

GATEWAY UNIVERSITY I



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

FOR MORE INFORMATION:

KERI SCOTT, SIOR
602.386.7153
keri.scott@colliers.com

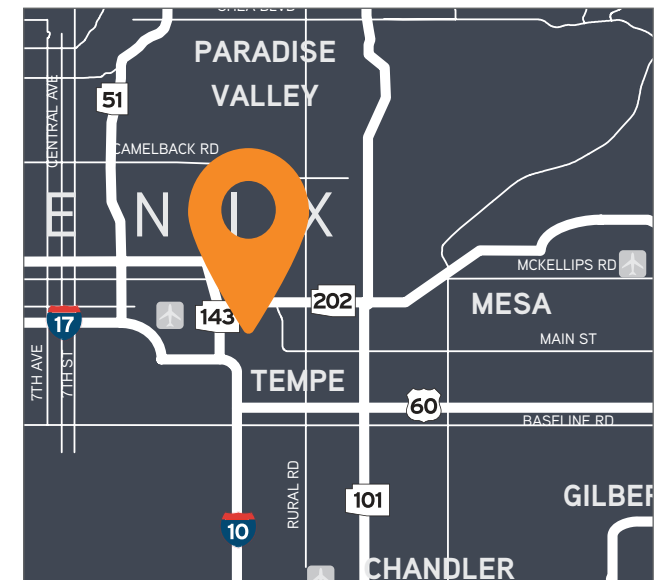
JACK KERKORIAN
602.222.5167
jack.kerkorian@colliers.com

