

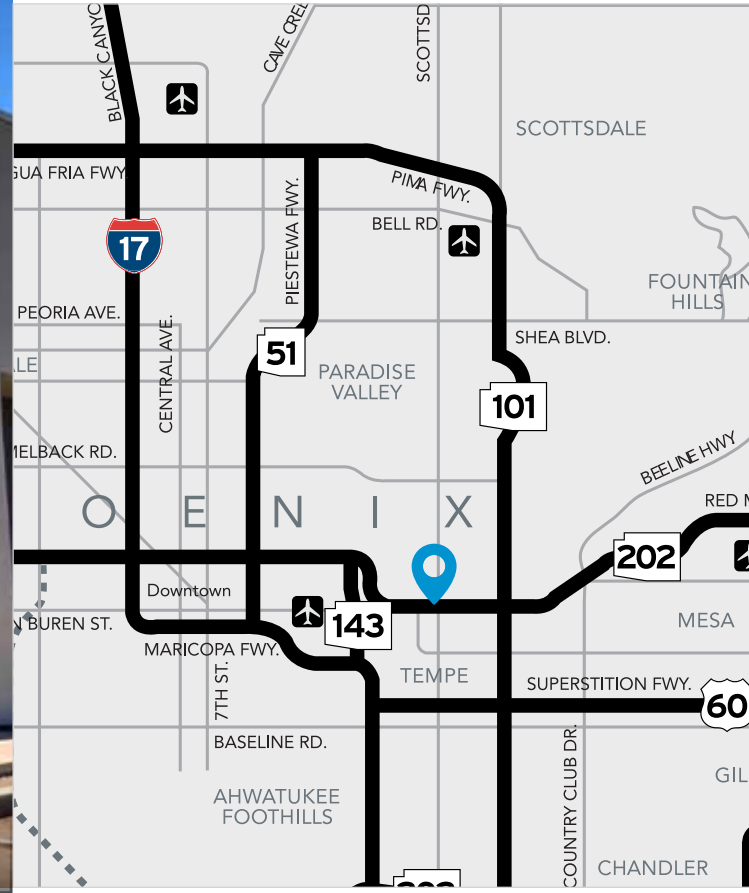
# Office/Industrial Available at Gateway University Park I



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## 1705–1797 West University Drive, Tempe | AZ

### FEATURES


- 


±199,835 SF project containing both pure office and combination office/warehouse space




GID Zoning
- 


1/4-mile from Hohokam SR 143; 1/2-mile from Interstate 10; 1 mile from ASU, I-17 and Loop 202; 4 miles from Loop 101




