

# GATEWAY UNIVERSITY PARK

1705-1797 West University Drive Tempe, AZ 85281



Available SF  
**1,470-3,383 SF**

Renovated  
**2023**

Clear Height  
**15'**

Location  
**TEMPE, AZ**



## FOR MORE INFORMATION

**Ricky Borane**  
Leasing Manager  
BKM Management Company  
P. 602.362.0803  
E. [RBORANE@BKMMGMT.COM](mailto:RBORANE@BKMMGMT.COM)

- 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

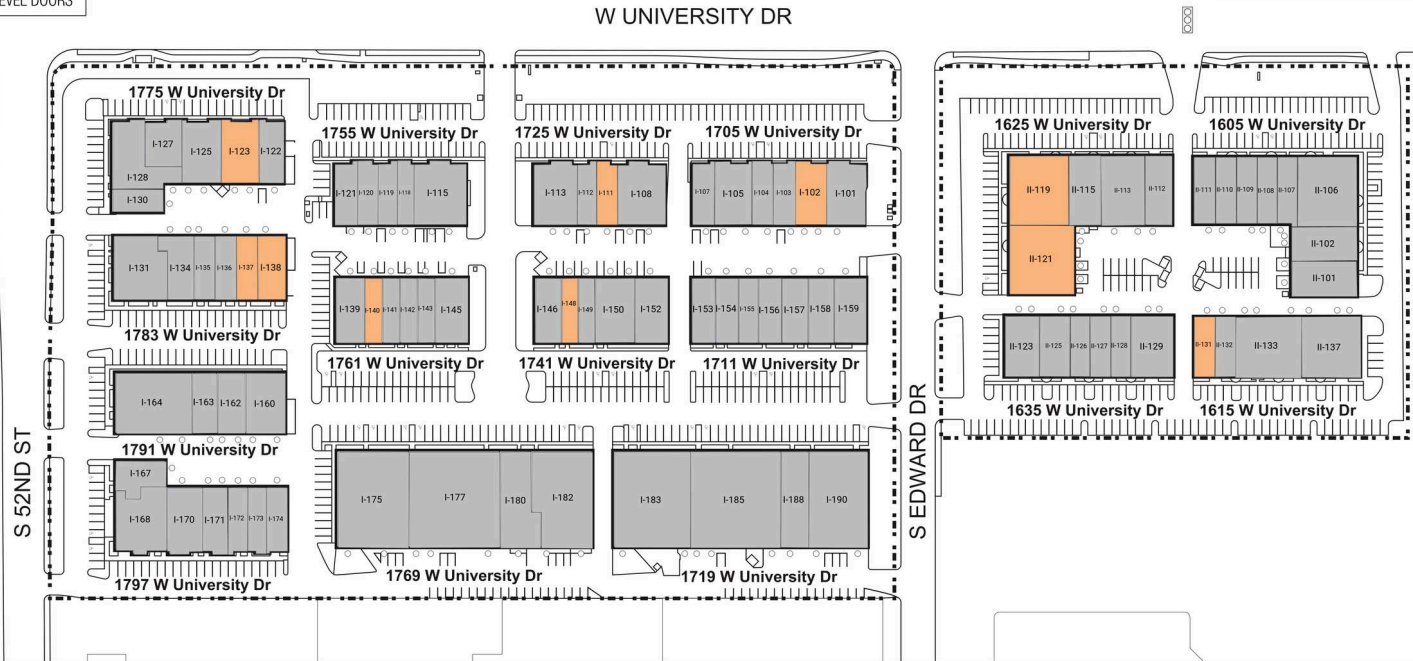
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	OFFICE %	TYPE	CLEAR HT	GL	DL
1705	I-102	2,240	2,254	100%	IND	0	1	0
1725	I-111	1,540	1,095	69%	IND	16	1	0
1775	I-123	3,383	2,571	76%	IND	15	2	0
1783	I-137	1,728	1,101	64%	IND	15	1	0
1783	I-138	2,310	833	36%	IND	15	1	0
1761	I-140	1,681	638	37%	IND	14	1	0
1741	I-148	1,470	824	56%	IND	16	1	0
1615	II-131	1,728	1,168	67%	IND	17	1	0