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



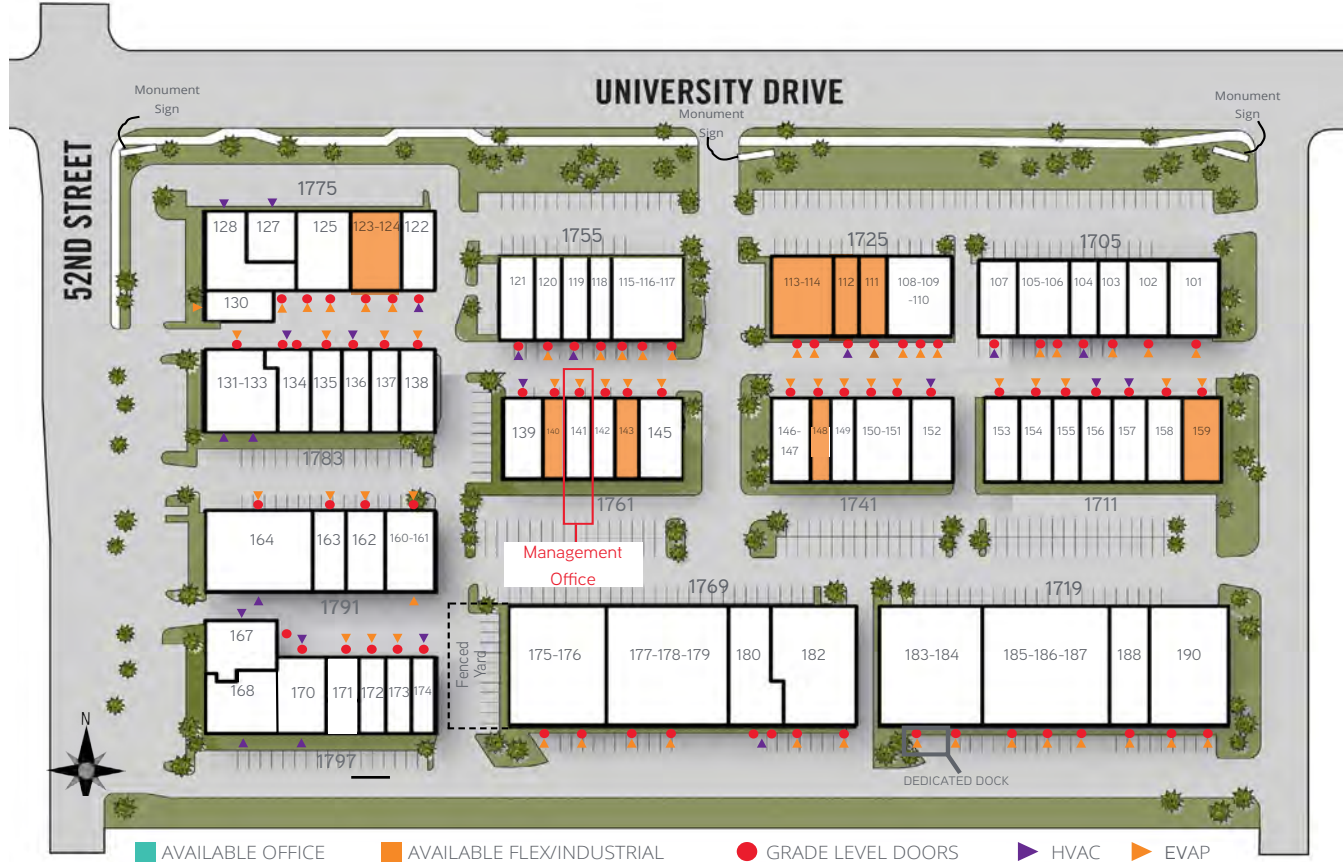
PROPERTY FEATURES

- ±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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 keriscott@colliers.com

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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
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
140	1,681	625	\$1.50	Vacant
143	1,650	1,132	\$1.50	9/1/2025
148	1,470	824	\$1.50	11/10/2025
159	3,401	3,401	\$1.50	Vacant

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PROPERTY PHOTOS



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1725 W UNIVERSITY, SUITE 111 - FLOORPLAN

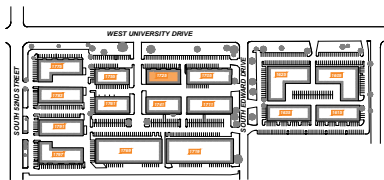
±1,577 SF



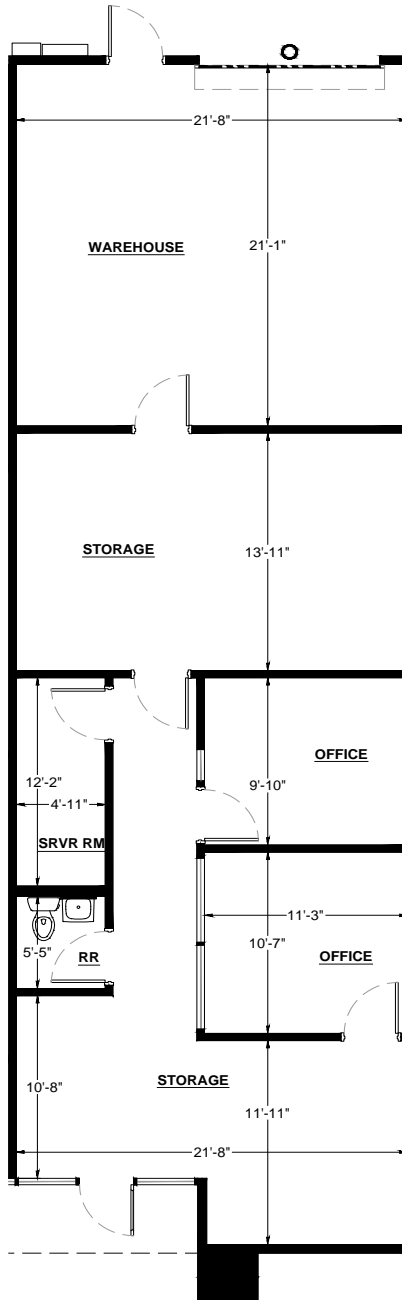
SUITE DATA:

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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1725 W UNIVERSITY, SUITE 112 - FLOORPLAN

