

GATEWAY UNIVERSITY I



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

FOR MORE INFORMATION:

SAM JONES
602.222.5146
sam.jones@colliers.com

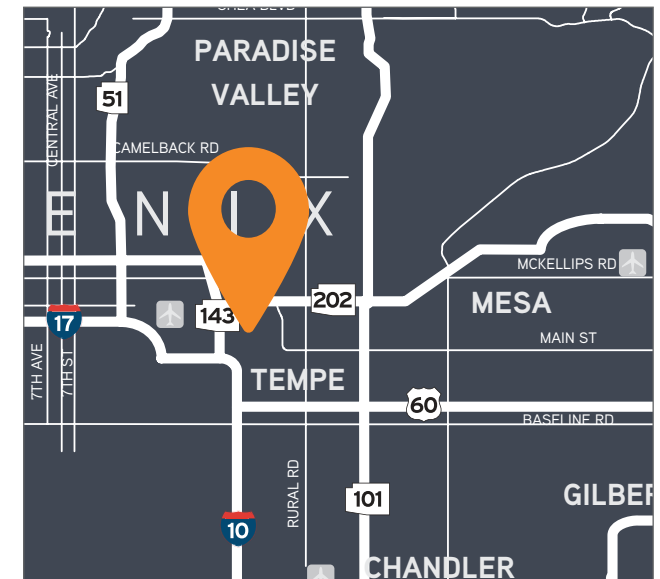
MELISSA MARKS
602.222.5053
melissa.marks@colliers.com

