

UNIVERSITY TECH CENTER

1830 W. UNIVERSITY DRIVE | TEMPE, AZ 85281



FEATURES

- Suite 109: ±3,008 SF Available
- \$22.00/SF, Modified Gross for creative build-out. Tenant responsible for electric and janitorial.
- Space can be taken as is at \$15.00/SF
- University Drive Frontage with Excellent Visibility
- Plug & Play - 13 cubes
- Covered Parking Available
- Up to 4.5:1000 Parking (1:1,000 covered reserved)
- Within 1.5 Miles from Arizona State University Main Campus and Mill Avenue Retail Amenities
- Within 1.5 miles of Sky Harbor International Airport

EXCLUSIVELY REPRESENTED BY:

ANDREW BRIGHAM
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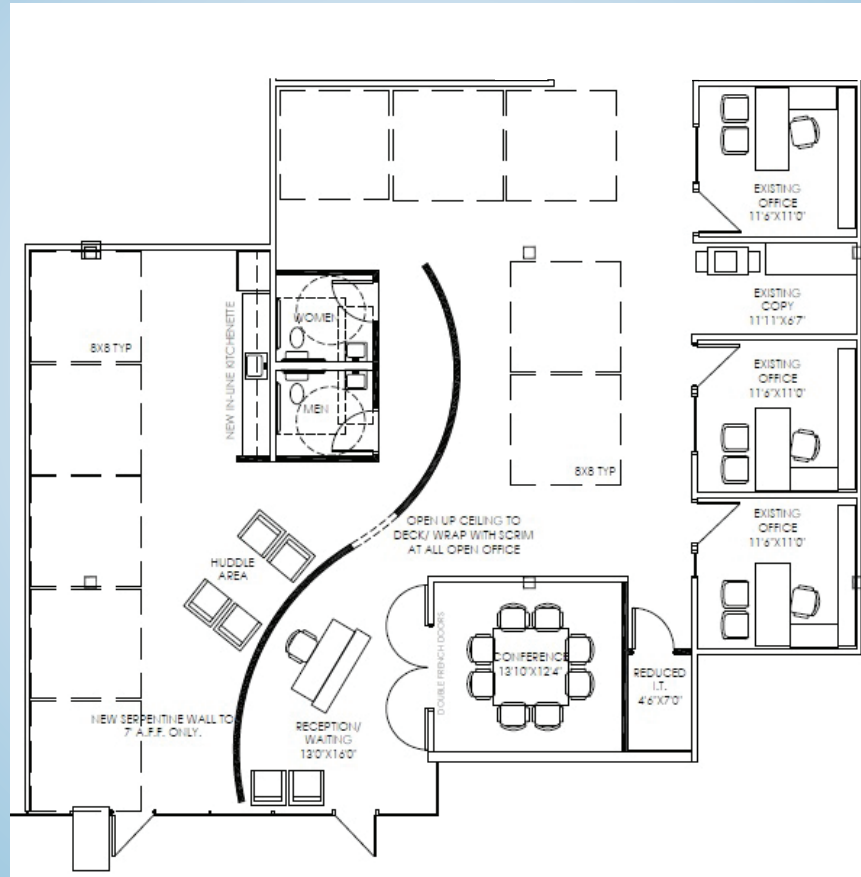
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CBRE

