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	1,750-4,577 SF
BUILDING SIZE	268,653 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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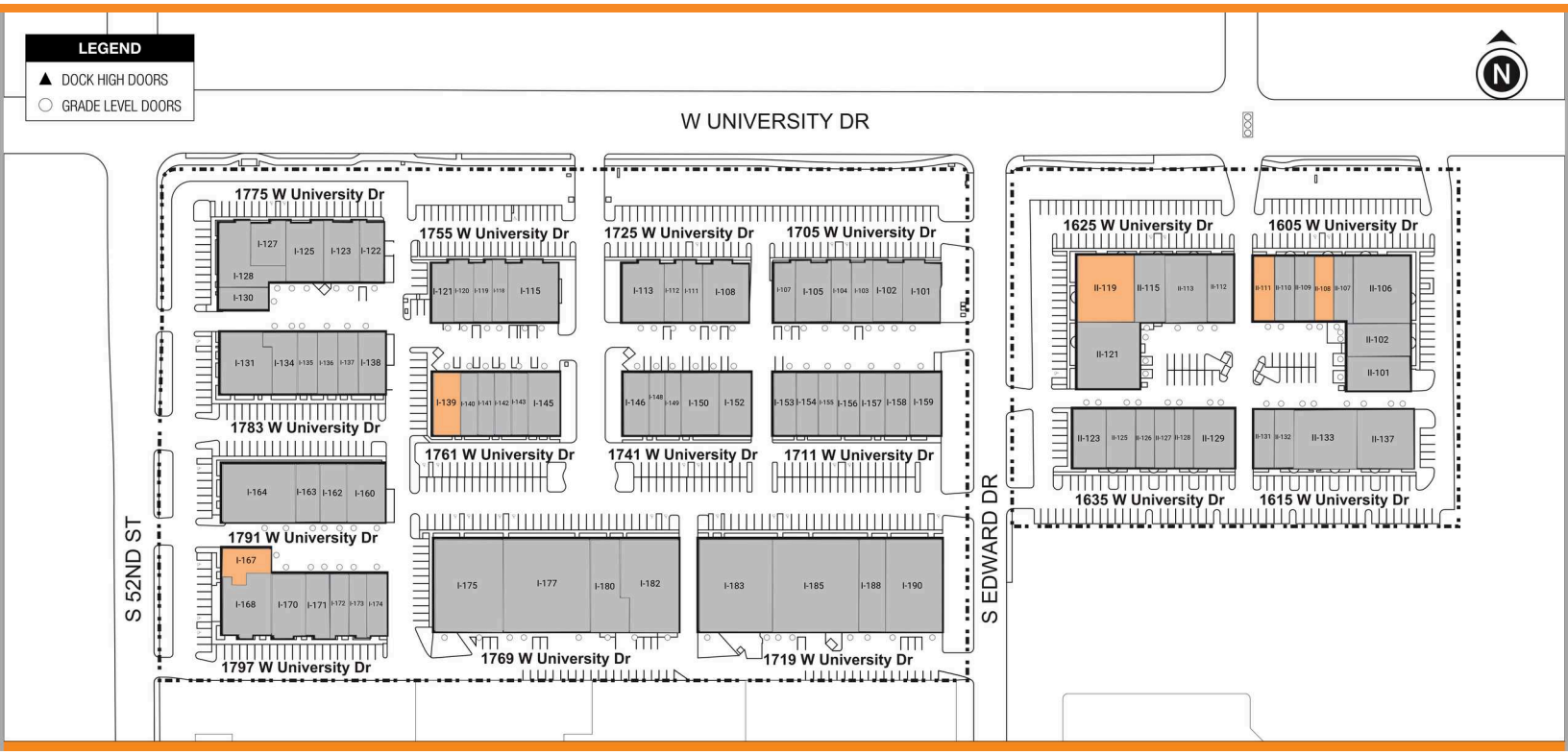

AVAILABLE OCCUPIED

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	
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	1,805	1,717	95	N/A	N/A	N/A	
1625	II-119	4,577	2,475	54	N/A	N/A	N/A	