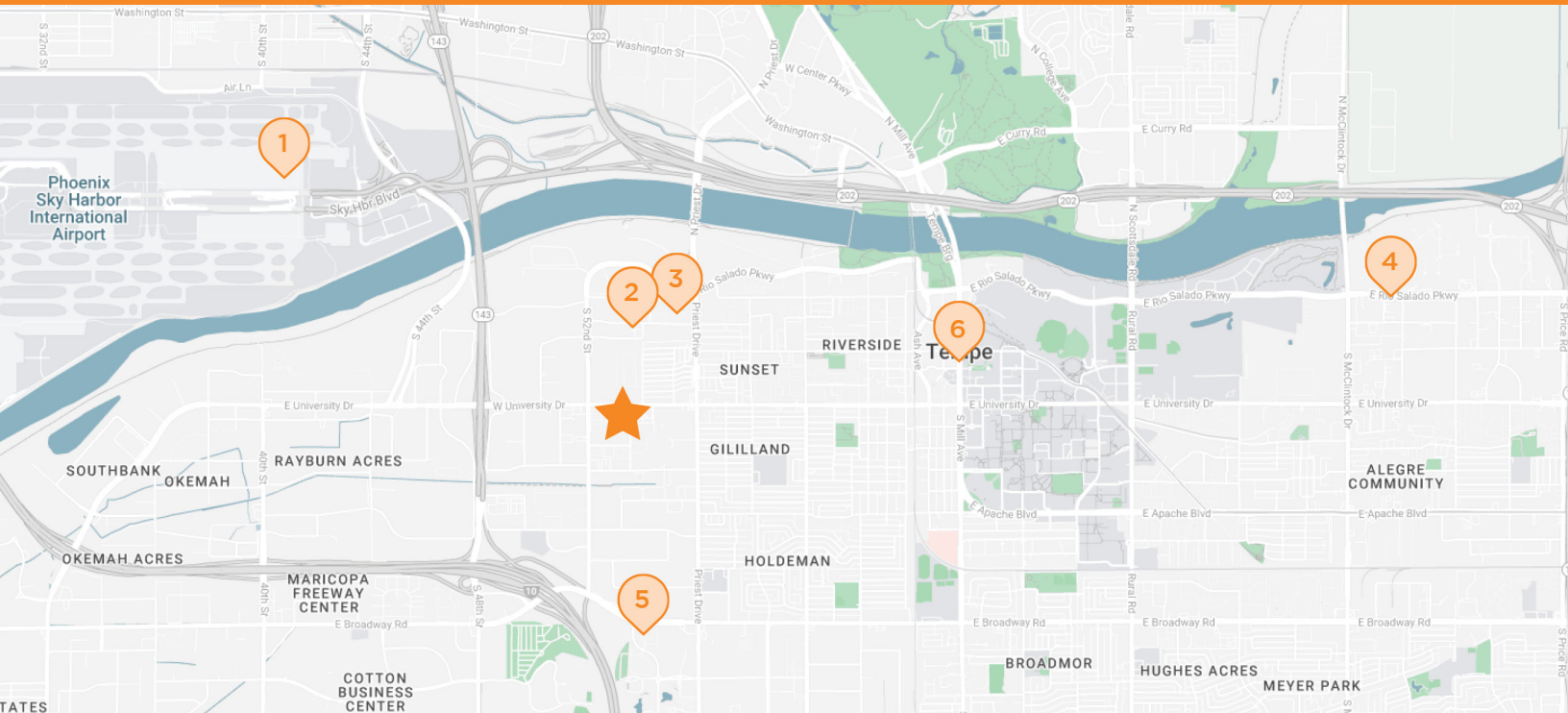
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 **1 PHOENIX SKY HARBOR AIRPORT**  
3400 Sky Hbr Blvd  
Tempe, AZ 85034

 **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