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	1,540-5,635 SF
BUILDING SIZE	268,937 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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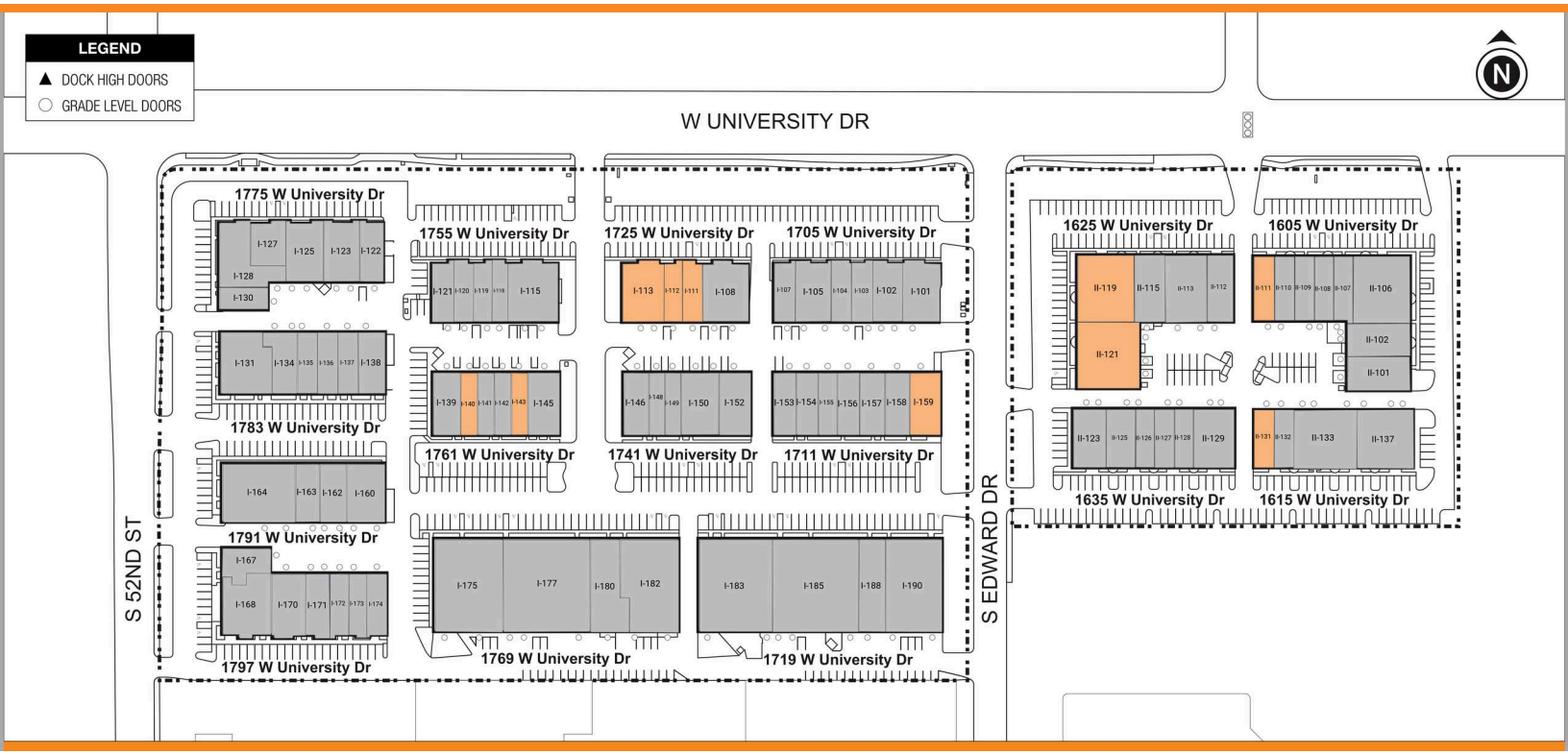

AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
1725	I-111	1,540	1,095	69	IND	1	0	
1725	I-112	1,540	987	63	IND	1	0	
1725	I-113	3,693	2,794	71	IND	2	0	
1761	I-140	1,681	638	37	IND	1	0	
1761	I-143	1,650	1,132	69	IND	1	0	
1711	I-159	3,401	3,401	100	IND	2	0	
1605	II-111	1,805	1,805	100	IND	1	0	
1625	II-119	4,577	2,298	40	IND	3	0	
1625	II-121	5,635	2,045	36	IND	N/A	N/A	
1615	II-131	1,728	1,168	67	IND	1	0	

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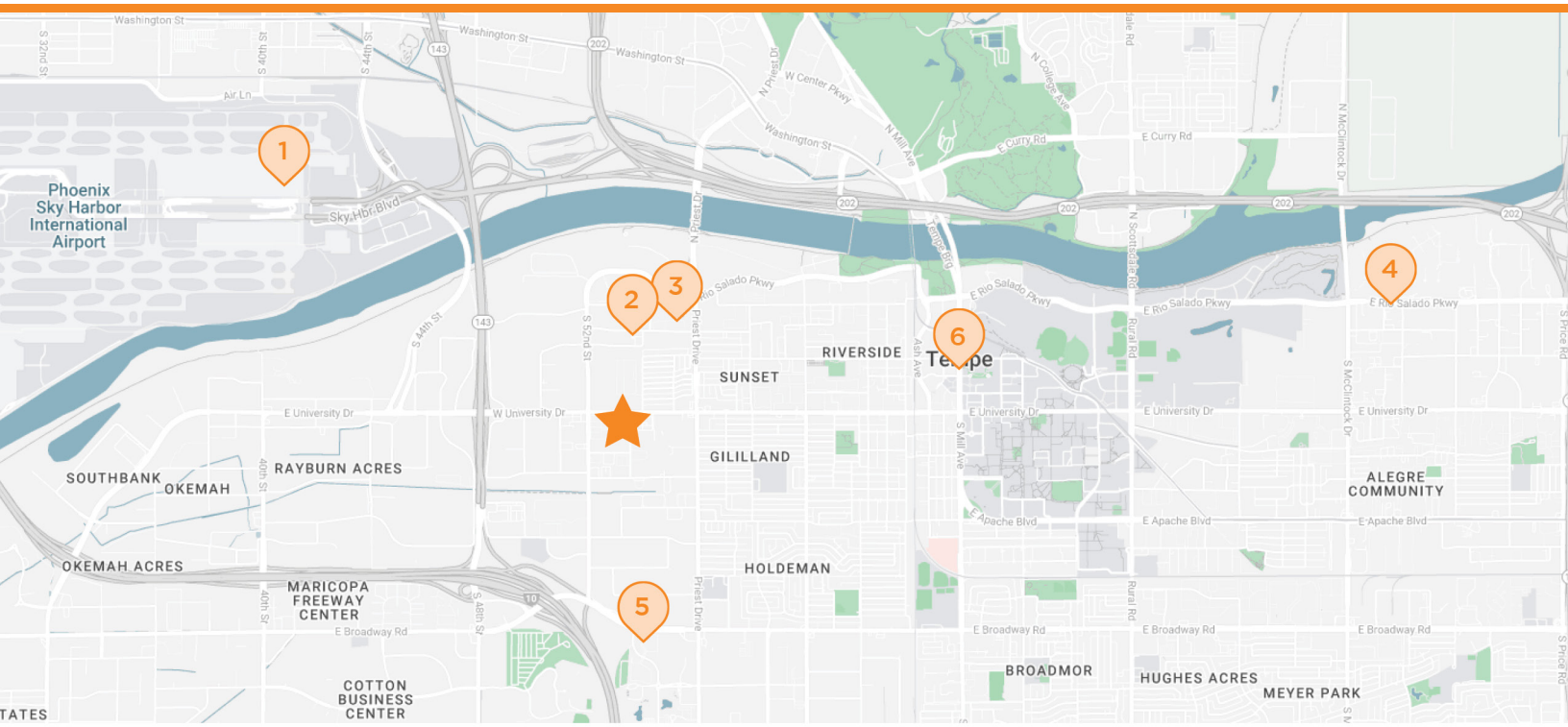

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1705-1797 W University Dr, Tempe, AZ 85281

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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