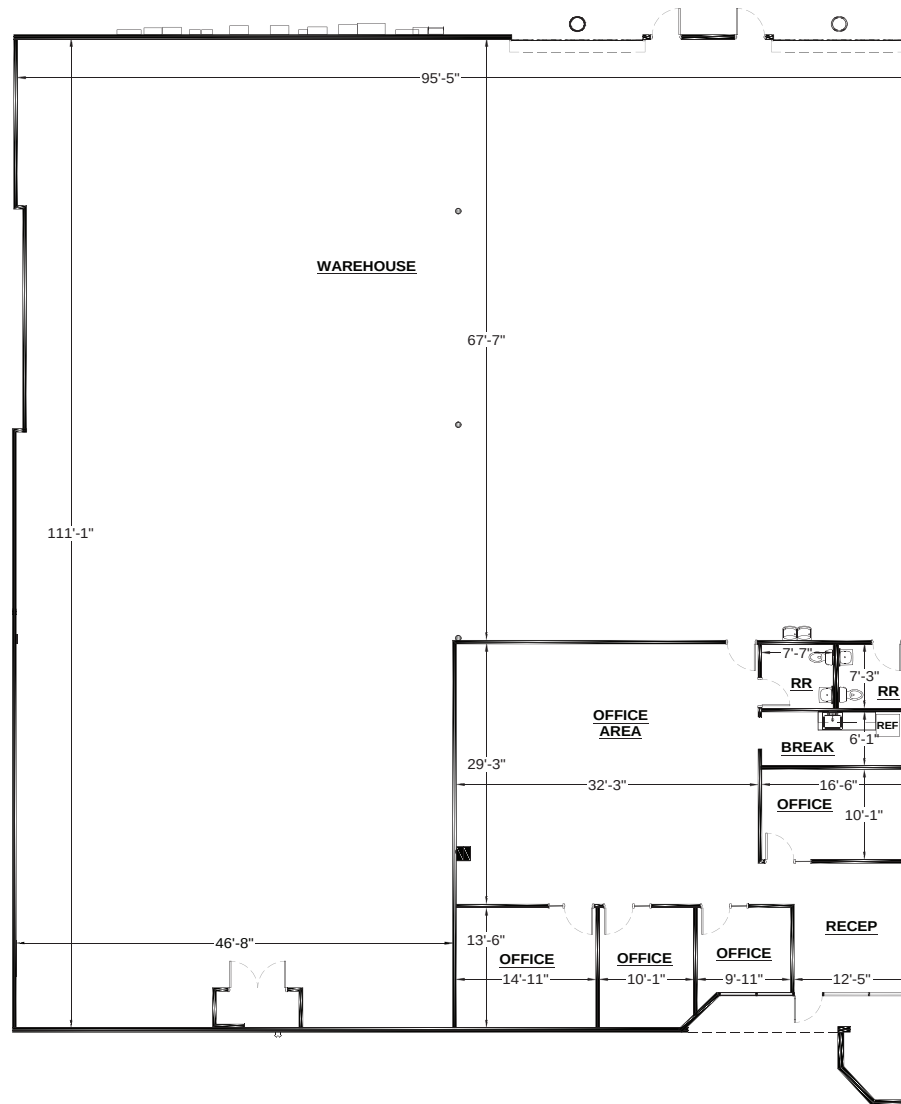
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1769 W UNIVERSITY, SUITE 177-179 - FLOORPLAN

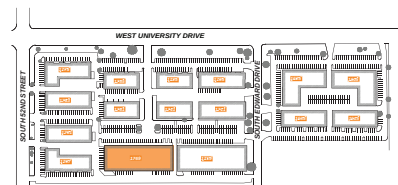
±10,730 SF



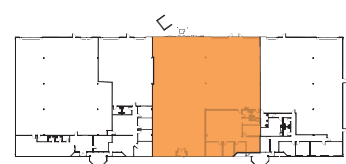
SUITE DATA:

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

SITE KEY PLAN:



BUILDING KEY PLAN:



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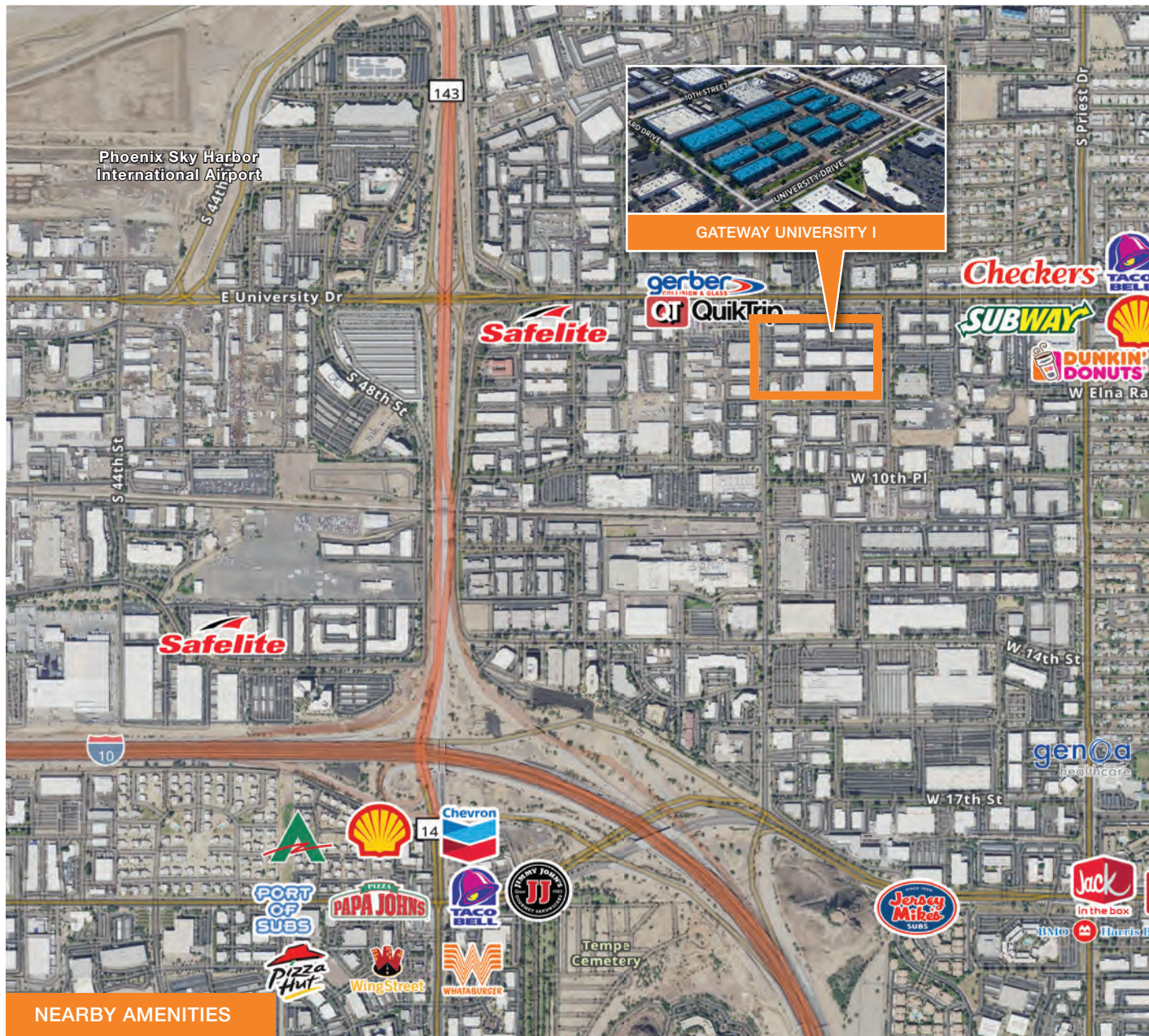
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GATEWAY UNIVERSITY I

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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