

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.

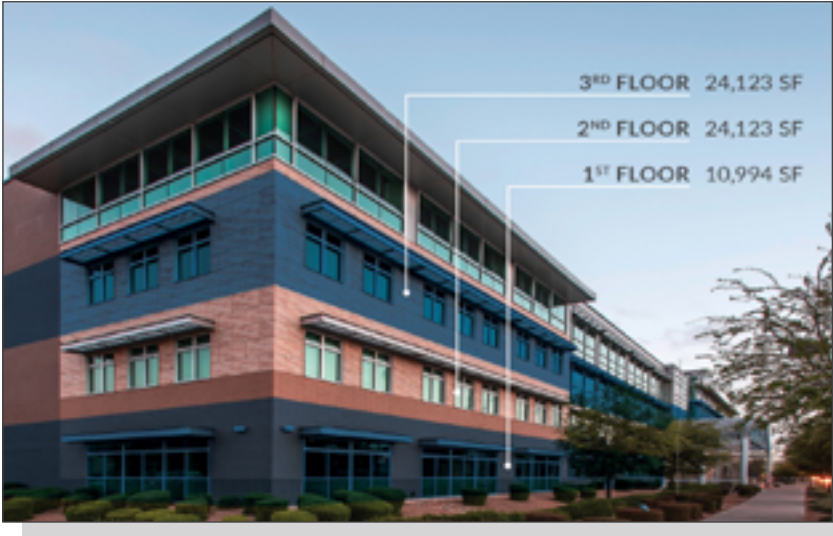
Building Features:

- 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 150	10,994 SF
Suite 200	24,123 SF
(Full Floor Spec Suite)	
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

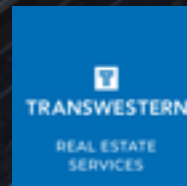
800 ADAMS
800 W Adams St

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