

# GATEWAY UNIVERSITY II



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

## FOR MORE INFORMATION:

**KERI SCOTT, SIOR**  
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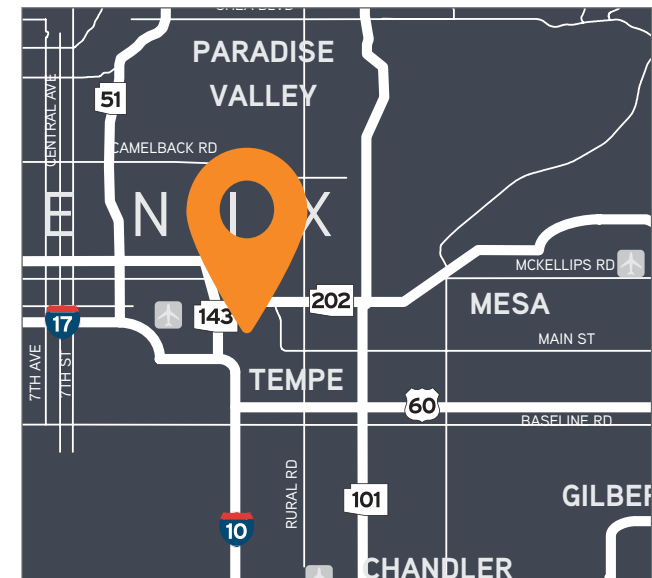
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Phoenix, AZ 85016  
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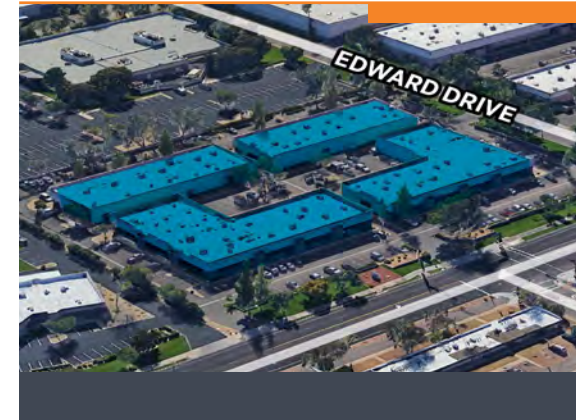
## PROPERTY FEATURES

- ±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



# GATEWAY UNIVERSITY II

## SITE PLAN



### FOR MORE INFORMATION

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### AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
108	1,750	898	\$1.60	Vacant
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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# GATEWAY UNIVERSITY II

## PROPERTY PHOTOS



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# 1605 W UNIVERSITY, SUITE 108 - FLOORPLAN

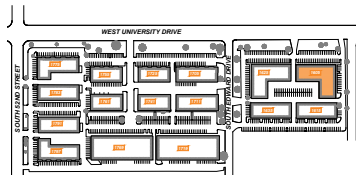
±1,750 SF



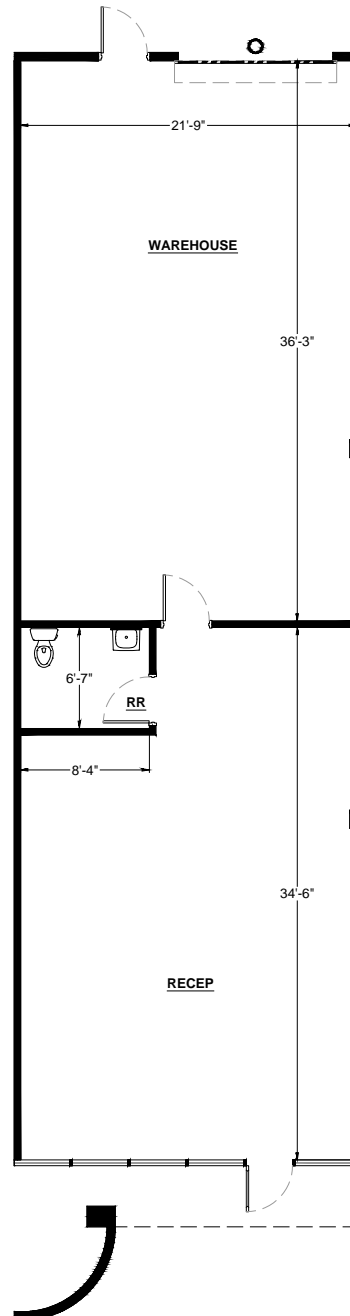
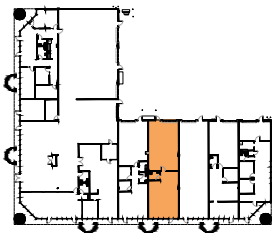
## SUITE DATA:

OFFICE	898 SF
A/C WAREHOUSE	852 SF
<b>TOTAL</b>	<b>1,750 SF</b>
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

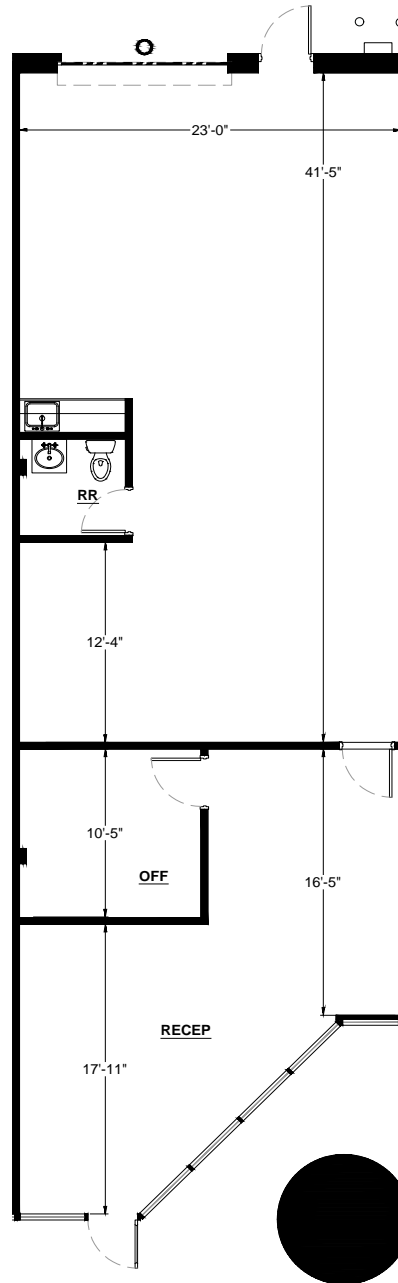
±1,805 SF



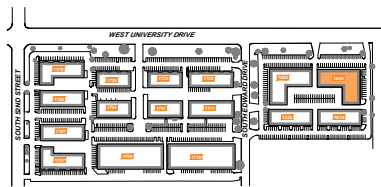
## SUITE DATA:

OFFICE	790 SF
OFFICE	1,015 SF
<b>TOTAL</b>	<b>1,805 SF</b>

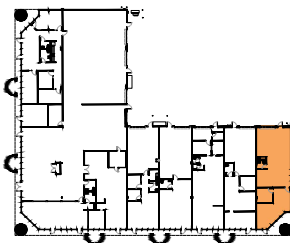
○ GRADE LEVEL DOORS 1



## SITE KEY PLAN:



## BUILDING KEY PLAN:



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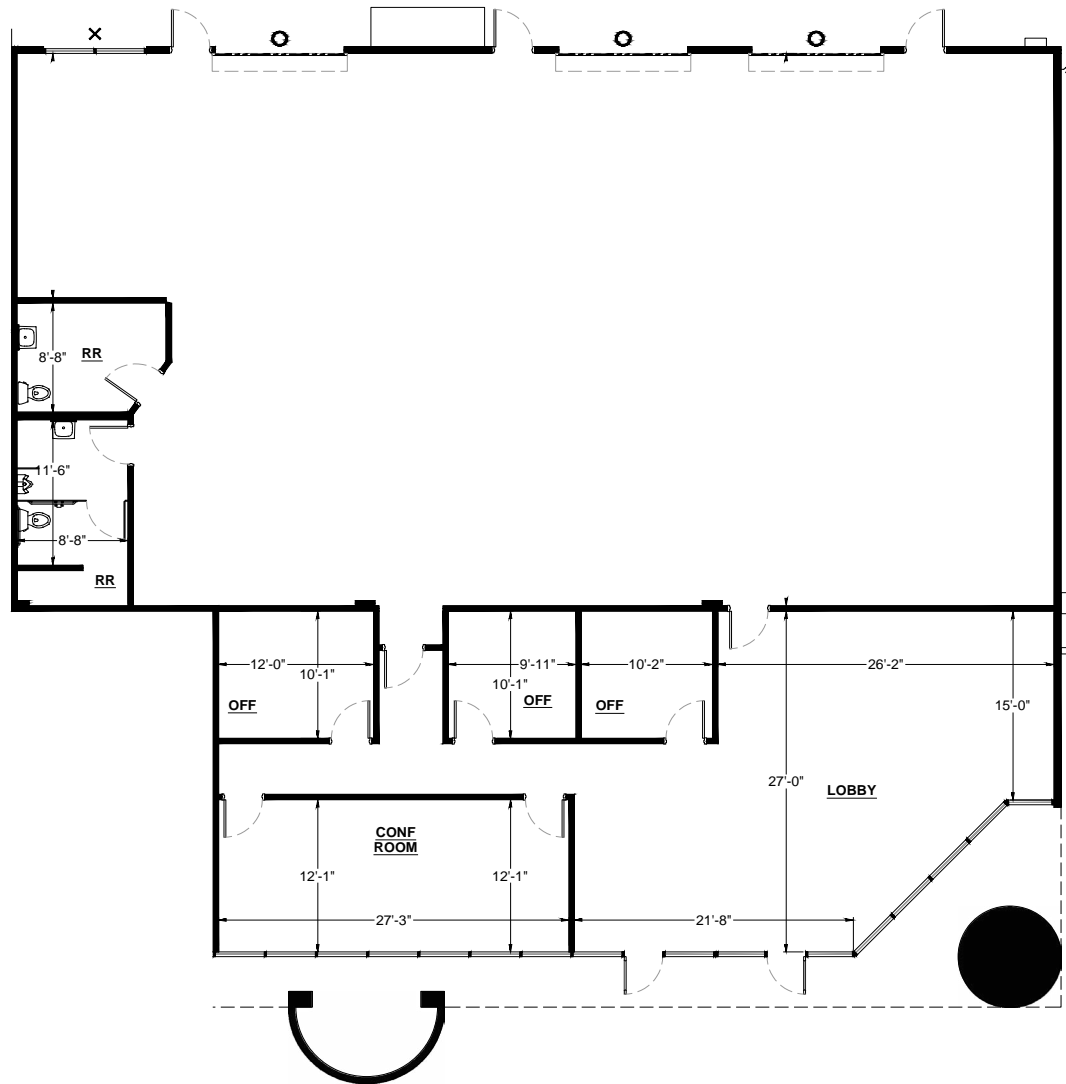
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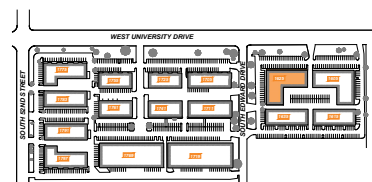
# 1625 W UNIVERSITY, SUITE 118-119 - FLOORPLAN



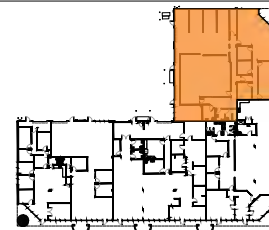
## SUITE DATA:

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

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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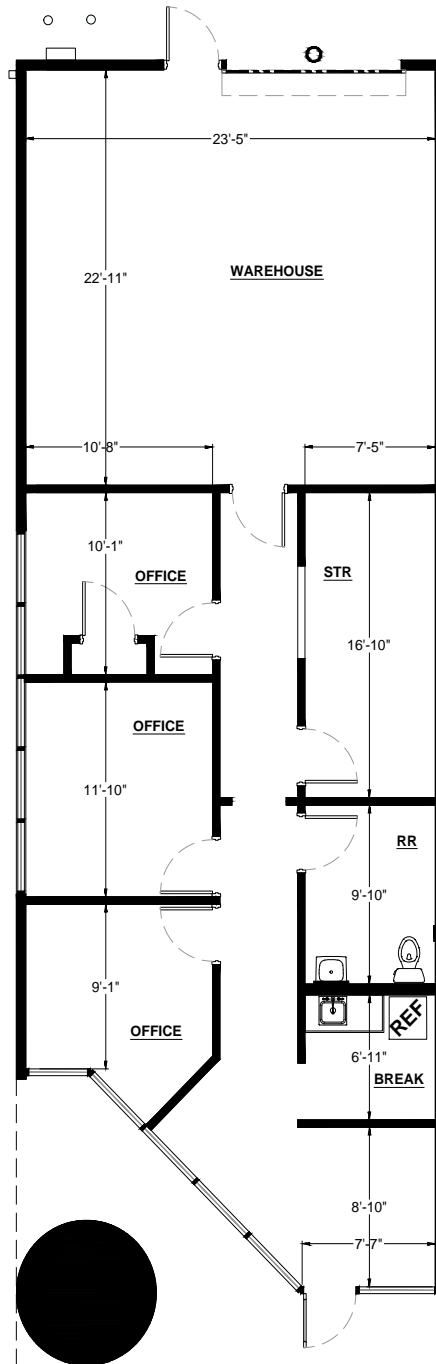