2.6:1000 parking ratio
- 

Landlord maintains all HVAC and EVAP as part of base year operating expenses



Three-phase power
- 

Rental Structure: IG with Base Year

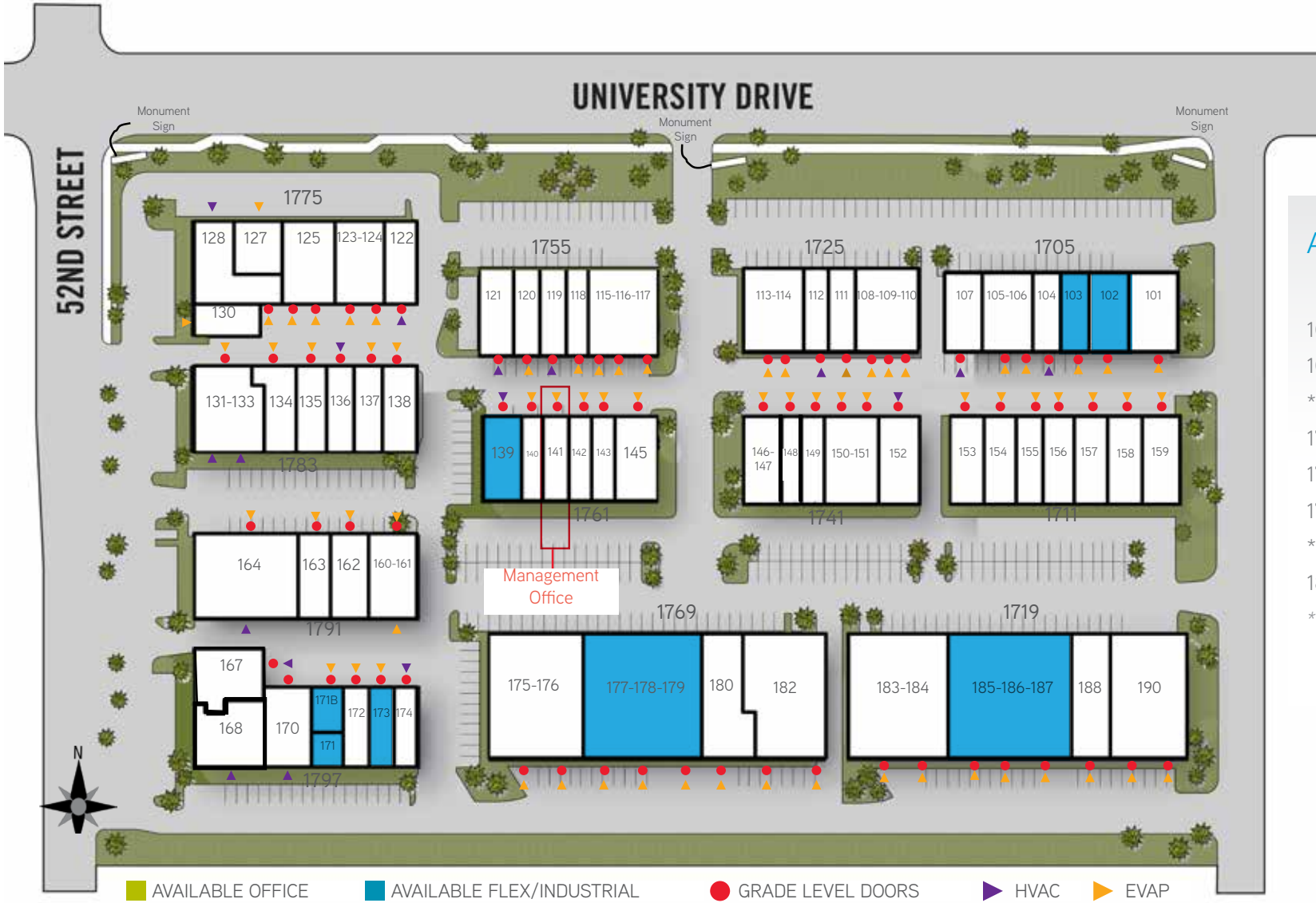


Grade level loading

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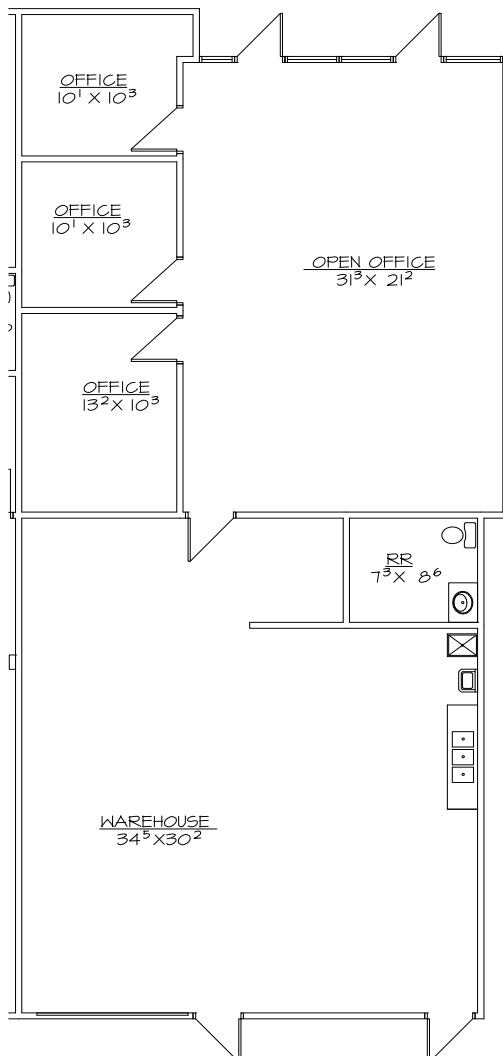
### Available Units