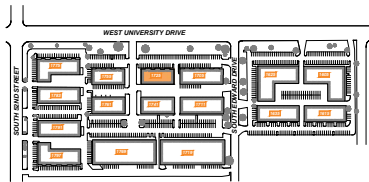
±1,576 SF



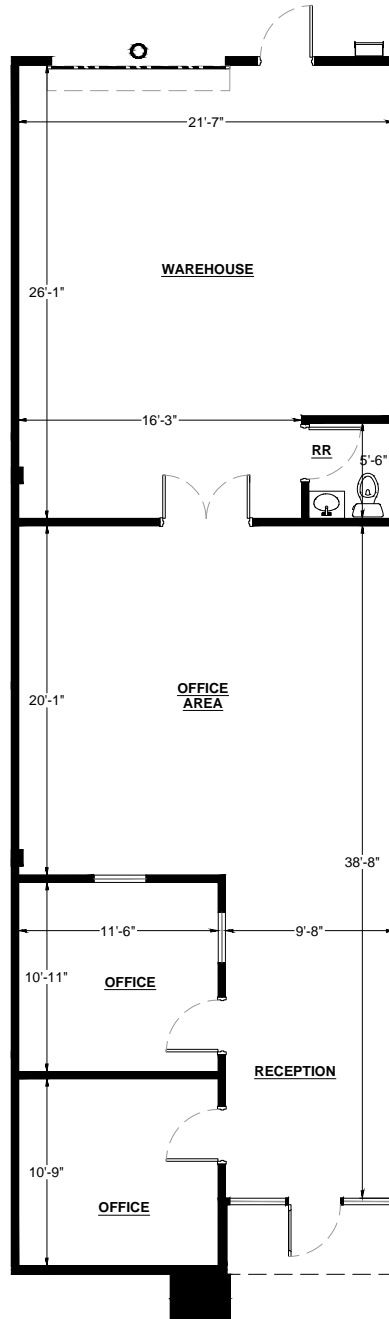
SUITE DATA:

OFFICE	987 SF
WAREHOUSE	589 SF
TOTAL	1,576 SF
CLEAR HEIGHT	16'-4" - 16'-10"
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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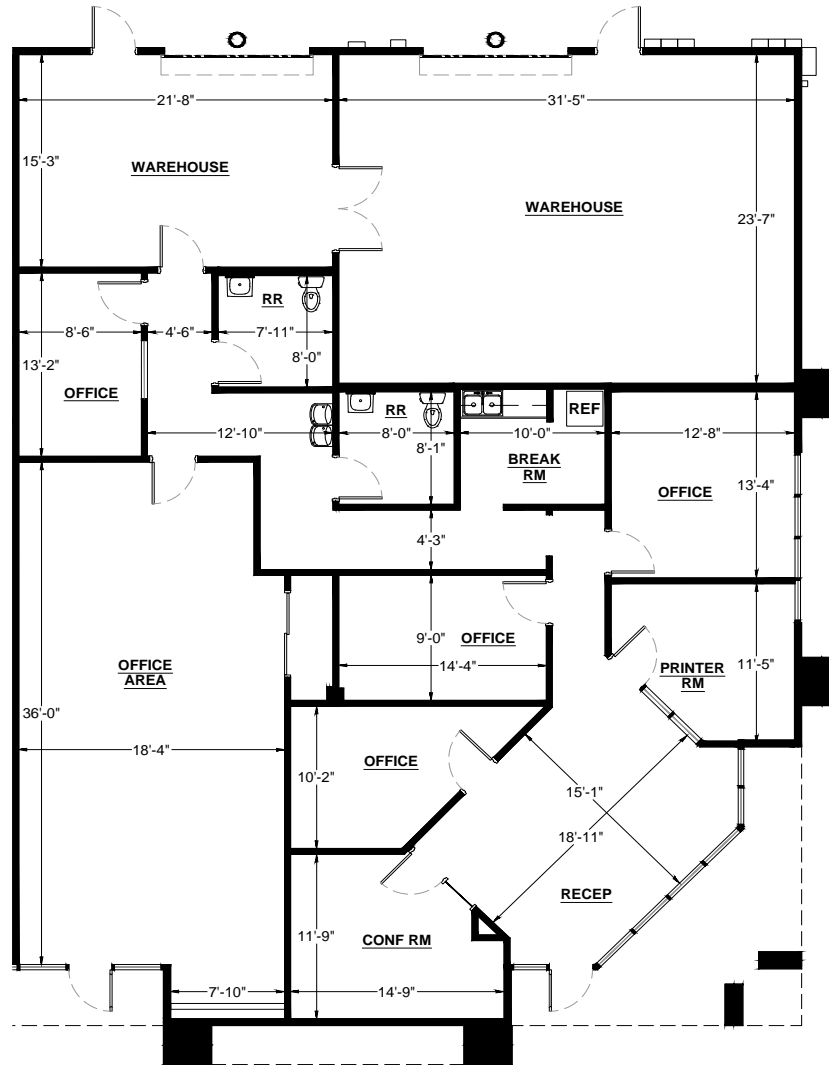
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1725 W UNIVERSITY, SUITE 113-114 - FLOORPLAN