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



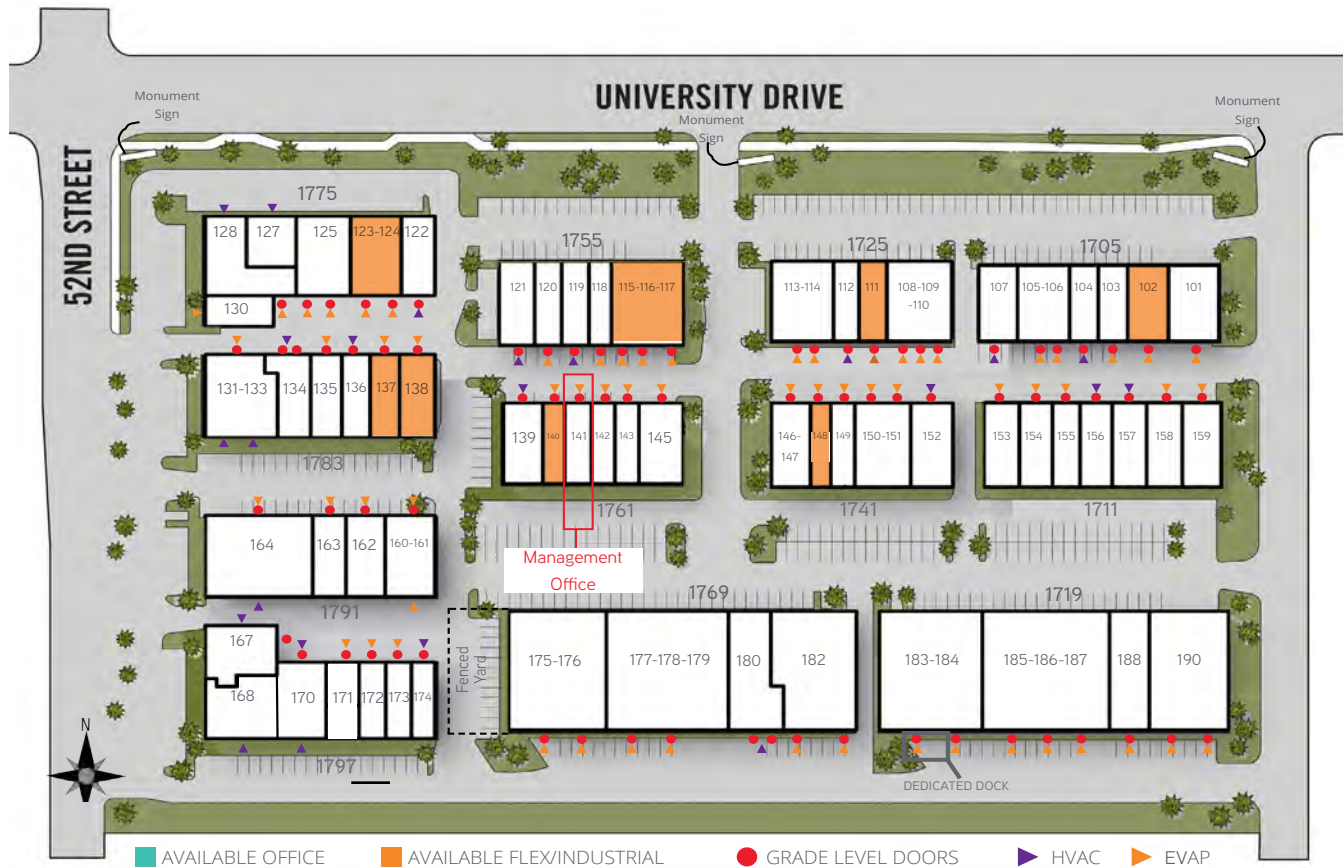
PROPERTY FEATURES

- ±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

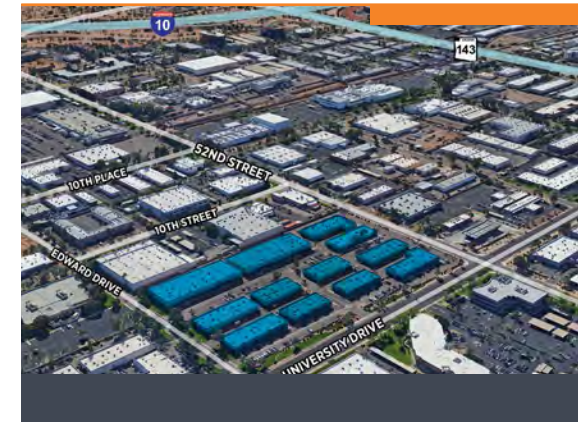


GATEWAY UNIVERSITY I

SITE PLAN



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



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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
102	2,254	1,273	\$1.60	Vacant
111	1,577	1,095	\$1.60	Vacant
115-117	3,113	2,207	\$1.60	Available 12/1/26
123-124	3,383	2,571	\$1.60	Vacant
137	1,728	627	\$1.50	Vacant
138	2,310	833	\$1.50	Vacant
140	1,709	786	\$1.50	Vacant
148	1,470	824	\$1.50	Vacant

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PROPERTY PHOTOS



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1705 W UNIVERSITY, SUITE 102 - FLOORPLAN



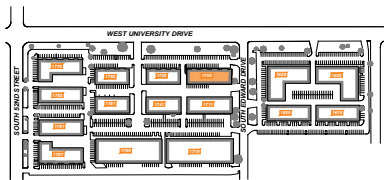
±2,254SF

SUITE DATA:

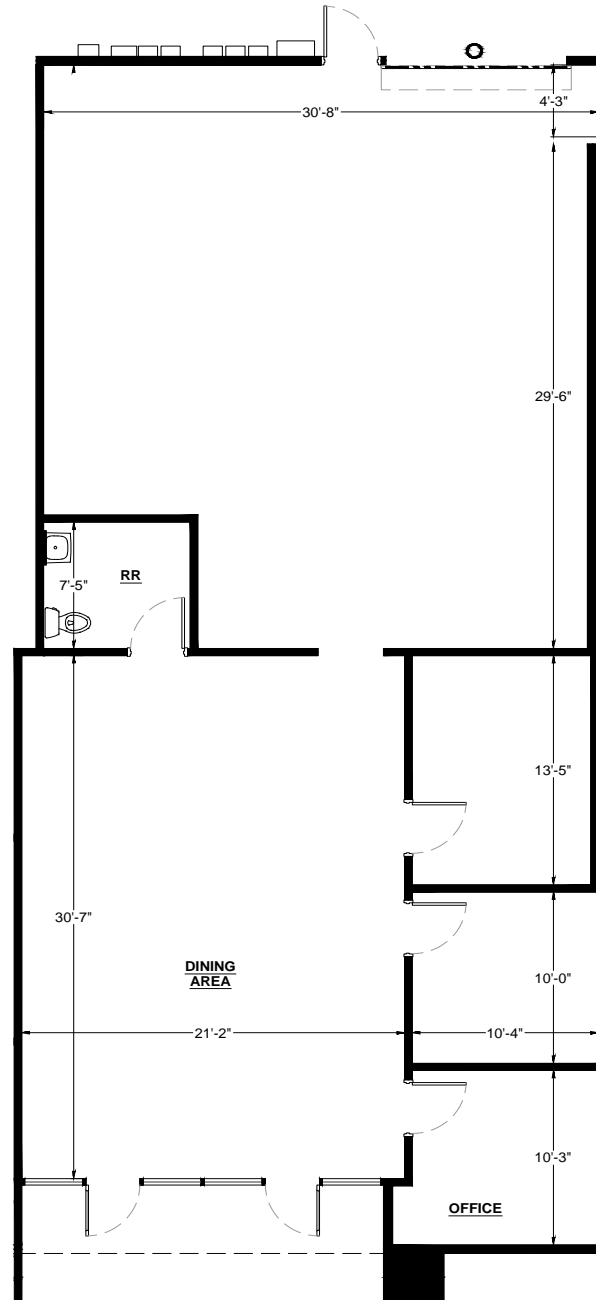
OFFICE	1,273 SF
WAREHOUSE	981 SF
TOTAL	2,254 SF

