

829 N 1ST AVENUE PHOENIX, ARIZONA

point**b**.  TRANSWESTERN<sup>®</sup>

the *Hardware*  
STORE

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STORE



# the *Hardware* STORE

## *Historically a Place with Purpose*

Renovated in 2019, the historic knights of Pythias building was built in 1928 and designed by local architects Lescher & Mahoney. The building is on the National Register of Historic Places and represents the Spanish colonial revival influence of its time. Originally a clubhouse for the fraternal organization, the Knights of Pythias building was not only a social hub but later a staple in the community as the local home appliance and hardware store.



## Available for Lease

**15,023 RSF**   **\$28.50 SF FULL SERVICE**   **3/1000 PARKING RATIO**



*build your company's future here*

*We've Recently Retooled*



Before



After



How it all Stacks Up

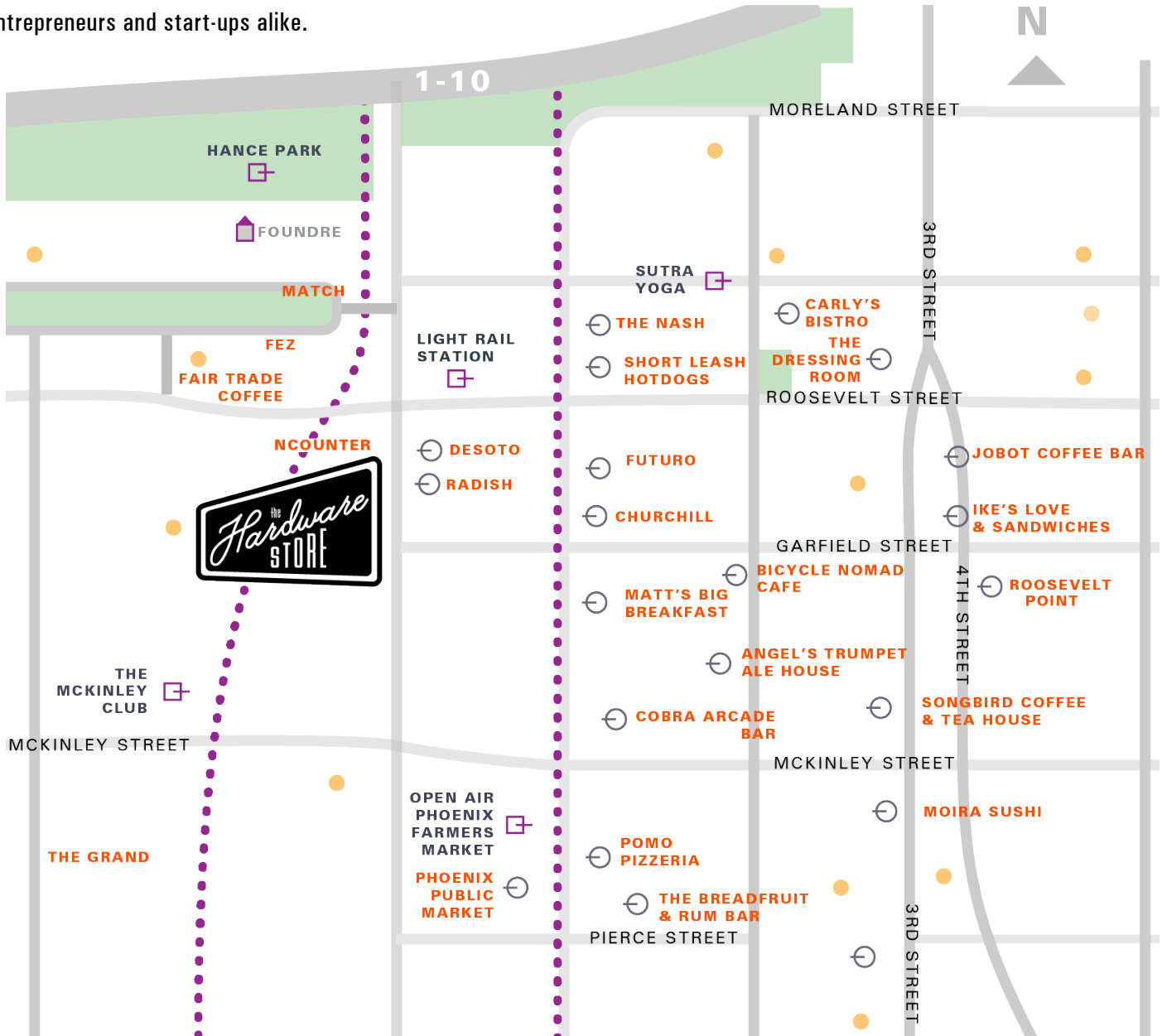
Mezzanine – 1,361SF  
Level Two – 6,099 SF  
Level One – 5,934 SF



Lower Level – 1,771 SF

# Location

The Hardware Store sits prominently on the Light Rail, connecting tenants to Sky Harbor Airport, ASU, hotels, fitness centers, event venues and more. Within walking distance is Roosevelt Row, a culturally-rich neighborhood filled with art galleries, restaurants, bars and housing. A few minutes south is the Warehouse District, attracting creative offices, entrepreneurs and start-ups alike.



## Amenities Within One Mile

••• LIGHT RAIL    DAILY CONVENIENCES (44)    LIFESTYLE & ENTERTAINMENT (15)    EDUCATION (4)    FOOD & DRINK (205)

### LEASING INFORMATION

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