- 102 | ±2,240 SF
- 103 | ±1,643 SF
- \*139 | ±2,447 SF
- 171-171B | 1,656 SF
- 173 | ±1,650 SF
- 177-179 | ±10,730 SF\*\* | Virtual Tour
- \*\*Demisable to ±8,000 SF
- 185-187 | ±14,064 SF
- \*Spec Suite

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Suite 102  
±2,240 SF

1775	1755	1725	1705
1783	1761	1741	1711
1791			
1797	1769	1719	

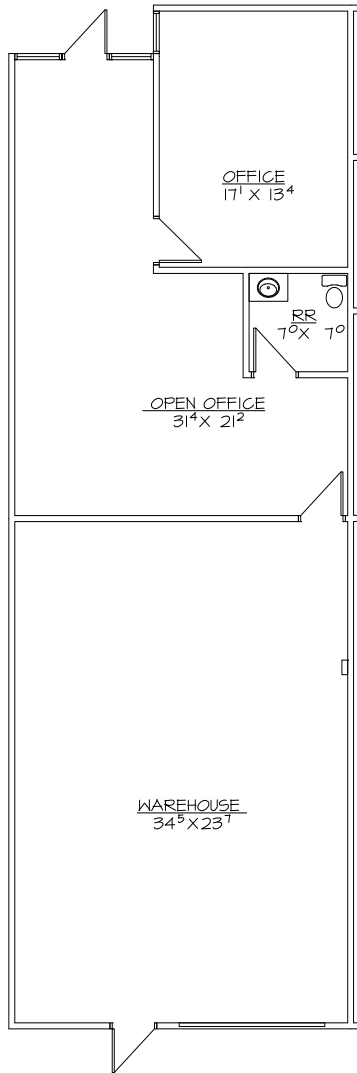


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Suite 103  
±1,643 SF  
SPEC SUITE

1775	1755	1725	1705
1783	1761	1741	1711
1791			
1797	1769	1719	

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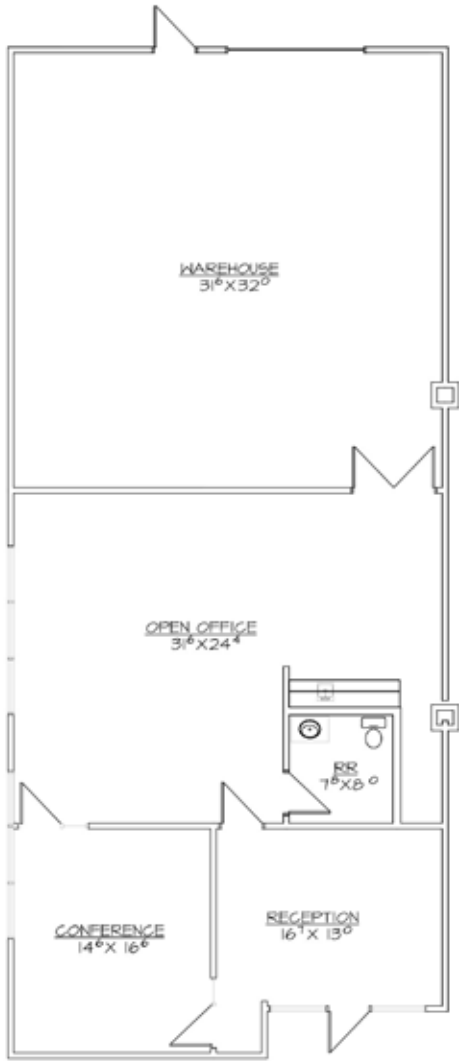
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Suite 139  
±2,447 SF  
Spec Suite



1775	1755	1725	1705
1783	1761	1741	1711
1791			
1797	1769	1719	

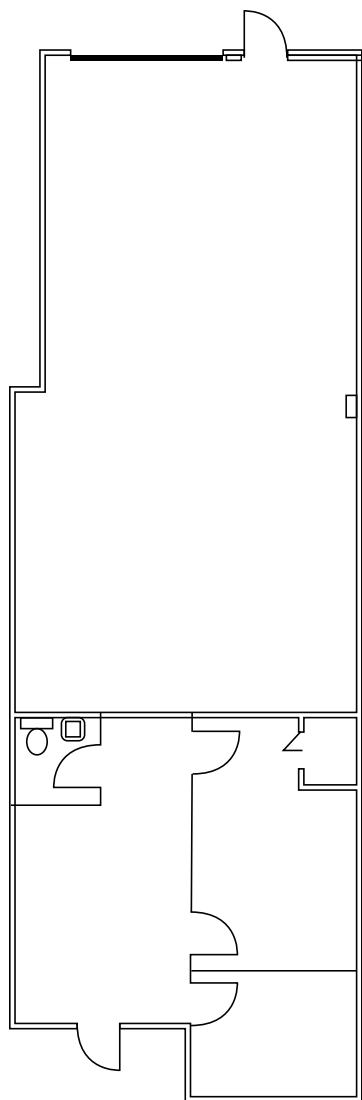
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Suite 171-171B  
±1656 SF



