



MADISON



SQUARE

 TRANSWESTERNTM

800 WEST ADAMS STREET, PHOENIX

UNIQUE HISTORIC SETTING.

Built in 1911, the Grace Court School building exemplifies an ageless, Neo-classical "revival style" brick architecture with an open floor plan that is perfect for collaborative, creative work. The building, while updated with modern systems, retains this sense of timelessness and evokes a certain wonderment of the stories of the children who were once educated here when Phoenix was just a small place in the Valley of the Sun.

The building offers an abundance of natural light, functional windows for fresh air, and a sense of place that is hard to recreate. Grace Court School is part of the Madison Square campus, which has ample green space and once housed the historic Phoenix Madison Square Garden. Grace Court School offers its tenants a unique opportunity to be a part of Phoenix's future history by adding their story to ones encapsulated in this building that history has loved.

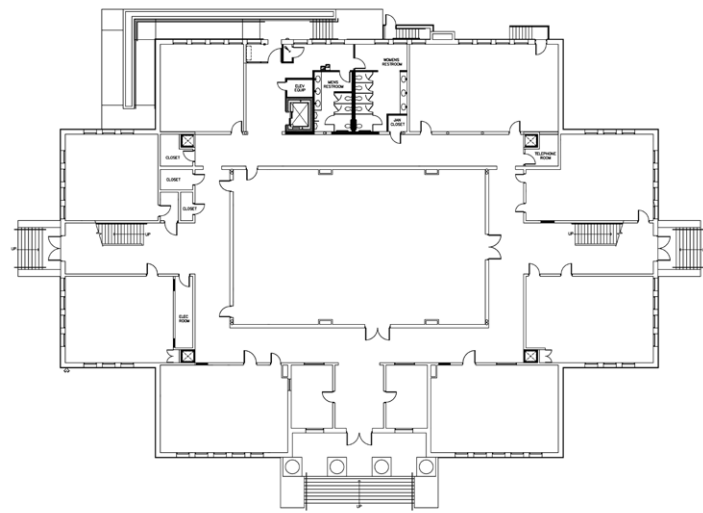
Top Improvements & Upgrades:

- New electrical and lighting system
- New roof
- Windows on all sides of both floors providing plentiful natural light
- Adjacent multi-level parking structure
- On-site building security

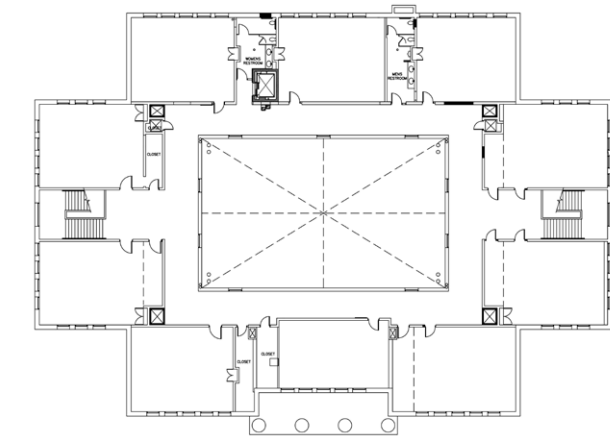
Building Facts:

+/- 31,842 SF
 \$18.50-\$19.50/SF
 3.2: 1,000 Parking Ratio
 (Covered & Garage)

CREATIVE MODERN USE.



FIRST FLOOR +/-17,526SF



SECOND FLOOR +/-14,316



Staircase Connecting Floors One and Two



Second Floor Hallway



Second Floor Suite Interior



3,226 SF First Floor Great Room

UNPARALLELED ACCESS.



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

GRACE COURT SCHOOL
800 W Adams



LEASING CONTACTS

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 **TRANSWESTERN**