

# GATEWAY UNIVERSITY PARK

1705-1797 WEST UNIVERSITY DRIVE • TEMPE, AZ 85281



- 199,835 SF project containing both pure office and combination office/warehouse space.
- 1/4 mile from SR 143
- 1/2 mile from I-10
- 1 mile from ASU, I-17 & Loop 202
- 4 miles from Loop 101
- Landlord maintains all HVAC and EVAP as part of operating expenses
- Rental Structure: NNN
- GID Zoning

## Property Summary

|               |              |
|---------------|--------------|
| AVAILABLE SF  | 656-2,701 SF |
| BUILDING SIZE | 268,405 SF   |
| MARKET        | Phoenix      |

**For more information, please contact:**

**RICKY BORANE**

LEASING MANAGER

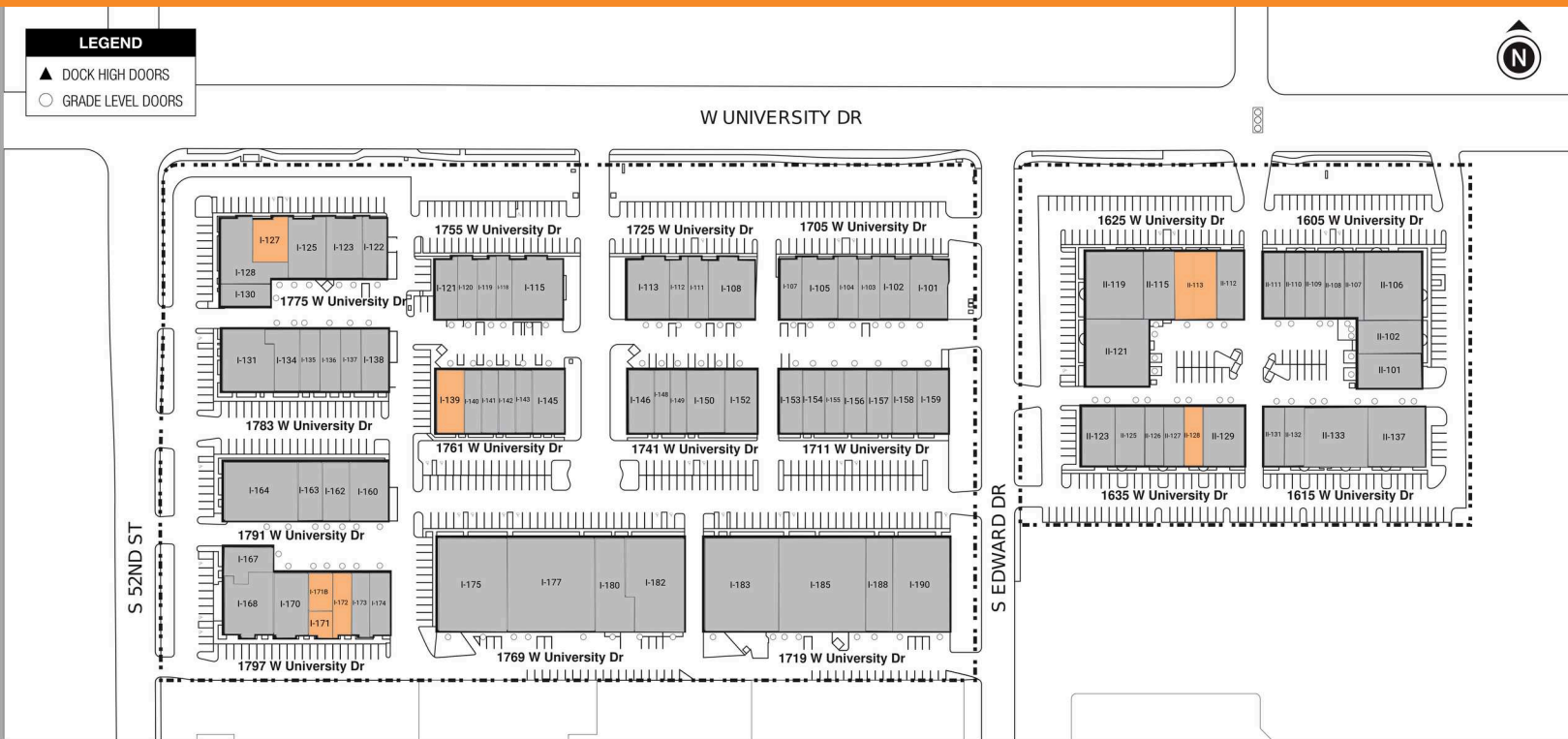
BKM MANAGEMENT COMPANY

P. 602.362.0803

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■ AVAILABLE ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE  | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL  | DL |
|----------|--------|------------|-------------|----------|------|----------|-----|----|
| 1775     | I-127  | 1,313      | 0           | 0        | N/A  | N/A      | N/A |    |
| 1761     | I-139  | 2,447      | 0           | 0        | N/A  | N/A      | N/A |    |
| 1797     | I-171  | 656        | 0           | 0        | N/A  | N/A      | N/A |    |
| 1797     | I-171B | 1,000      | 0           | 0        | N/A  | N/A      | N/A |    |
| 1797     | I-172  | 1,853      | 0           | 0        | N/A  | N/A      | N/A |    |
| 1625     | II-113 | 2,701      | 2,098       | 78       | N/A  | 2        | 0   |    |
| 1635     | II-128 | 1,723      | 746         | 43       | N/A  | 1        | 0   |    |