1775	1755	1725	1705
1783	1761	1741	1711
1791	1769	1719	
1797			



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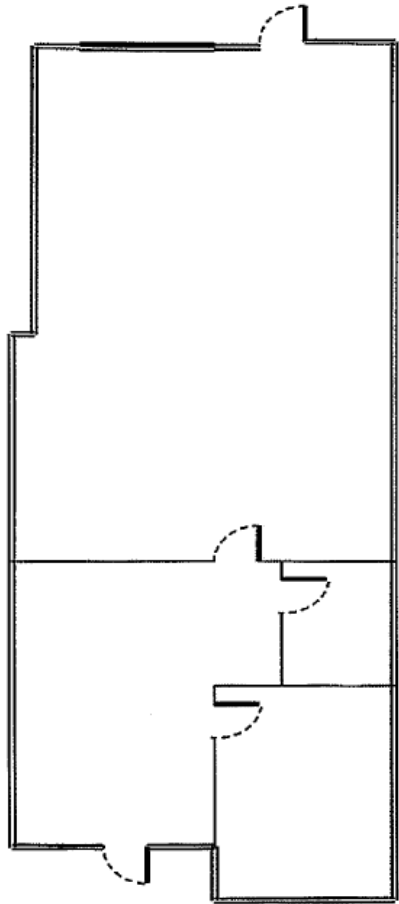
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Suite 173  
±1650 SF  
SPEC SUITE

1775	1755	1725	1705
1783	1761	1741	1711
1791			
1797	1769	1719	

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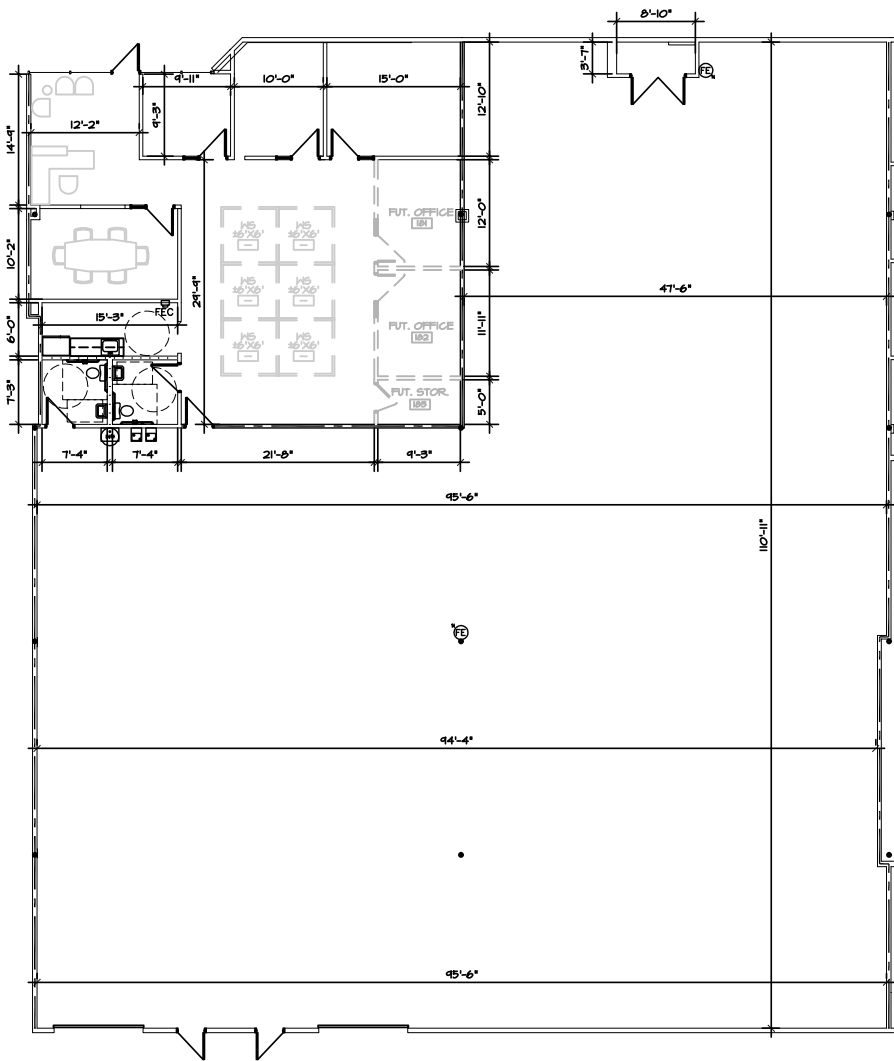
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Suite 177-179

