

# 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	1,717-2,447 SF
BUILDING SIZE	268,405 SF
MARKET	Phoenix

For more information, please contact:

### RICKY BORANE

LEASING MANAGER  
BKM MANAGEMENT COMPANY  
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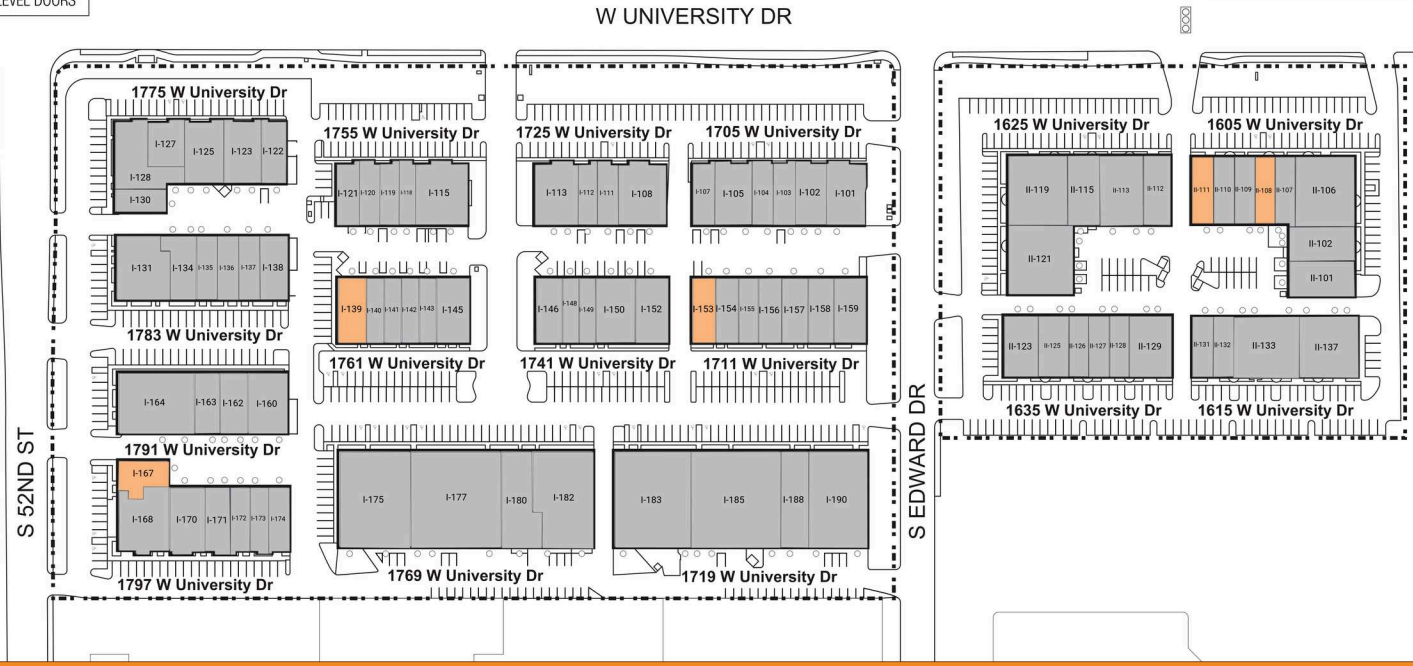
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE   ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
1761	I-139	2,447	839	34	N/A	N/A	N/A	
1711	I-153	2,400	1,417	59	N/A	N/A	N/A	
1797	I-167	2,271	586	26	N/A	N/A	N/A	
1605	II-108	1,750	898	51	N/A	N/A	N/A	
1605	II-111	1,717	1,717	100	N/A	N/A	N/A	

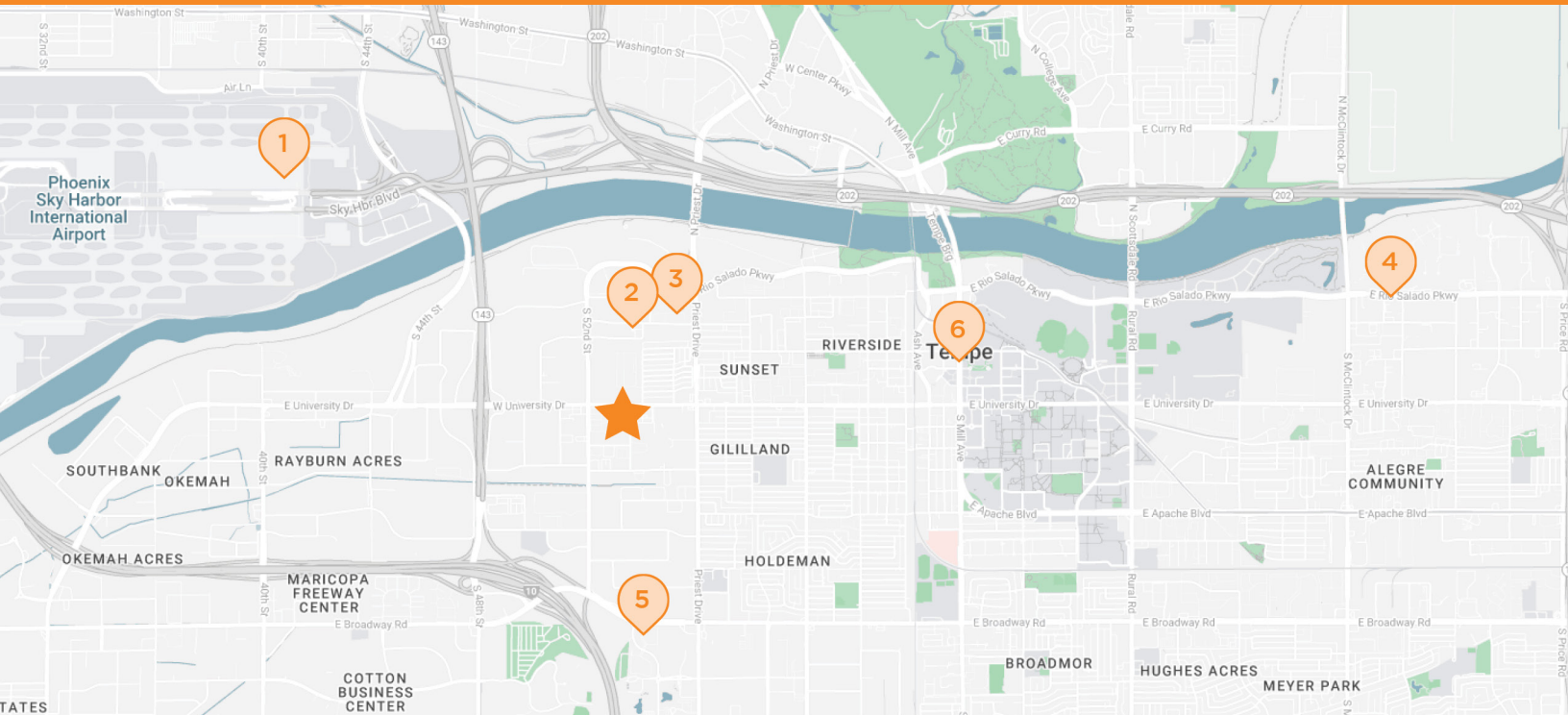
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1705-1797 W University Dr, Tempe, AZ 85281



### 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