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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1725 W UNIVERSITY, SUITE 111 - FLOORPLAN

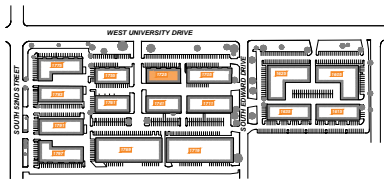
±1,577 SF



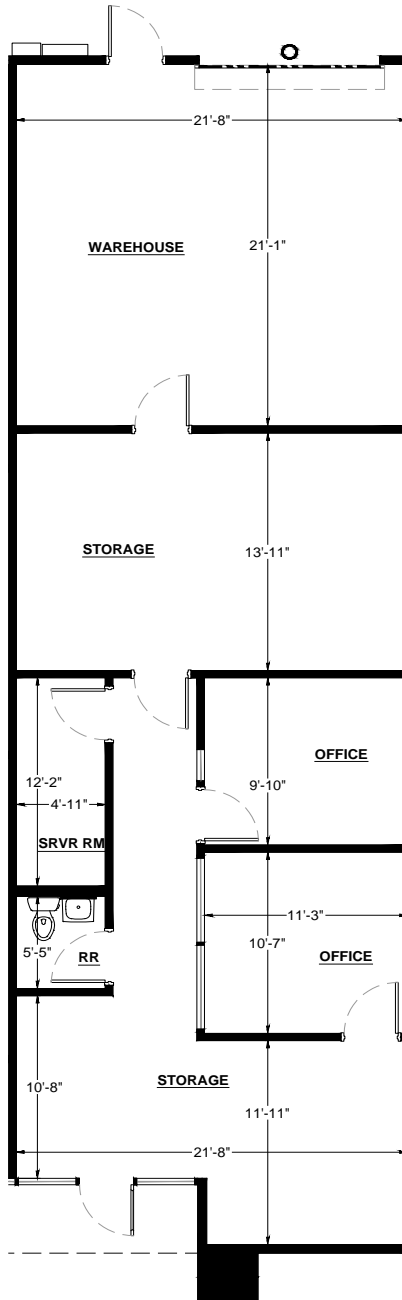
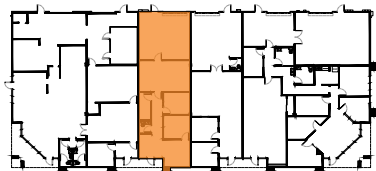
SUITE DATA:

