

MADISON SQUARE



 **TRANSWESTERN®**

100 NORTH 7TH AVENUE, PHOENIX



MODERN OFFICE BUILDING.

100 Seventh is a four-story, Class A office building that provides a modern foundation for corporate office users. Built in 2008, the building provides a unique setting where the past meets the present. Formerly the grounds of Phoenix Madison Square Garden, the historic 800 Adams building still stands and serves as a nod to the property's rich past.

The building features approximately 94,245 square feet of high quality design and construction with efficient floorplates to accommodate an extensive range of tenant requirements. Located on the corner of 7th Avenue and Adams Street and part of the Madison Square Campus, 100 Seventh offers great views of downtown while surrounded by lush green outdoor space and plentiful parking.

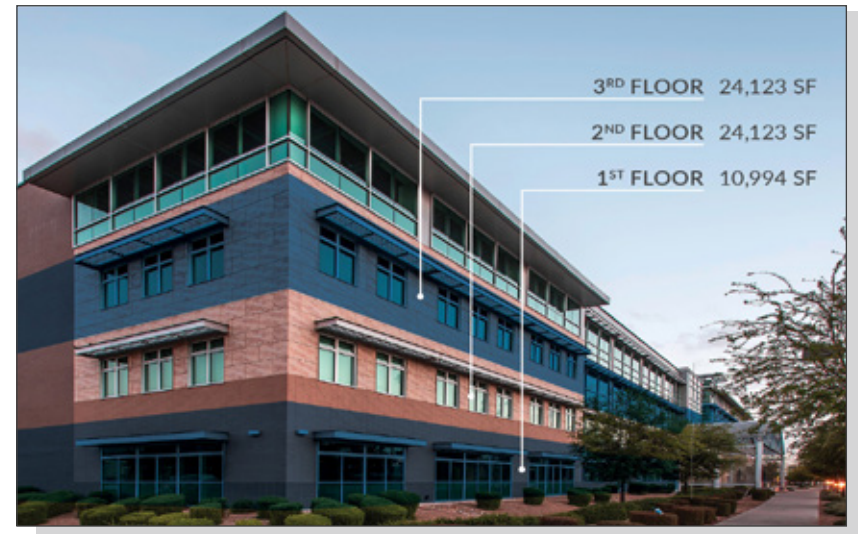
Building Features:

- On-site 24-hour building security
- Modern construction
- Adjacent multi-level parking garage
- Functional and flexible floor plates
- Outstanding views of Downtown Phoenix and the Capitol Mall

Building Facts:

94,245 SF
\$28.00-\$29.75/SF
3.2: 1,000 Parking Ratio

HISTORIC GROUNDS.



TYPICAL FLOOR PLAN



Available Space:

Suite 110	8,891 SF
Suite 200 (Full Floor Spec Suite)	24,123 SF
Suite 300	24,123 SF



Art Sculptures Facing Seventh Avenue



Interior Office Space



Conference Room in Second Floor Spec Suite

UNPARALLELED ACCESS.

ABUNDANT AMENITIES.



Amenities within 1 mile.

Daily Conveniences

1. Cartel Coffee Lab
2. Clean Freak Car Wash
3. Fry's Grocery Store
4. Wells Fargo Bank

Government

5. Phoenix Federal Building
6. US District Court

Health & Fitness

7. Orange Theory Fitness

Hotels

8. Sheraton Grand
9. Westin Phoenix

Multifamily Communities

10. CityScape Residences
11. Toll Brothers - 243 Units
12. PURE Fillmore

Restaurants & Bars

13. Arrogant Butcher
14. Breadfruit & Rum Bar
15. Chico Malo
16. Cibo
17. Hanny's
18. Majerle's Sports Grill
19. Matt's Big Breakfast
20. Nobuo At Teeter House
21. Nook Kitchen Downtown

22. State 48 Brewery
23. Valley Bar
24. Vig Fillmore

Sports & Entertainment

25. Chase Field
26. Comerica Theatre
27. Crescent Ballroom
28. Talking Stick Resort Arena
29. The Van Buren

Education

30. Downtown ASU Campus

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MULTI-LEVEL
Parking Garage

100 SEVENTH
100 N 7th Ave

250 SEVENTH
250 N 7th Ave

800 ADAMS
800 W Adams St

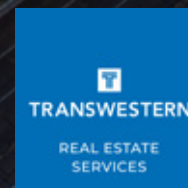


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