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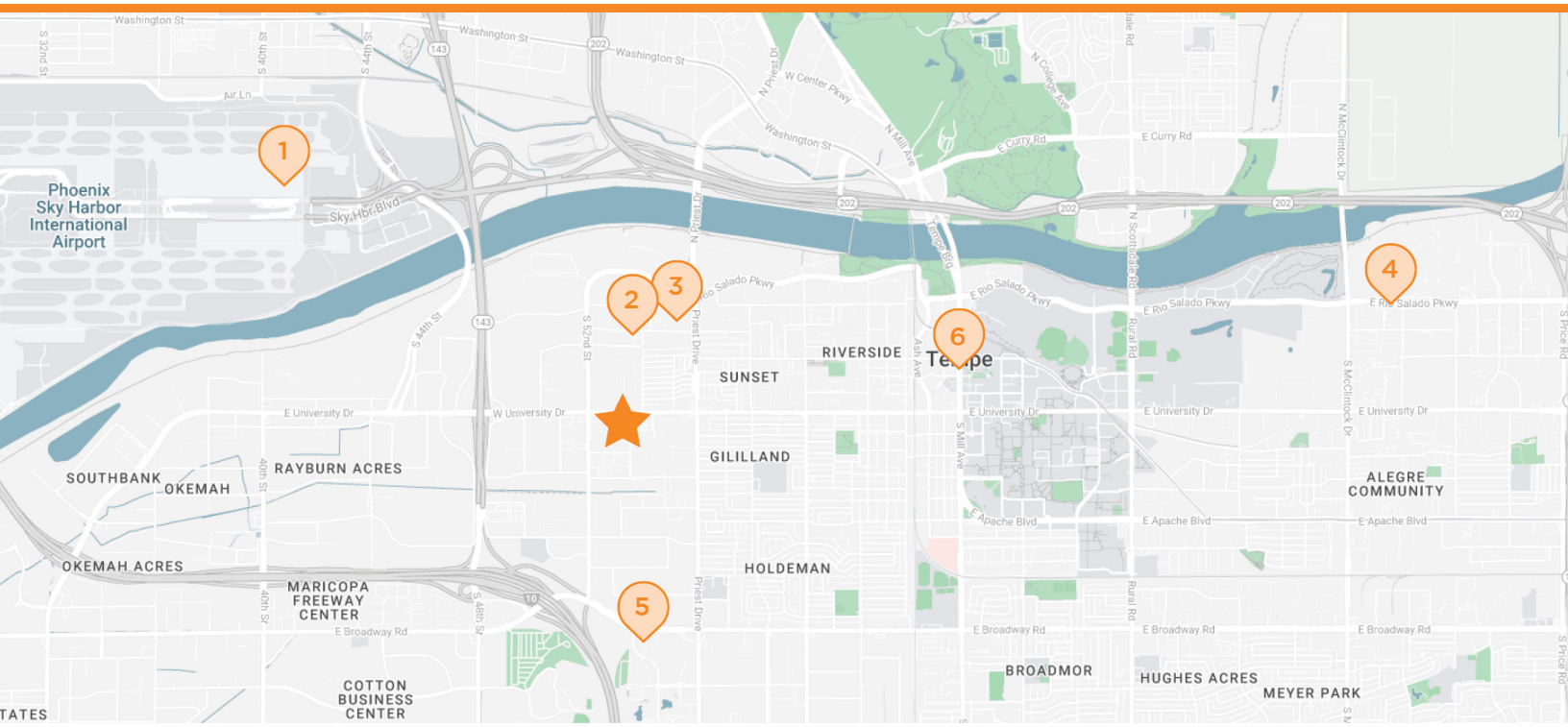

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1705-1797 W University Dr, Tempe, AZ 85281

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1 **PHOENIX SKY HARBOR AIRPORT**
3400 Sky Hbr Blvd
Tempe, AZ 85034

2 **CARDINAL HEALTH**
1724 W 3rd St
Tempe, AZ 85281

3 **HYATT HOTEL**
1413 W Rio Salado Pkwy
Tempe, AZ 85281

4 **TARGET**
1800 E Rio Salado Pkwy Ste 120
Tempe, AZ 85288

5 **STARBUCK COFFEE**
1537 W Broadway Road
Tempe, AZ 85282

6 **US POST OFFICE**
500 S Mill Ave
Tempe, AZ 85281