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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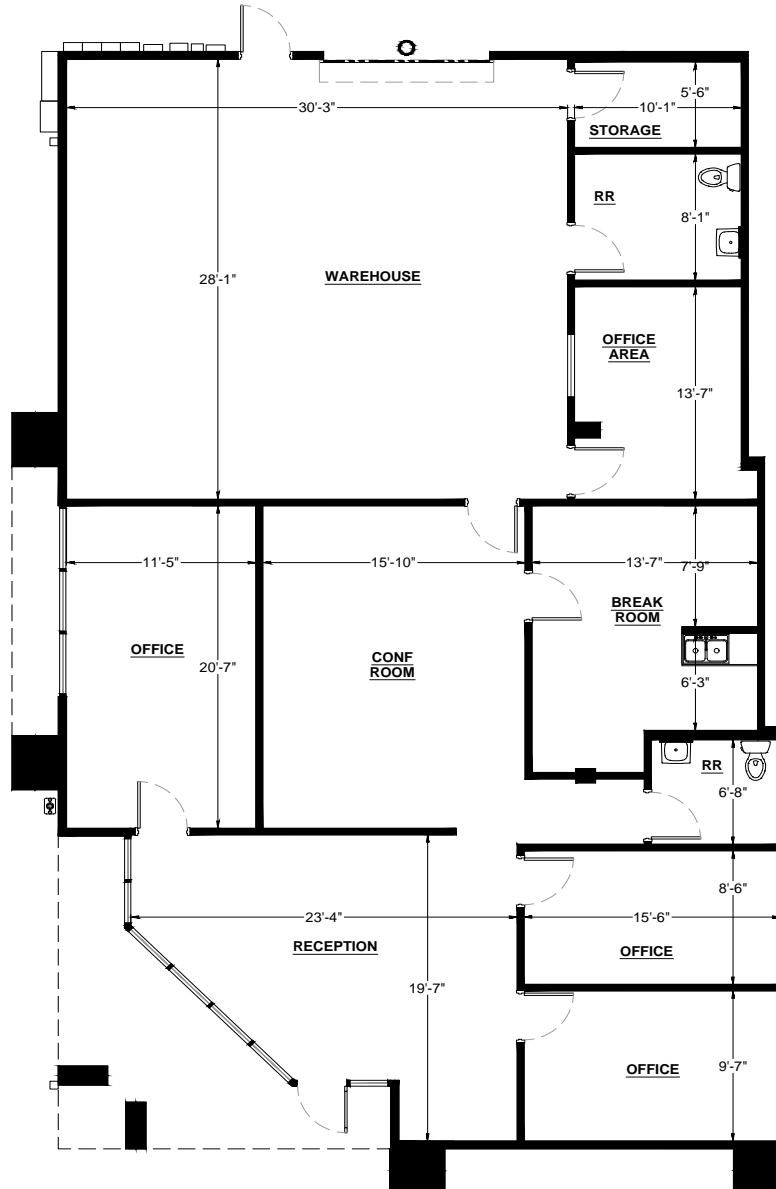
1755 W UNIVERSITY, SUITE 115-117 - FLOORPLAN



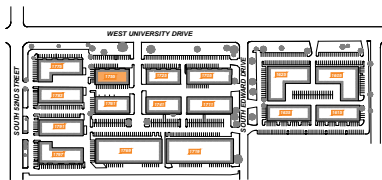
±1,577 SF

SUITE DATA:

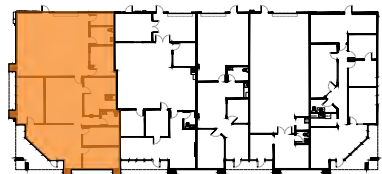
OFFICE	2,207 SF
WAREHOUSE	906 SF
TOTAL	3,113 SF
CLEAR HEIGHT	15'-4" - 16'-6"
◉ GRADE LEVEL DOORS	1