±3,933 SF



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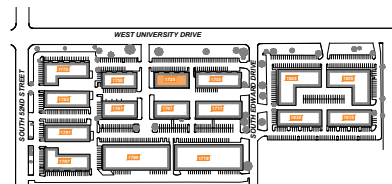
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SUITE DATA:

OFFICE	2,794 SF
WAREHOUSE	1,139 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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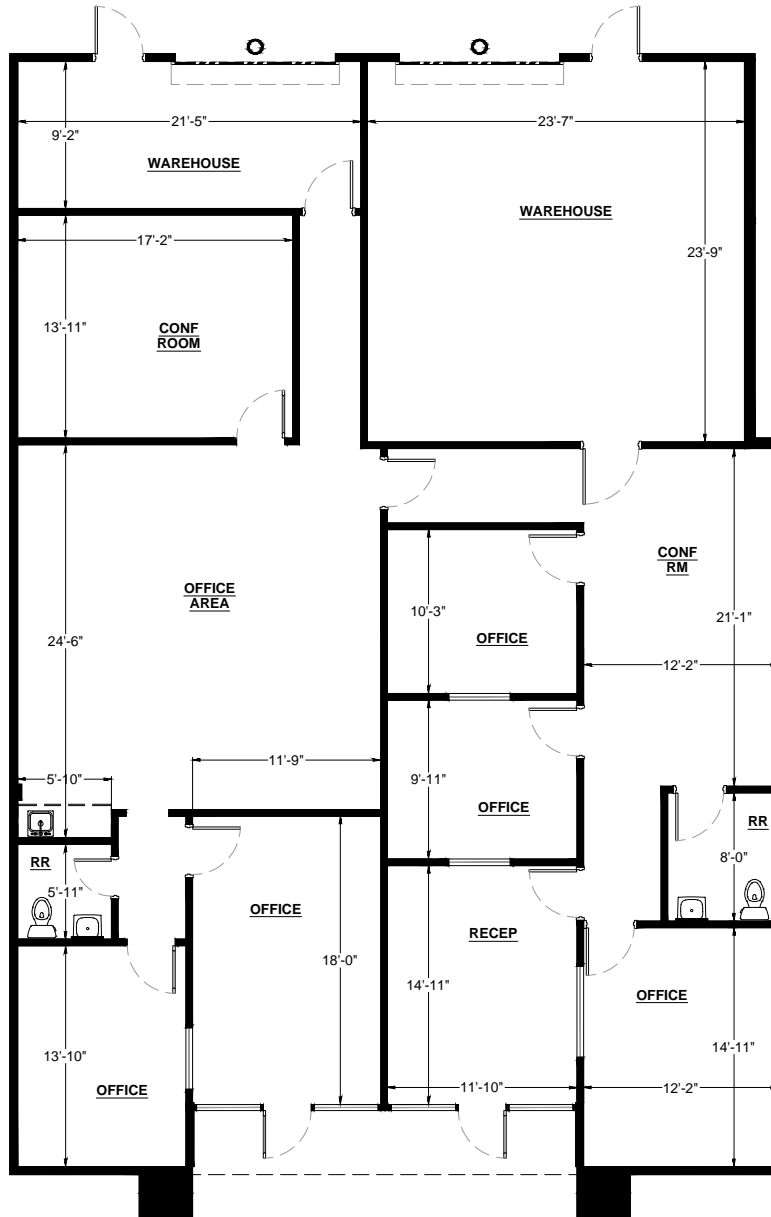
1775 W UNIVERSITY, SUITE 123-124 - FLOORPLAN



