

GATEWAY UNIVERSITY II



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

FOR MORE INFORMATION:

SAM JONES
602.222.5146
sam.jones@colliers.com

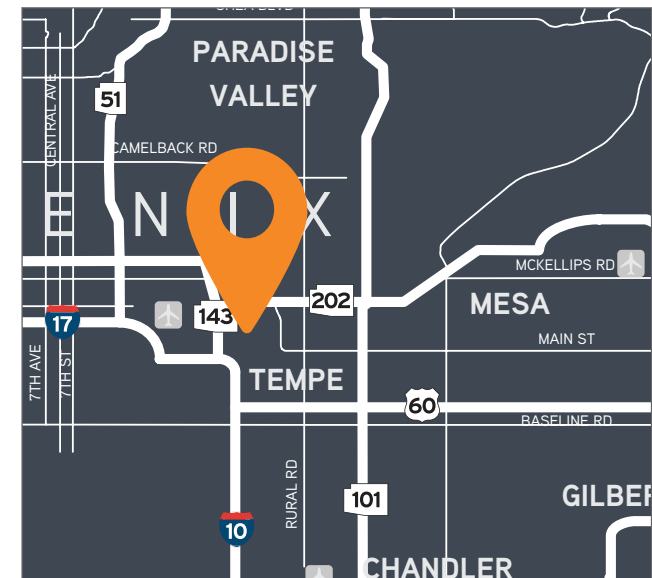
MELISSA MARKS
602.222.5053
melissa.marks@colliers.com

