

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 | 1,681-2,447 SF |
| BUILDING SIZE | 268,405 SF |
| MARKET | Phoenix |

For more information, please contact:

RICKY BORANE

LEASING MANAGER
BKM MANAGEMENT COMPANY
P. 602.362.0803
E. RBORANE@BKMMGMT.COM

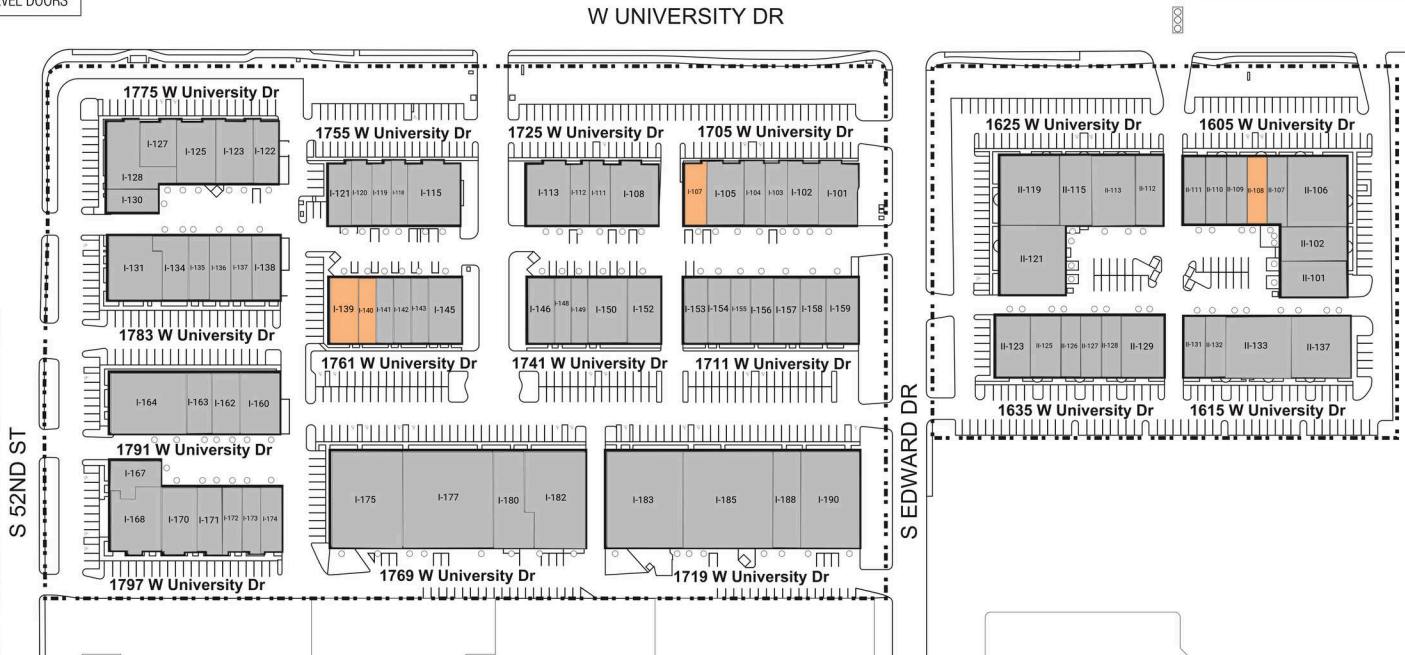
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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|--------|------------|-------------|----------|------|----------|-----|----|
| 1705 | I-107 | 2,040 | 1,533 | 75 | N/A | N/A | N/A | |
| 1761 | I-139 | 2,447 | 839 | 34 | N/A | N/A | N/A | |
| 1761 | I-140 | 1,681 | 628 | 37 | N/A | N/A | N/A | |
| 1605 | II-108 | 1,750 | 898 | 51 | N/A | N/A | N/A | |

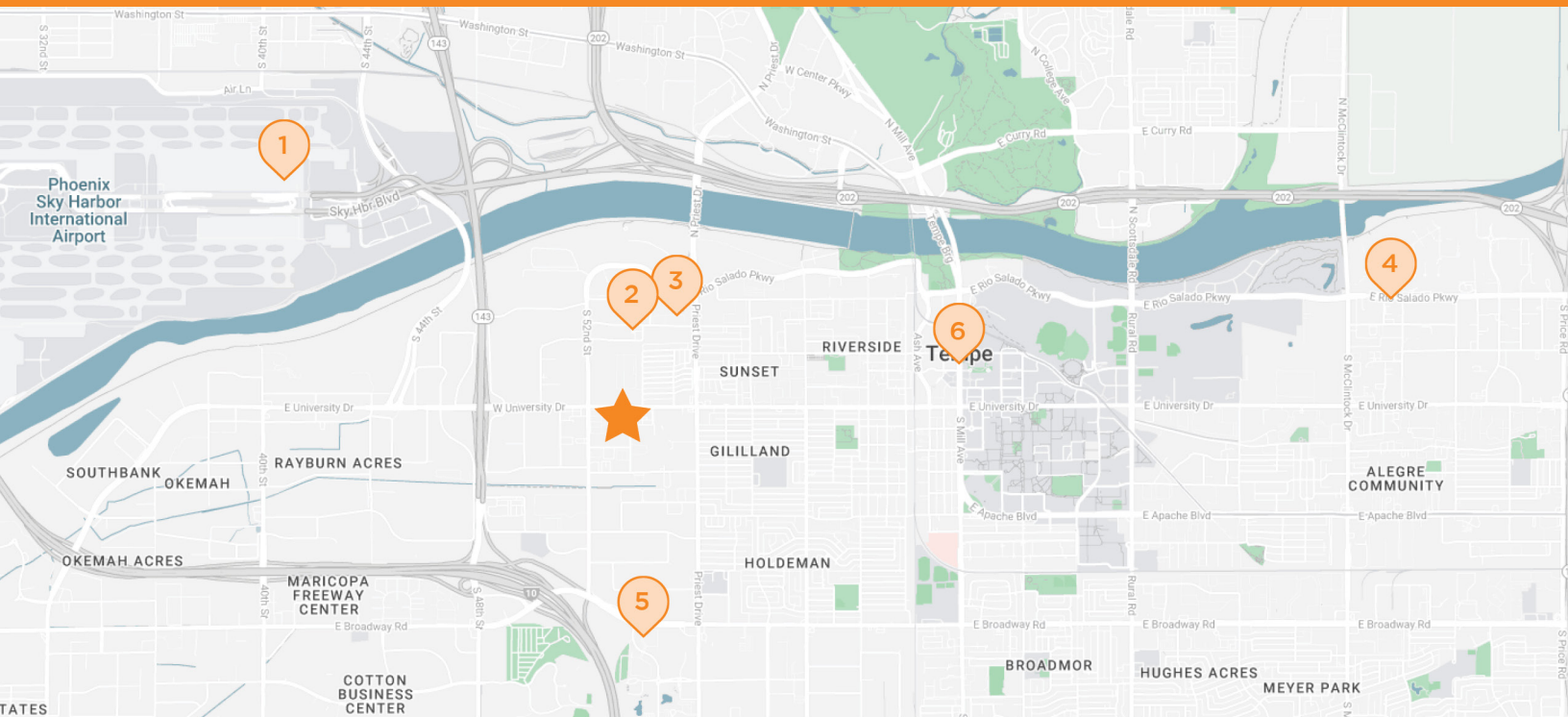
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1705-1797 W University Dr, Tempe, AZ 85281



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