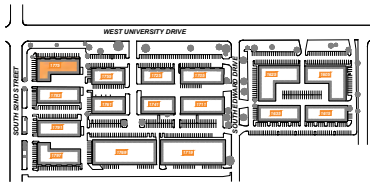
±3,383 SF

SUITE DATA:

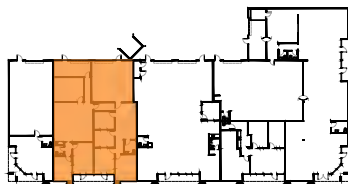
OFFICE	2,571 SF
A/C WAREHOUSE	812 SF
TOTAL	3,383 SF
CLEAR HEIGHT	15'-3" - 17'-2"
⊙ GRADE LEVEL DOORS	2



SITE KEY PLAN:



BUILDING KEY PLAN:



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1761 W UNIVERSITY, SUITE 140 - FLOORPLAN

±1,681 SF

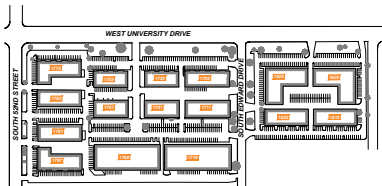


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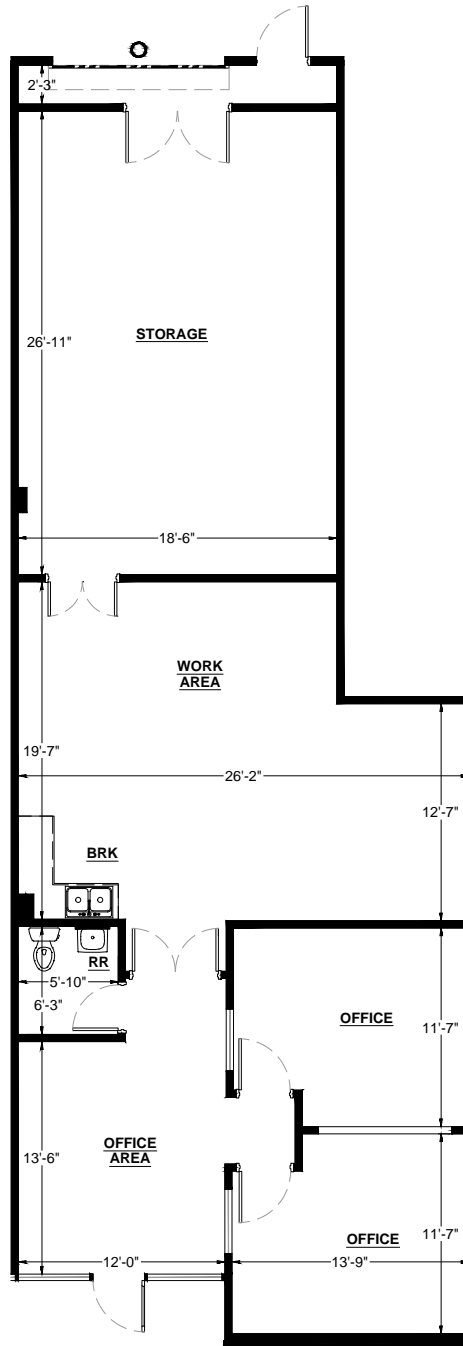
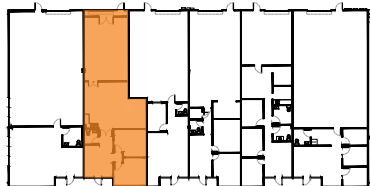
OFFICE	628 SF
ASSEMBLY	1,053 SF
TOTAL	1,681 SF

○ GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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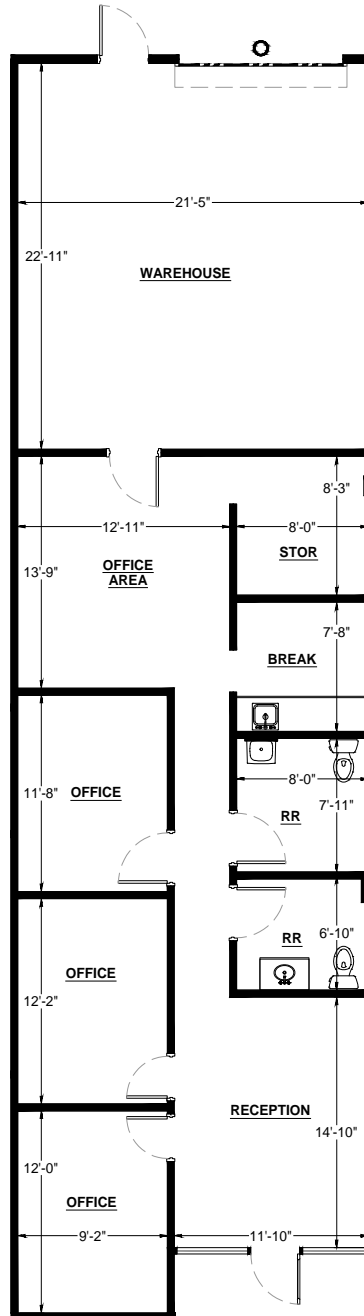
1761 W UNIVERSITY, SUITE 143 - FLOORPLAN



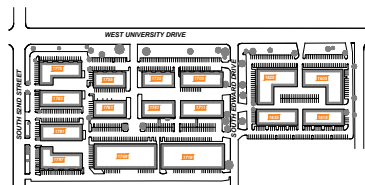
±1,650 SF

SUITE DATA:

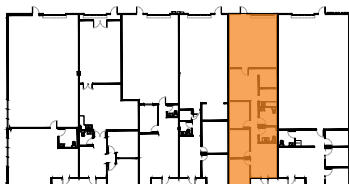
OFFICE	1,132 SF
WAREHOUSE	518 SF
TOTAL	1,650 SF
CLEAR HEIGHT	16'-6" - 17'-0"
● GRADE LEVEL DOORS	1



SITE KEY PLAN:



BUILDING KEY PLAN:



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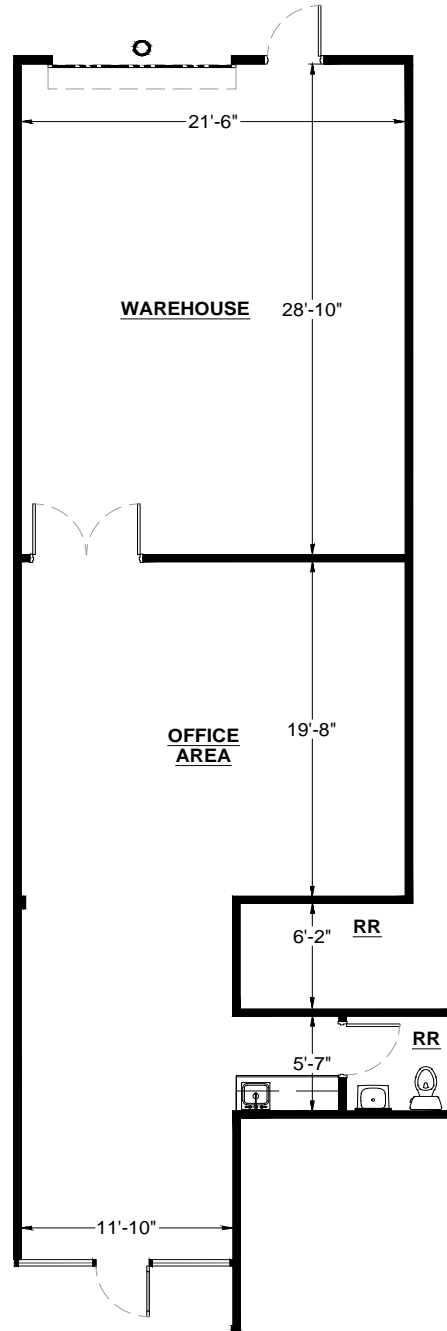
1741 W UNIVERSITY, SUITE 148 - FLOORPLAN