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



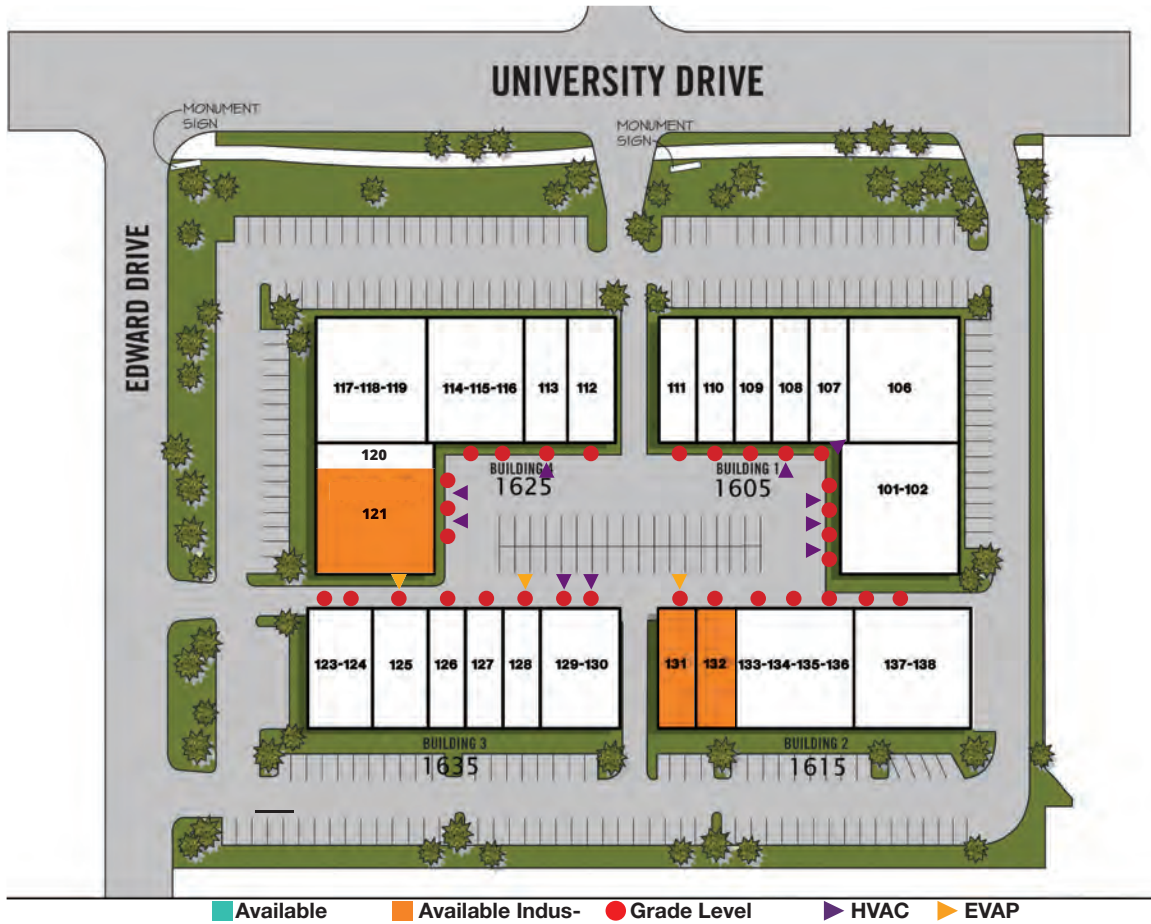
PROPERTY FEATURES

- ±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
- 3.46/1,000 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
121	5,693	2,575	\$1.50	Vacant
131	1,739	829	\$1.50	Vacant
132	1,731	695	\$1.50	Available 9/1/26

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PROPERTY PHOTOS



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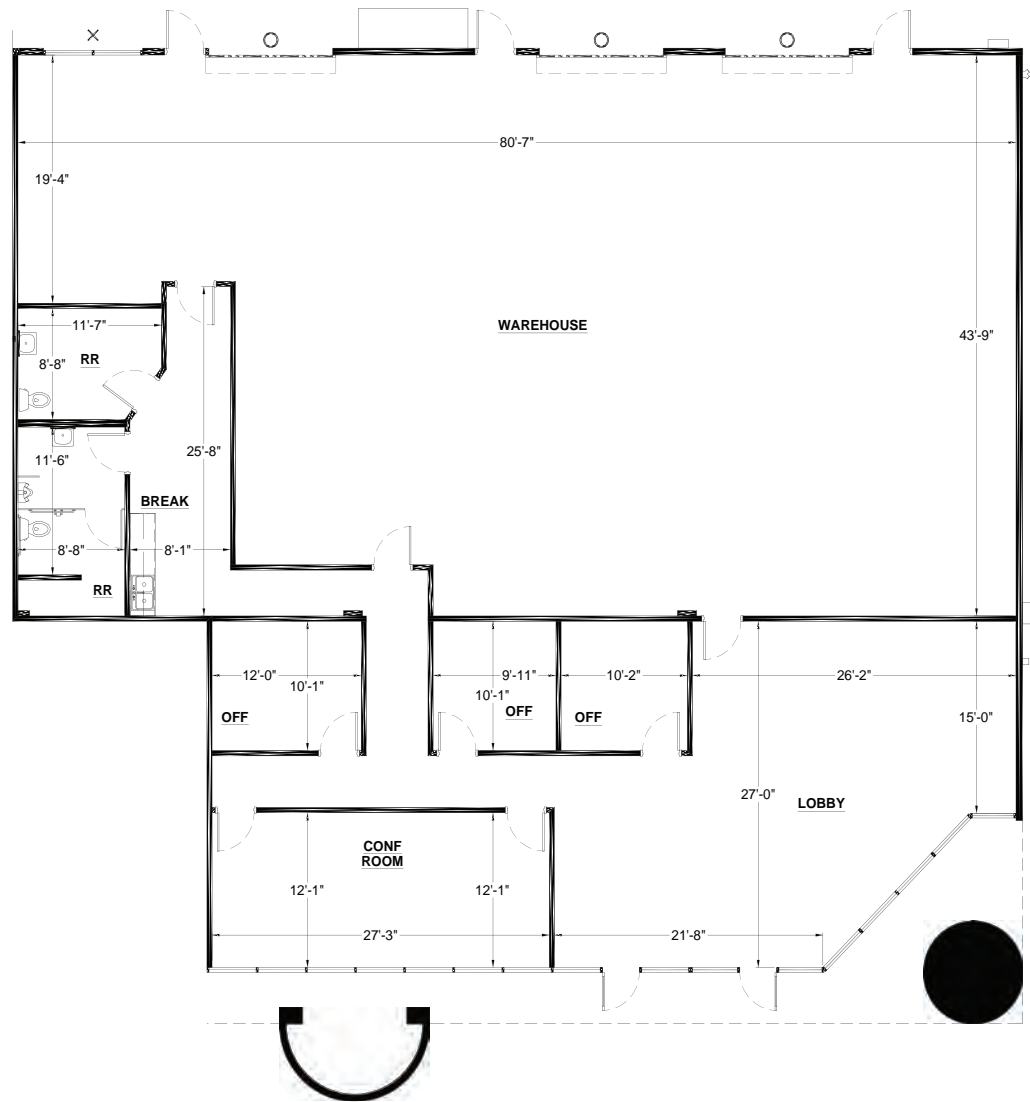
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1625 W UNIVERSITY, SUITE 121 - FLOORPLAN



