



- 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  
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# GATEWAY UNIVERSITY PARK

1705-1797 WEST UNIVERSITY DRIVE • TEMPE, AZ 85281



■ 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 |    |



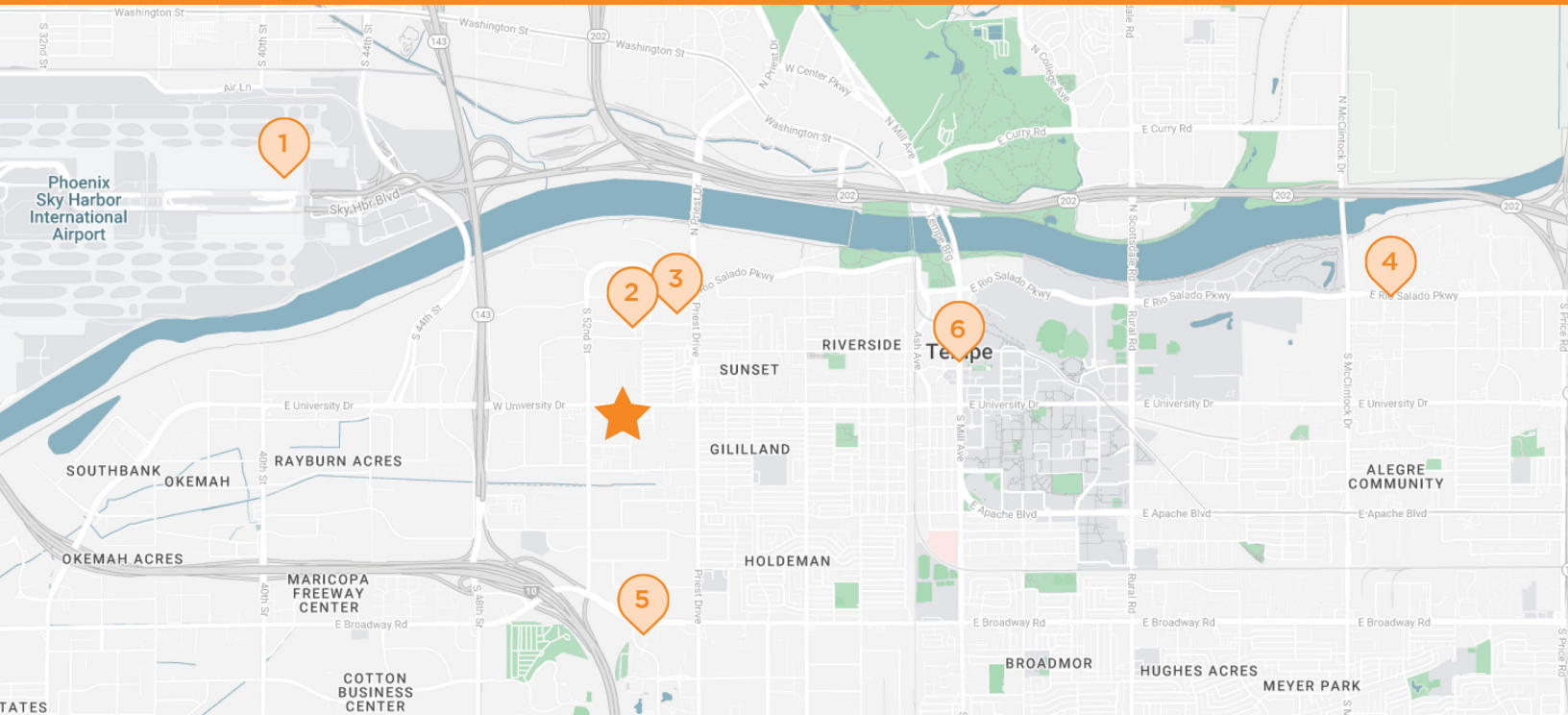
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## GATEWAY UNIVERSITY PARK

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