±10,730 SF\*

\* Demisable to ±8,000 SF

1775	1755	1725	1705
1783	1761	1741	1711
1791	1769	1719	
1797			

[CLICK TO VIEW VIRTUAL TOUR](#)

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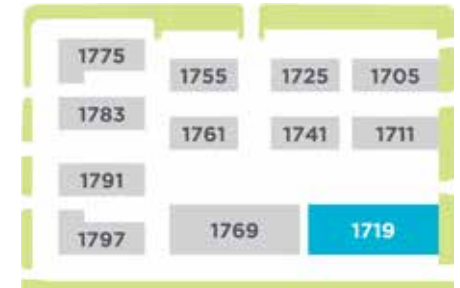
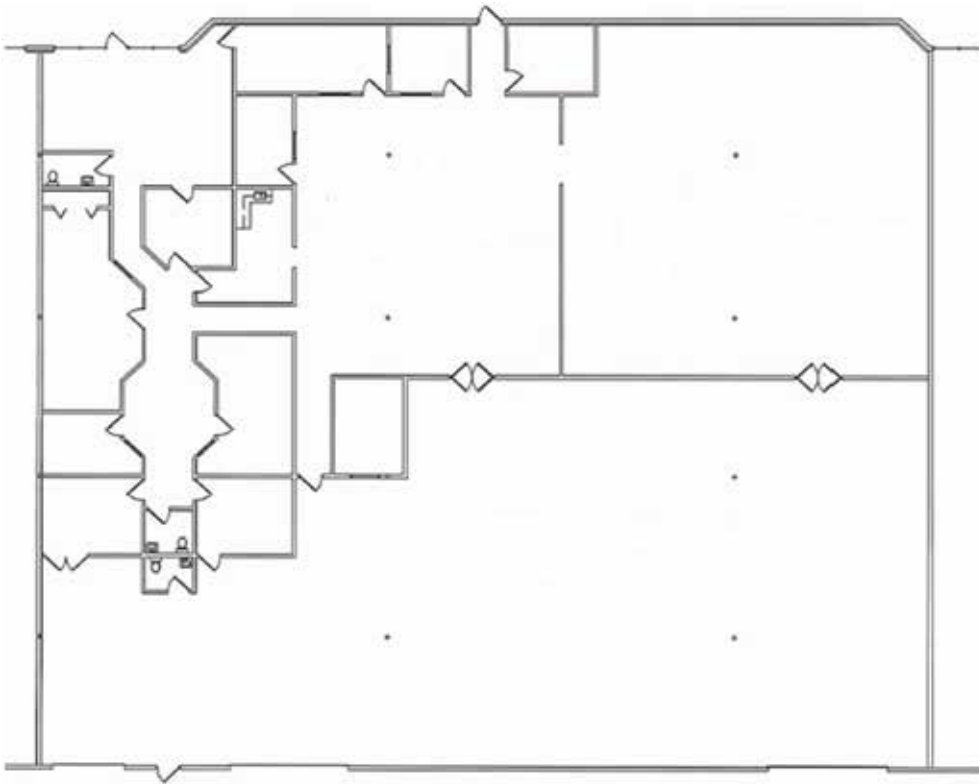
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Suite 185-187  
±14,064 SF\*  
Available 07/01/2020



PHOTOS COMING SOON

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