FOR MORE INFORMATION

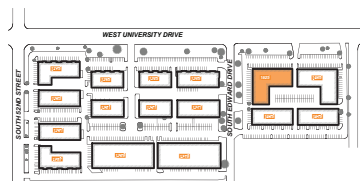
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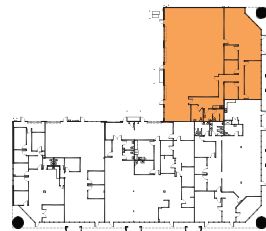
SUITE DATA:

OFFICE	2,575 SF
A/C WAREHOUSE	3,118 SF
TOTAL	5,693 SF
CLEAR HEIGHT	15'-2" - 16'-10"
○ GRADE LEVEL DOORS	3
× INFILL PANEL	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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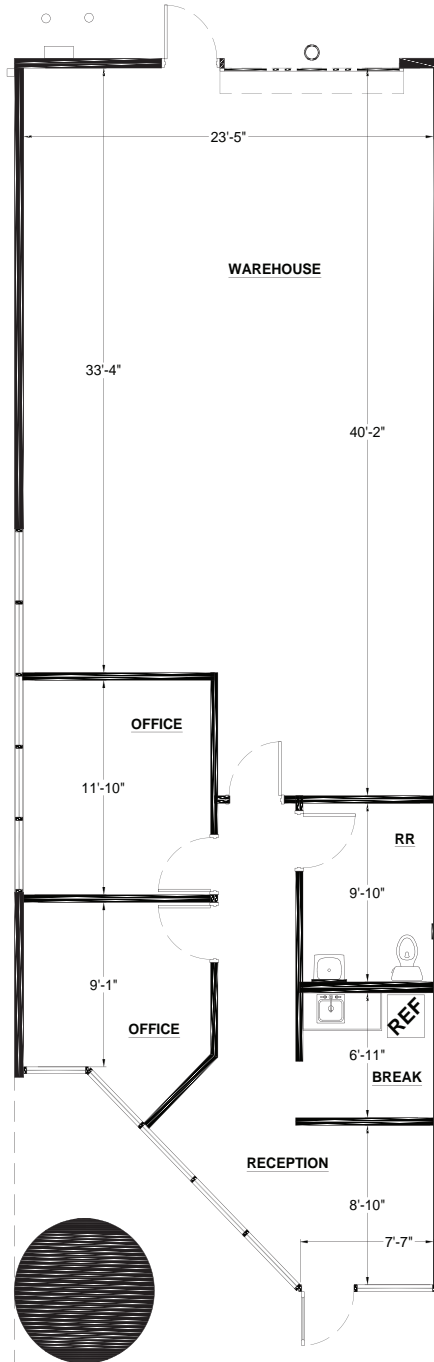
1615 W UNIVERSITY, SUITE 131 - FLOORPLAN



