



MADISON  
SQUARE



← Comerica Theatre  
← Government & Courts

MADISON SQUARE  
100  
7th AVENUE

 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. The grounds were once the setting for the Phoenix Madison Square Garden once stood, and where the historic Grace Court School still stands.

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.

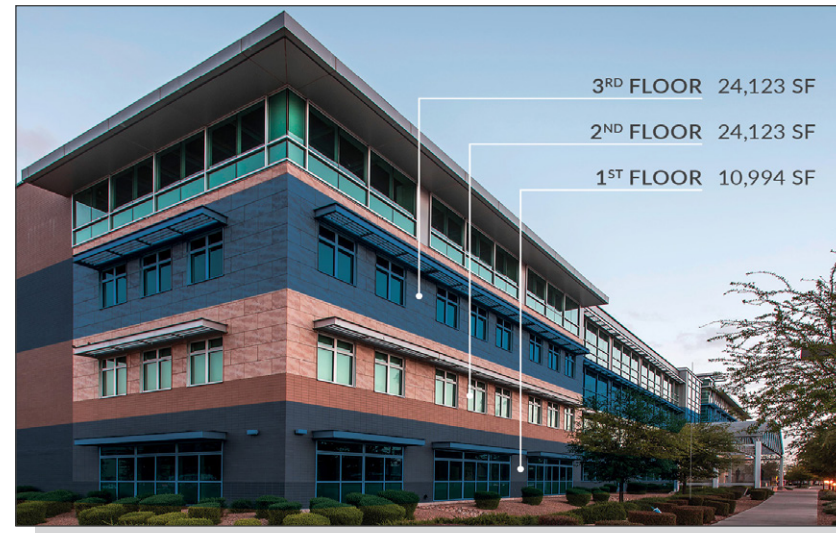
### Building Features:

- 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:

137,640 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 (Full Floor Spec Suite)	24,123 SF
Suite 300	24,123 SF

## 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



Art Sculptures Facing Seventh Avenue



Interior Office Space



Conference Room in Second Floor Spec Suite

MADISON SQUARE



# MADISON SQUARE



MULTI-LEVEL  
Parking Garage

100 SEVENTH  
100 N 7<sup>th</sup> Ave

250 SEVENTH  
250 N 7<sup>th</sup> Ave

GRACE COURT SCHOOL  
800 W Adams



## LEASING CONTACTS

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