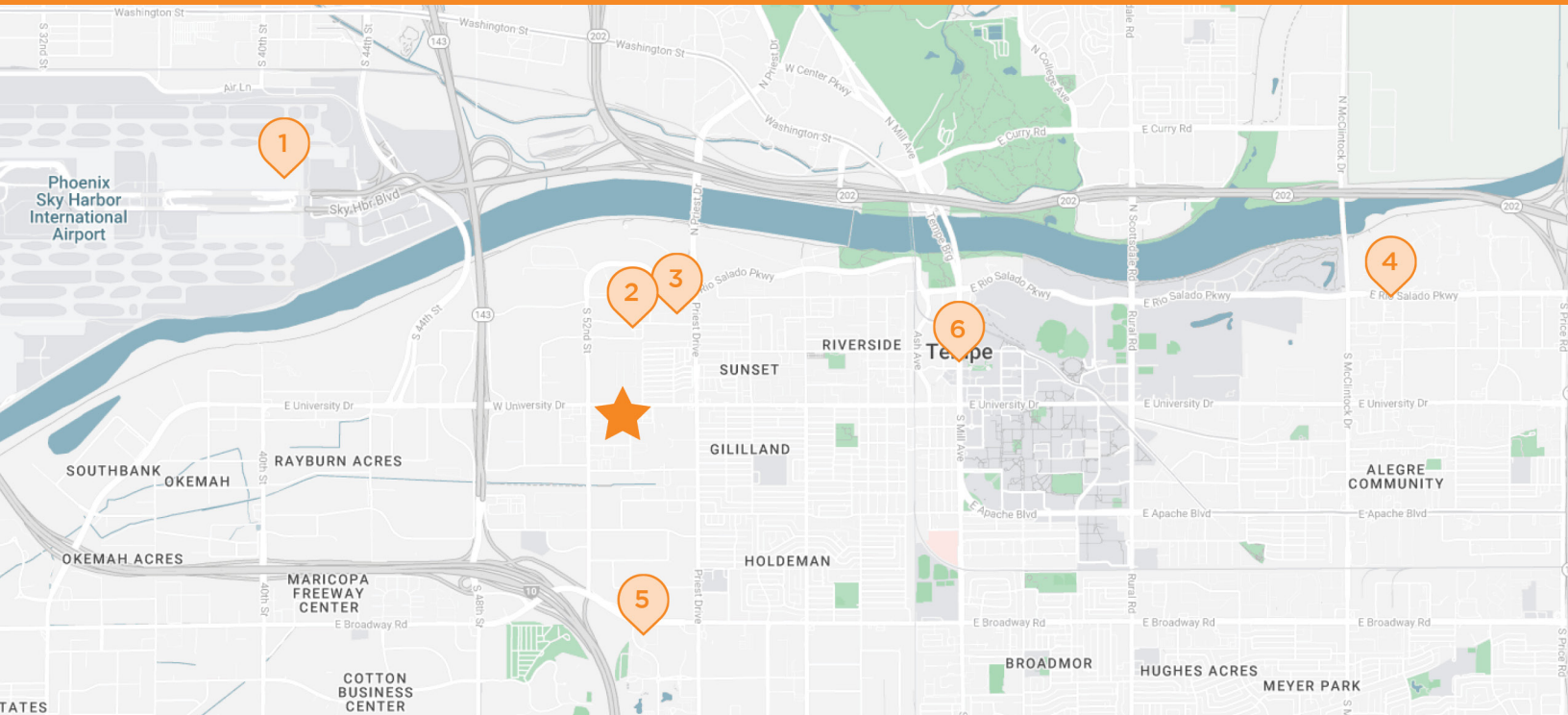
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## GATEWAY UNIVERSITY PARK

1705-1797 W University Dr, Tempe, AZ 85281



### PHOENIX SKY HARBOR AIRPORT

3400 Sky Hbr Blvd  
Tempe, AZ 85034



### CARDINAL HEALTH

1724 W 3rd St  
Tempe, AZ 85281



### HYATT HOTEL

1413 W Rio Salado Pkwy  
Tempe, AZ 85281



### TARGET

1800 E Rio Salado Pkwy Ste 120  
Tempe, AZ 85288



### STARBUCK COFFEE

1537 W Broadway Road  
Tempe, AZ 85282



### US POST OFFICE

500 S Mill Ave  
Tempe, AZ 85281