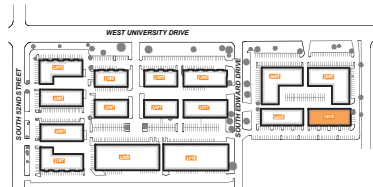
SUITE DATA:

OFFICE 829 SF
WAREHOUSE 910 SF
TOTAL 1,739 SF

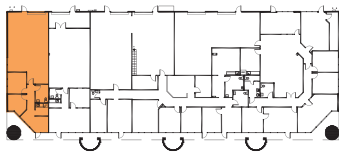
CLEAR HEIGHT 16'-8" - 17'-4"
○ GRADE LEVEL DOORS 1



SITE KEY PLAN:



BUILDING KEY PLAN:



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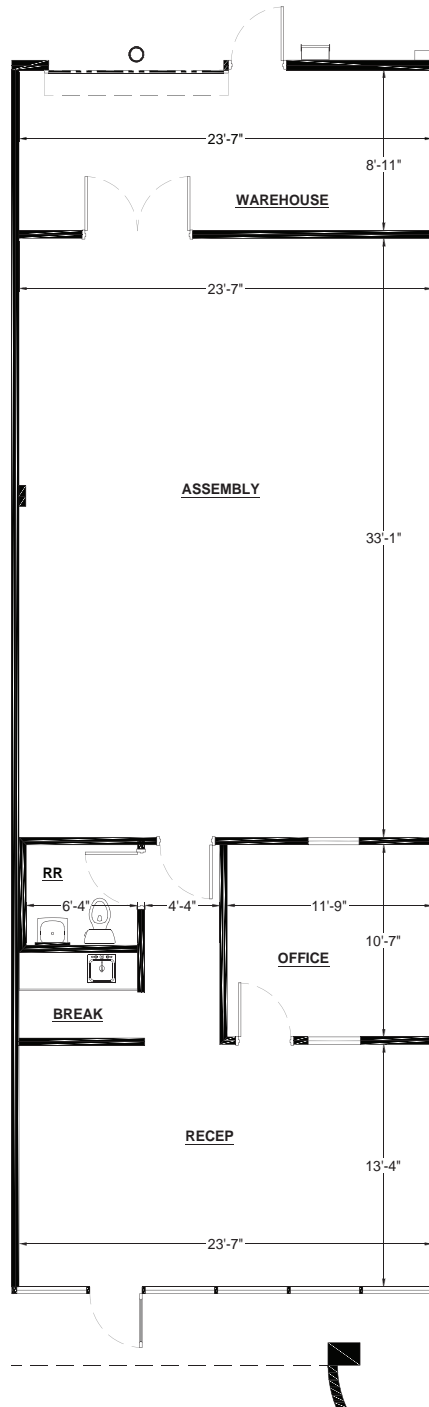


1615 W UNIVERSITY, SUITE 132 - FLOORPLAN

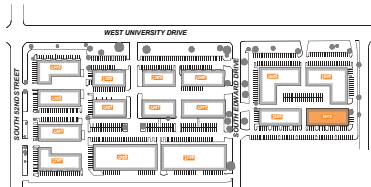


SUITE DATA:

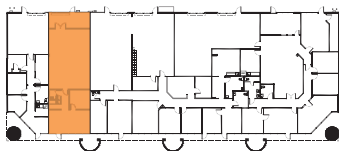
OFFICE	695 SF
A/C WAREHOUSE	231 SF
ASSEMBLY	805 SF
TOTAL	1,731 SF
CLEAR HEIGHT	9'-6"
○ GRADE LEVEL DOORS	1



SITE KEY PLAN:



BUILDING KEY PLAN:



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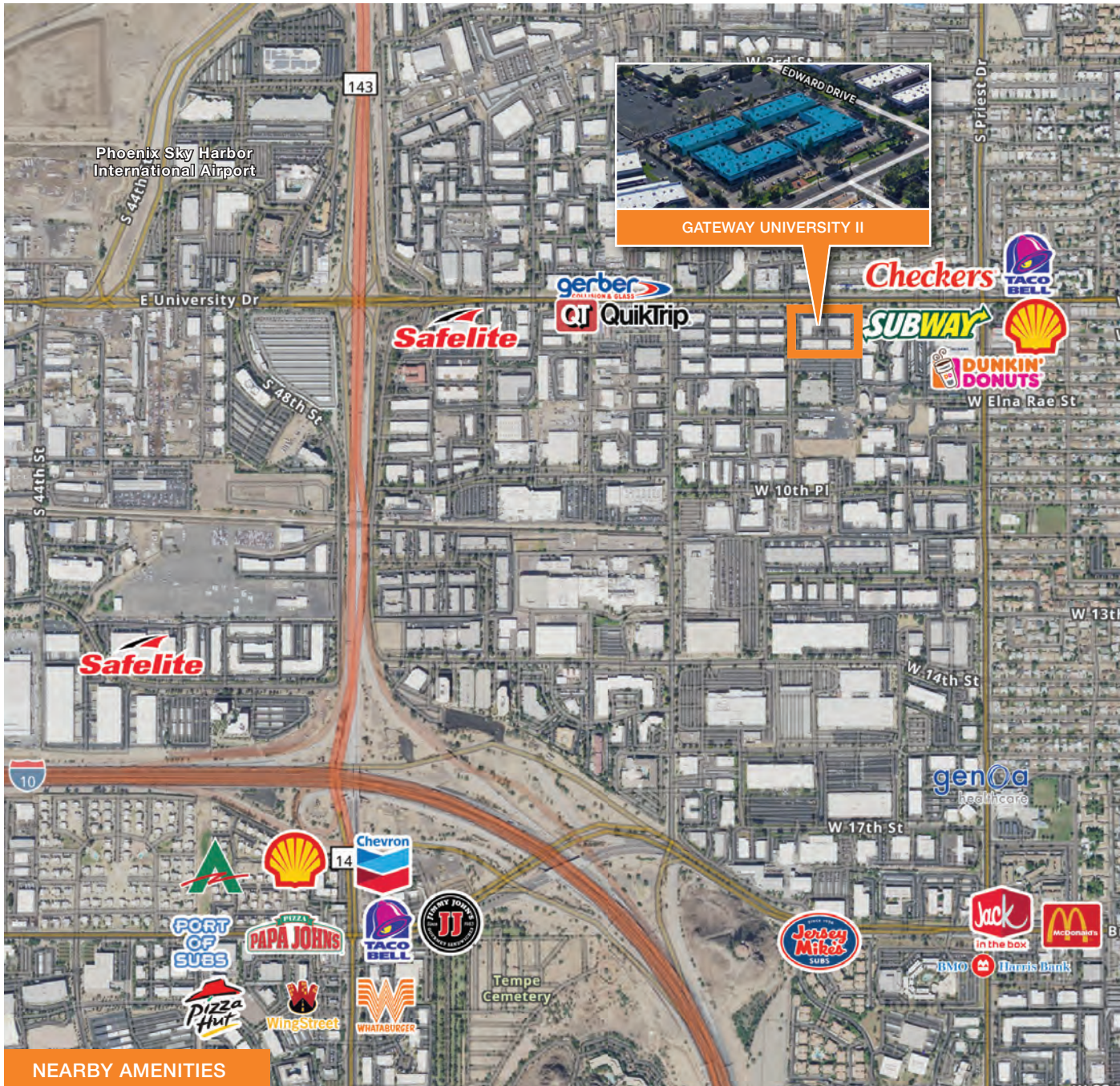
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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

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

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NEARBY AMENITIES