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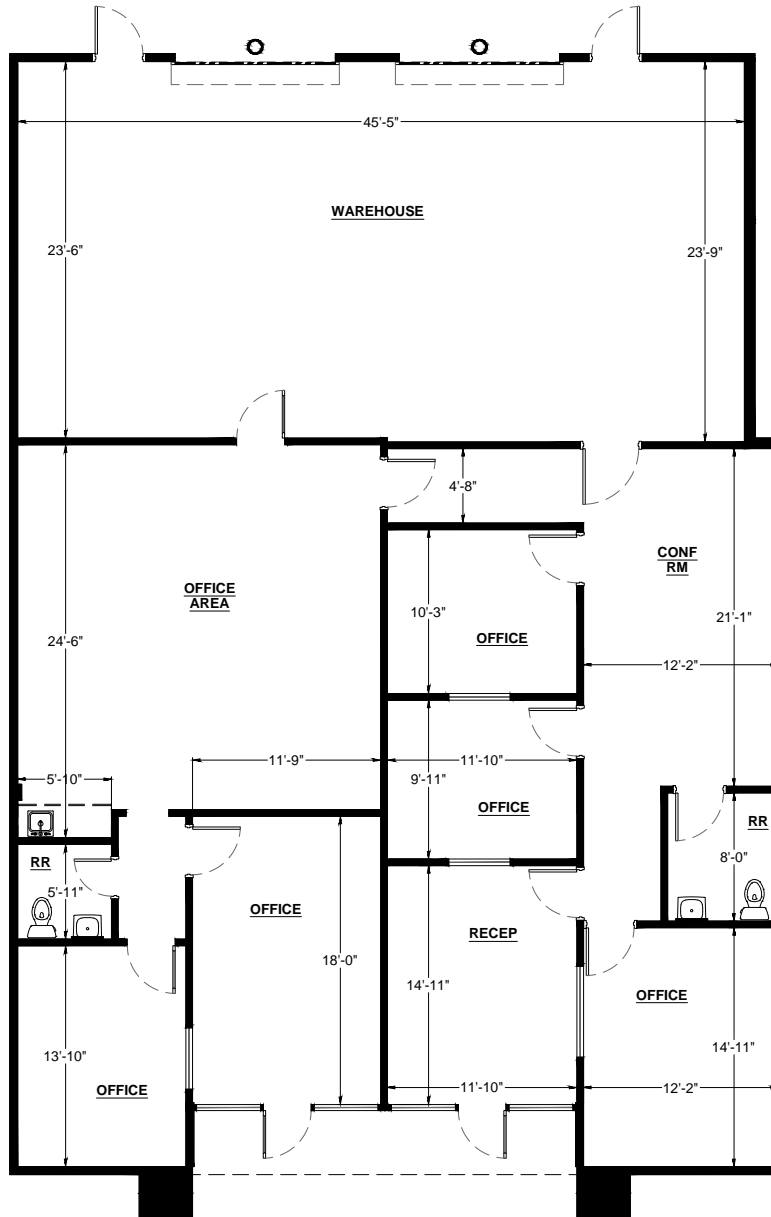
1775 W UNIVERSITY, SUITE 123-124 - FLOORPLAN



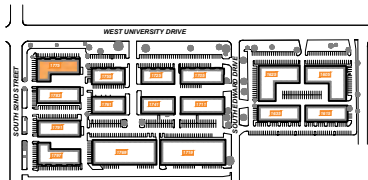
±3,383 SF

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



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1783 W UNIVERSITY, SUITE 137 - FLOORPLAN

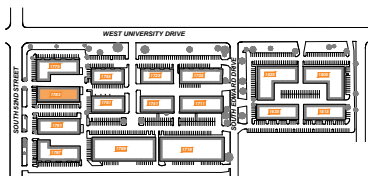
±1,728 SF



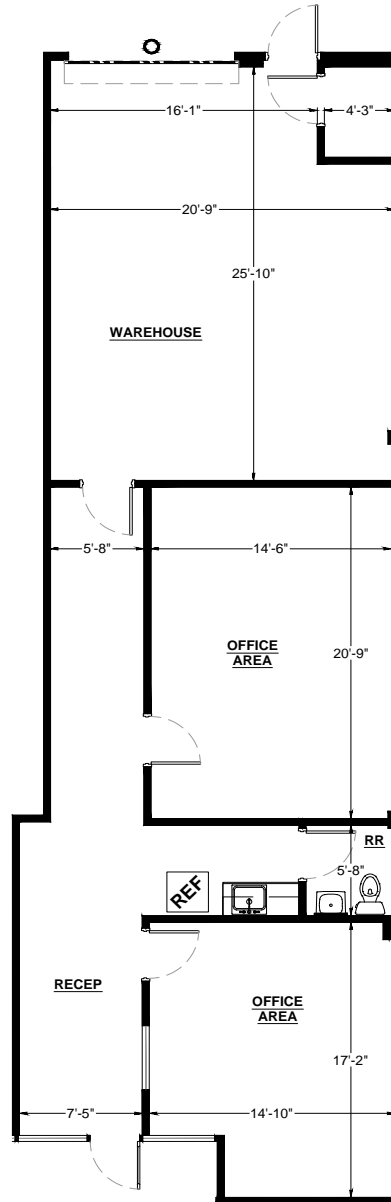
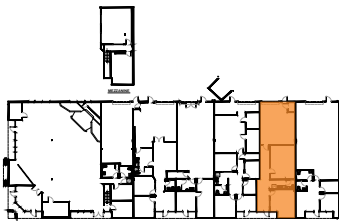
SUITE DATA:

OFFICE	1,101 SF
A/C WAREHOUSE	627 SF
TOTAL	1,728 SF
CLEAR HEIGHT	15'-0" - 16'-0"
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



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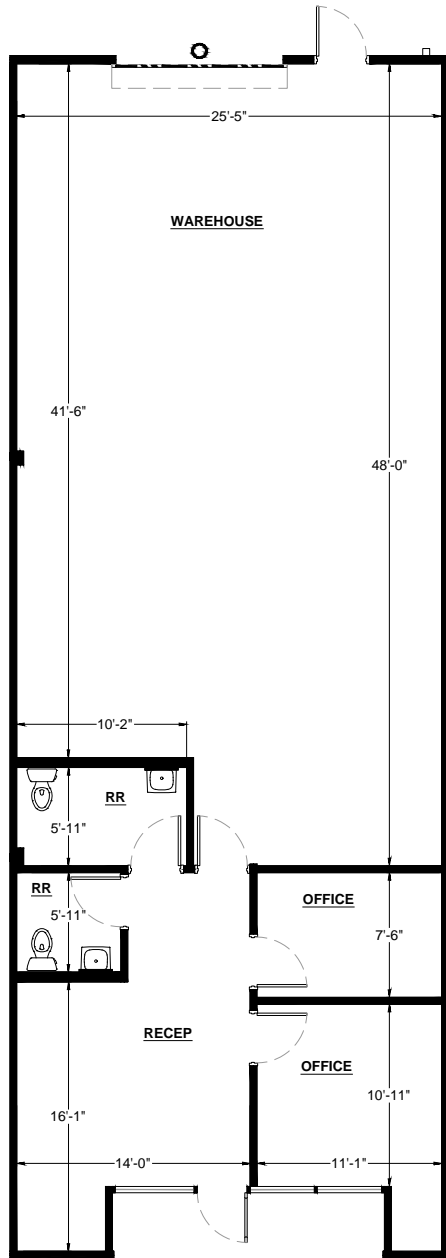
1783 W UNIVERSITY, SUITE 138 - FLOORPLAN



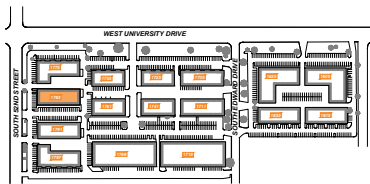
±2,310 SF

SUITE DATA:

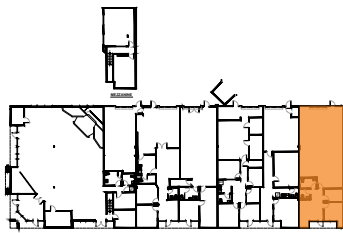
OFFICE	833 SF
WAREHOUSE	1,477 SF
TOTAL	2,310 SF
CLEAR HEIGHT	14'-10" - 16'-0"
⊙ GRADE LEVEL DOORS	1



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1761 W UNIVERSITY, SUITE 140 - FLOORPLAN

±1,709 SF

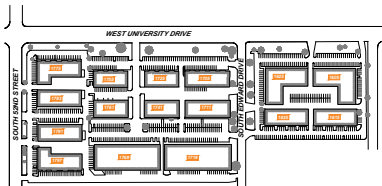


SUITE DATA:

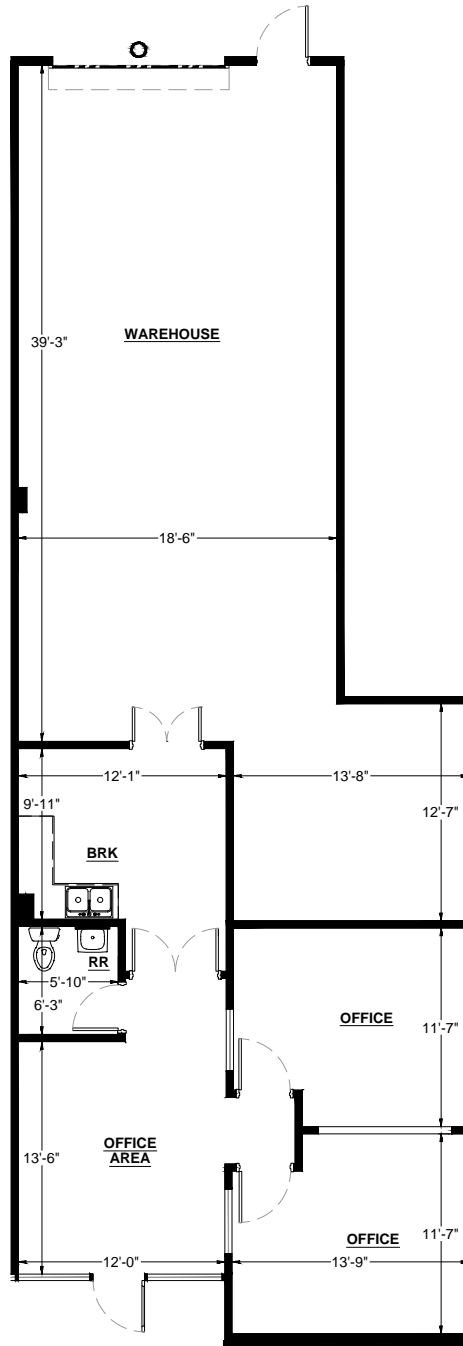
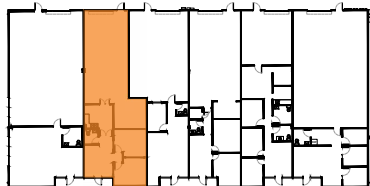
OFFICE	786 SF
ASSEMBLY	923 SF
TOTAL	1,709 SF

○ GRADE LEVEL DOORS 1

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BUILDING KEY PLAN:



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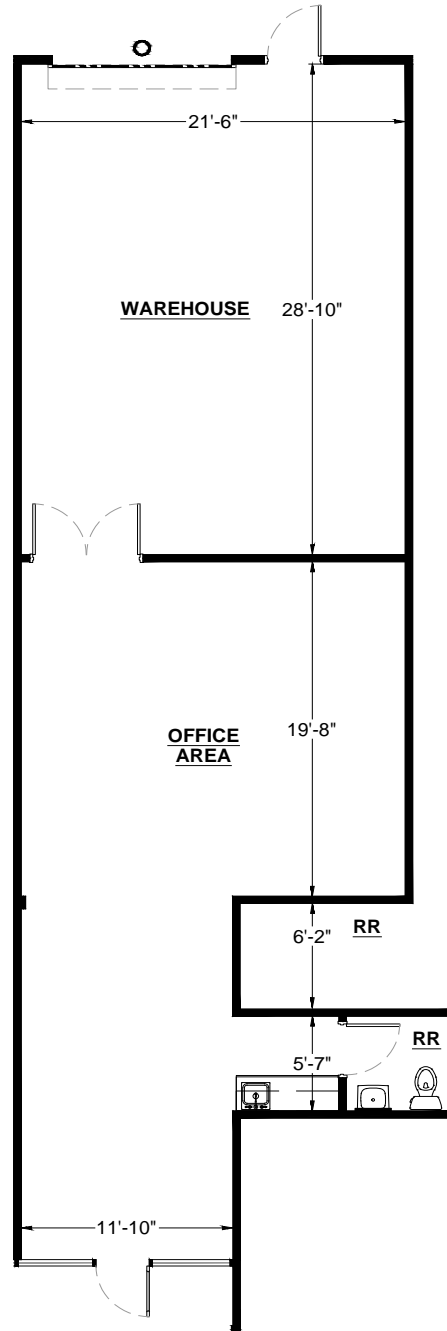
1741 W UNIVERSITY, SUITE 148 - FLOORPLAN