±1,470 SF

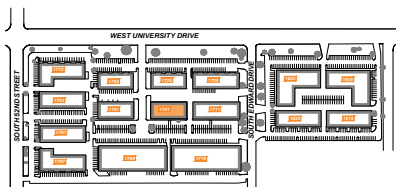


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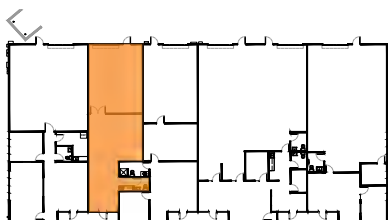
A/C WAREHOUSE	646 SF
ASSEMBLY	824 SF
TOTAL	1,470 SF
CLEAR HEIGHT	16'-0" - 16'-8"
○ GRADE LEVEL DOORS	1



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1711 W UNIVERSITY, SUITE 159 - FLOORPLAN

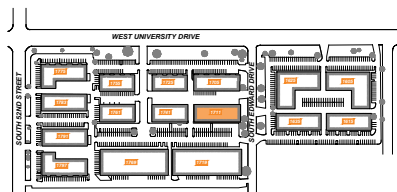


±3,401 SF

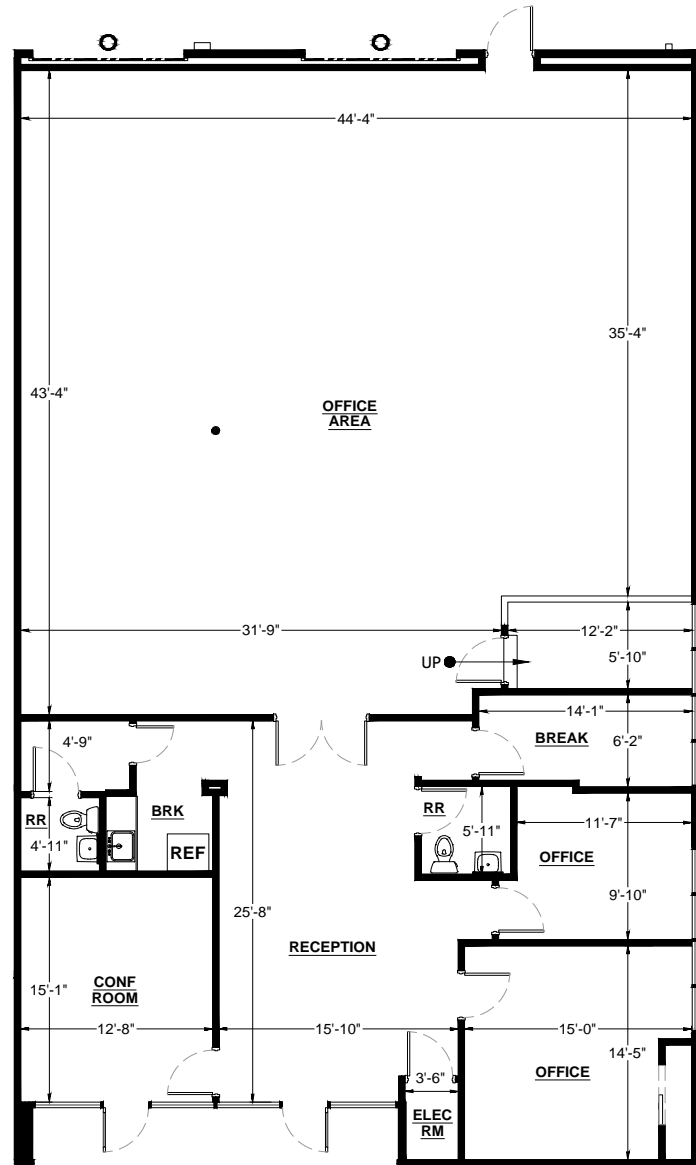
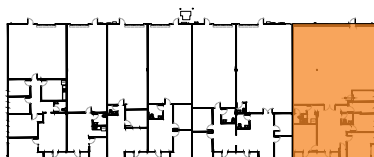
SUITE DATA:

OFFICE	3,401 SF
TOTAL	3,401 SF
○ GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



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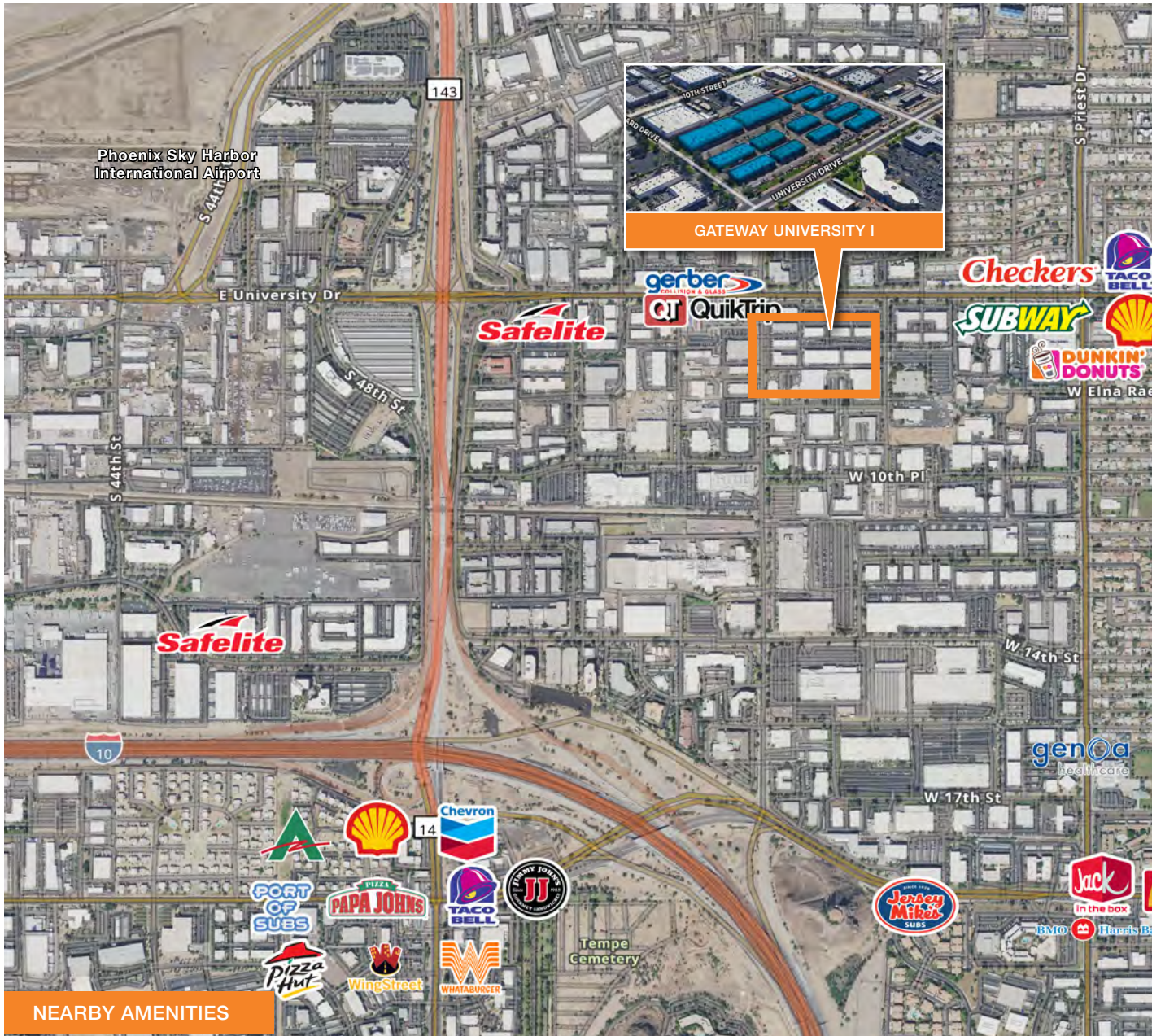
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GATEWAY UNIVERSITY I

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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NEARBY AMENITIES

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