1830 W. UNIVERSITY DRIVE | TEMPE, AZ 85281
SUITE 109: ±3,008 SF
\$22.00 PSF MG
CREATIVE SPACE FLOOR PLAN

UTC

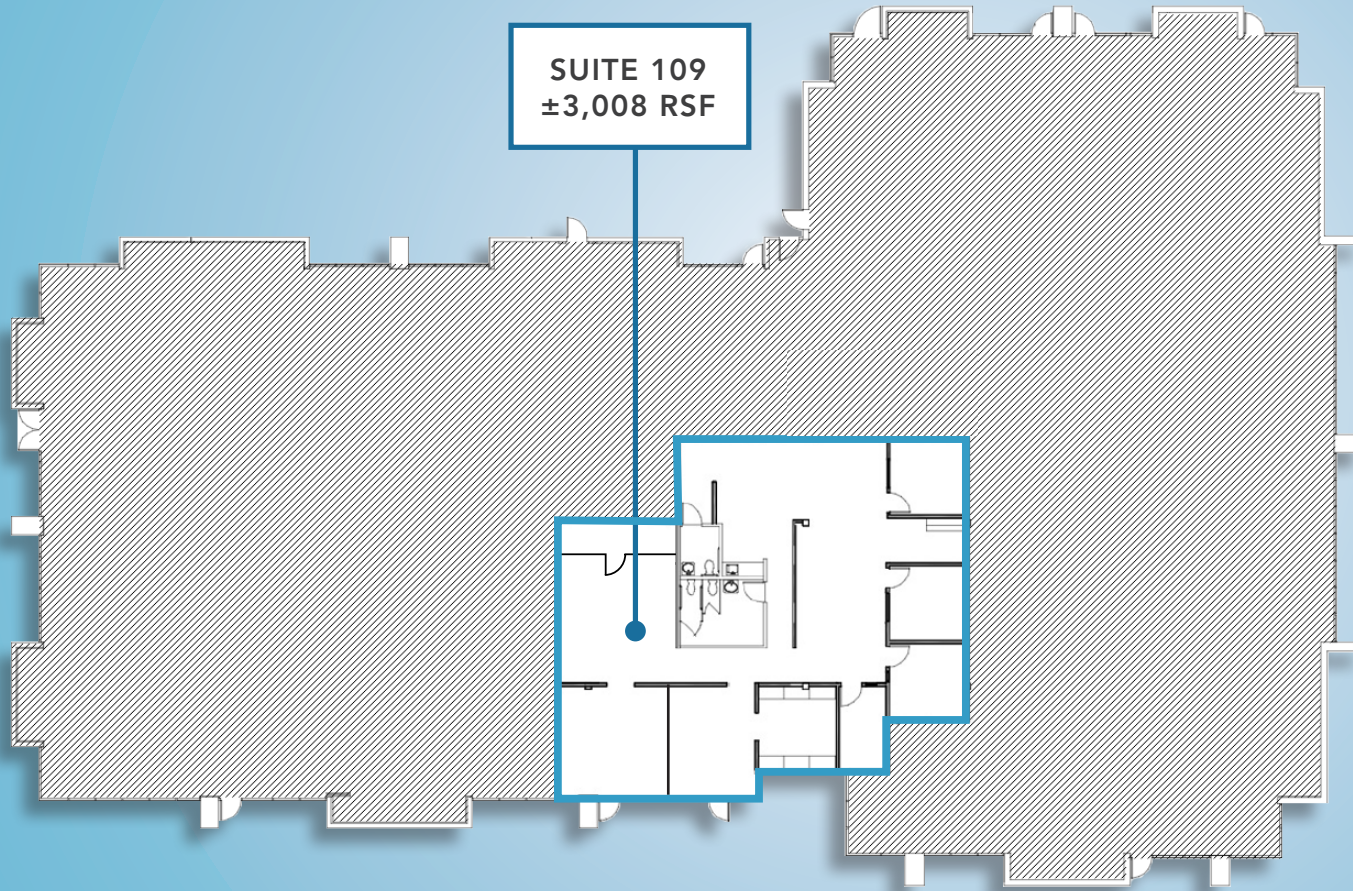
REPRESENTATIVE BUILDOUT




NOT TO SCALE

1830 W. UNIVERSITY DRIVE | TEMPE, AZ 85281
SUITE 109: ±3,008 SF
\$15.00 PSF MG
13 CUBES IN OPEN AREAS

UTC



NOT TO SCALE

MAJOR EMPLOYERS IN THE AREA



APRIA HEALTHCARE®



Pepsi Bottling Group

NEARBY RESTAURANTS



Sushi-Bar-Restaurant



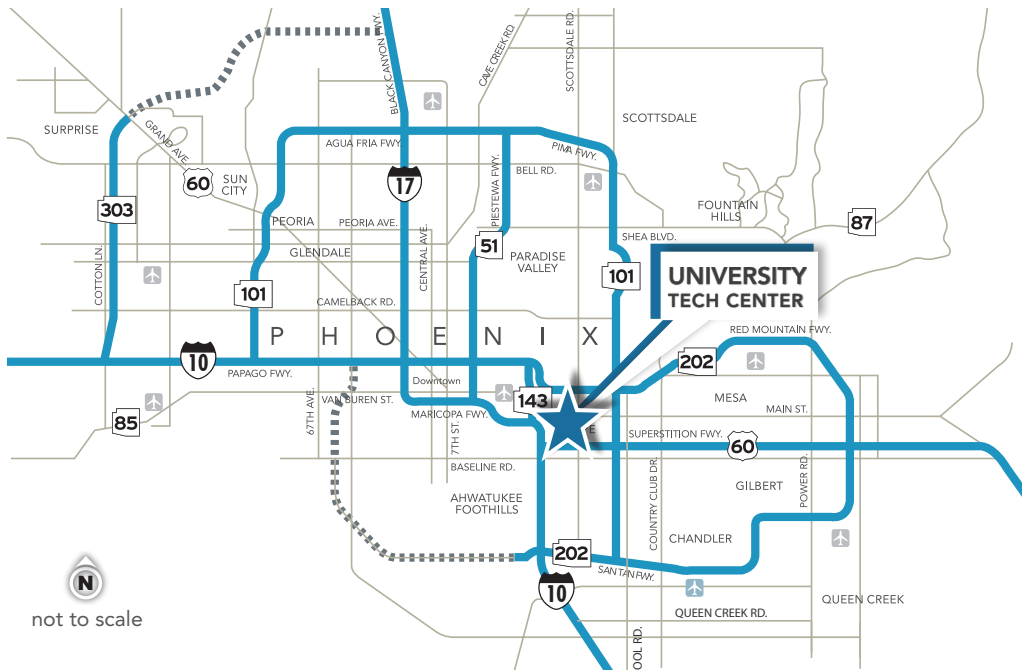
STARBUCKS



FIVE GUYS
BURGERS and FRIES



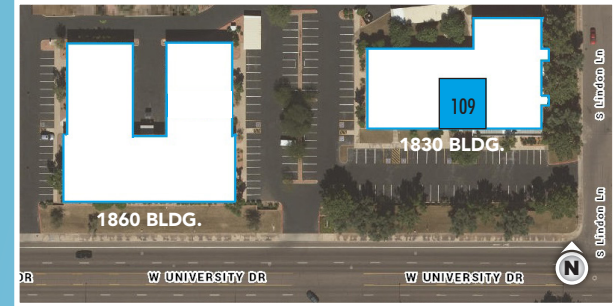
Chipotle



not to scale

UTC

1830 & 1860 W. UNIVERSITY DRIVE
TEMPE, AZ 85281



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