# 1615 W UNIVERSITY, SUITE 131 - FLOORPLAN

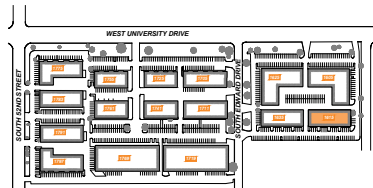


**SUITE DATA:**

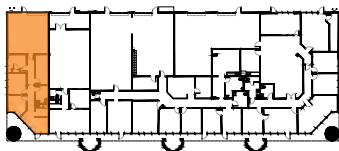
OFFICE	1,168 SF
WAREHOUSE	571 SF
<b>TOTAL</b>	<b>1,739 SF</b>
CLEAR HEIGHT	16'-8" - 17'-4"
● GRADE LEVEL DOORS	1



SITE KEY PLAN:



BUILDING KEY PLAN:



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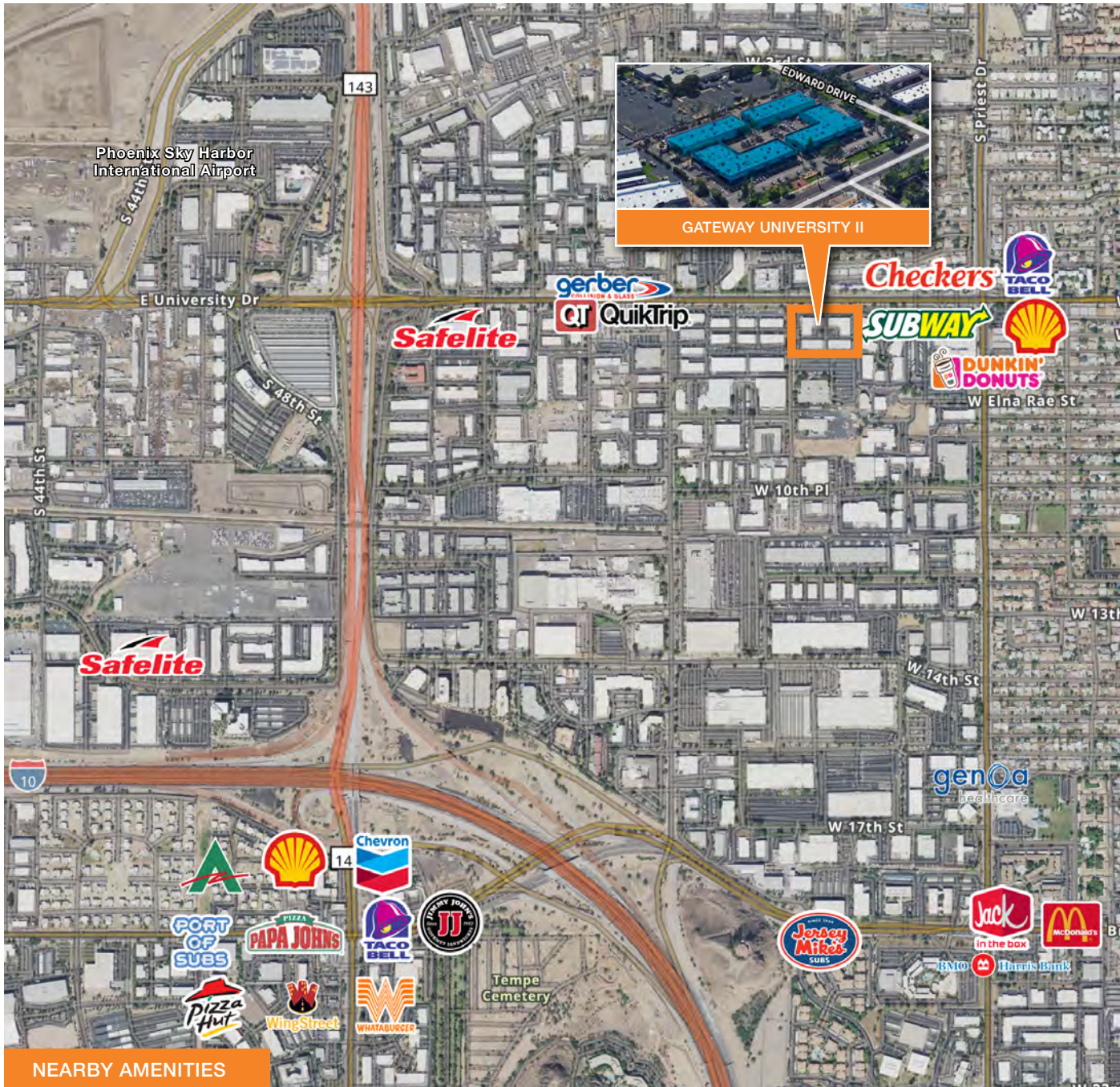
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# GATEWAY UNIVERSITY II

## 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