±1,470 SF

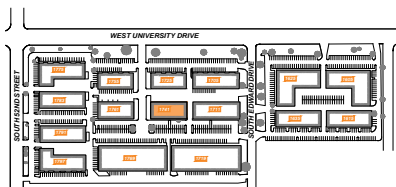


SUITE DATA:

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



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BUILDING KEY PLAN:



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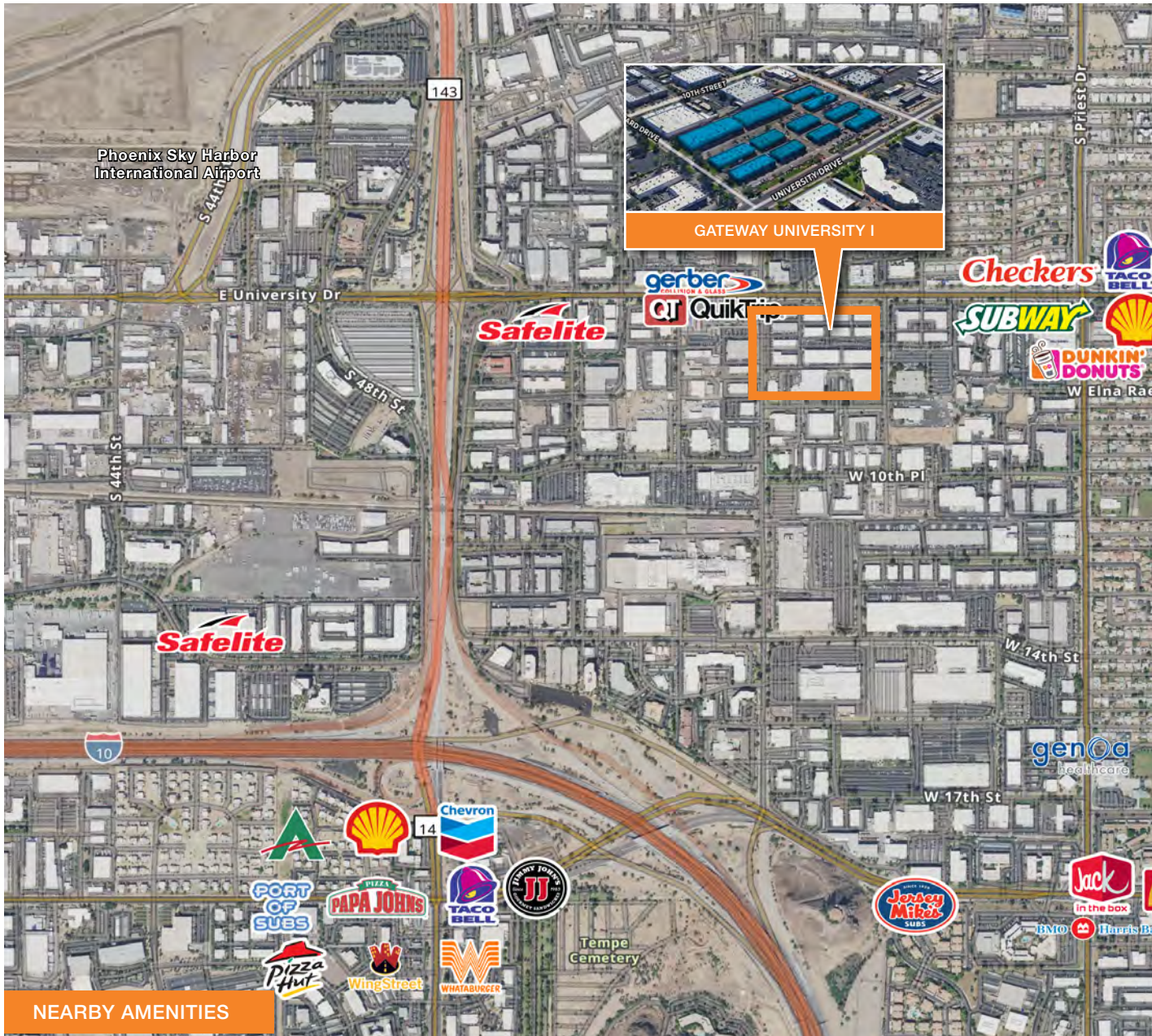
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GATEWAY UNIVERSITY I

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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