



200 EVB  
DOWNTOWN PHOENIX

LEASING BROCHURE  
SUITE 400 · FOURTH FLOOR

— THE COWORK FLOOR —

# Space to *show up,* not fuss.

*A full coworking floor in the heart of Downtown Phoenix — private offices, open desks, a conference room, a podcast studio, and a game room.*



ADDRESS

200 E Van Buren St  
Phoenix, AZ 85004

SUITE

400 · Fourth Floor  
23 private offices

CONTACT

Robert Inghofer  
(480) 285-8131

§ 01 — THE PITCH

# A coworking floor that *earns its finishes.*

Suite 400 is a full fourth-floor coworking environment at 200 East Van Buren — tan laminate, warm wood, black rails, gold fixtures. Private offices and open desks under one roof, with every amenity a day of work actually asks for.

## ±11,800 sq ft

USABLE FLOOR AREA

A full-floor footprint organized around a central open-office commons.

## 23 private offices

PLUS 12 CUBICLES & 18 DESKS

A mix of private offices, 8×8 cubicles, and dedicated desks — rentable by day, month, or year.

## 6 shared rooms

BREAK, CONFERENCE, PODCAST & MORE

A conference room, a dedicated podcast studio, open coworking, game room, breakroom, and printing.

## 24 / 7 access

KEYED + MONITORED

Controlled building access with after-hours entry for every tenant on the floor.

PRIVATE OFFICES

**\$799 – \$1,800 /mo**

23 OFFICES · VARIES BY SIZE

DESKS & CUBICLES

**From \$25 / day**

DEDICATED FROM \$254/MO  
· SEE PG. 06

PARKING VALIDATION

**\$4 · \$8 · \$12 ·**

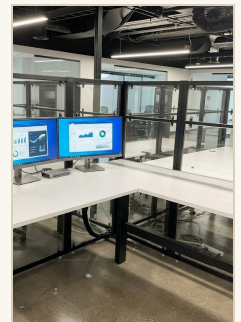
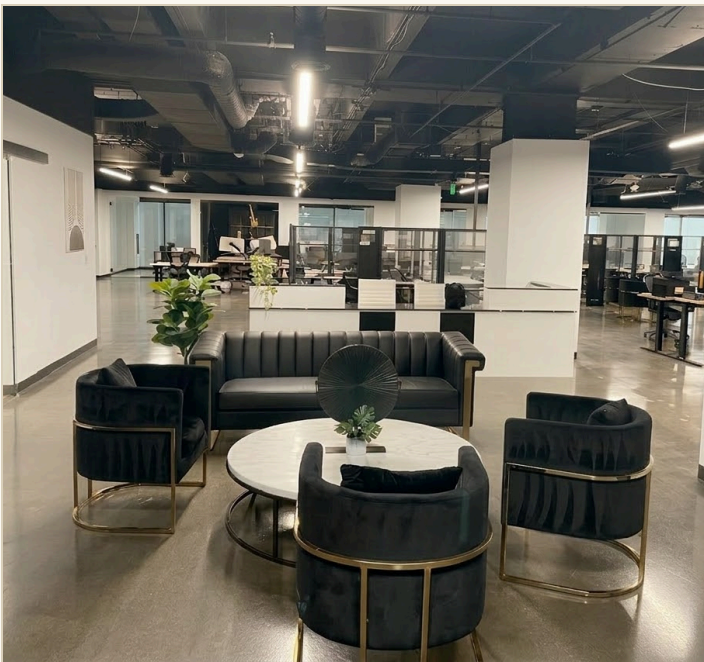
**\$16**

1H · 2H · 3H · ALL DAY

§ 02 — THE SUITE

# Warm wood, *black rails,* brushed gold fixtures.

Every corridor opens onto the commons. A mix of window-facing and interior offices, plus cubicles and dedicated desks for those who want a seat without a door. The finishes echo the rest of the building — so moving in feels like moving further in, not starting over.



## L-shaped desks

HERMAN MILLER SEATING

## Standing-ready

HEIGHT-ADJUSTABLE IN MOST OFFICES

## Glass facades

ACOUSTIC-LINED FOR PRIVACY

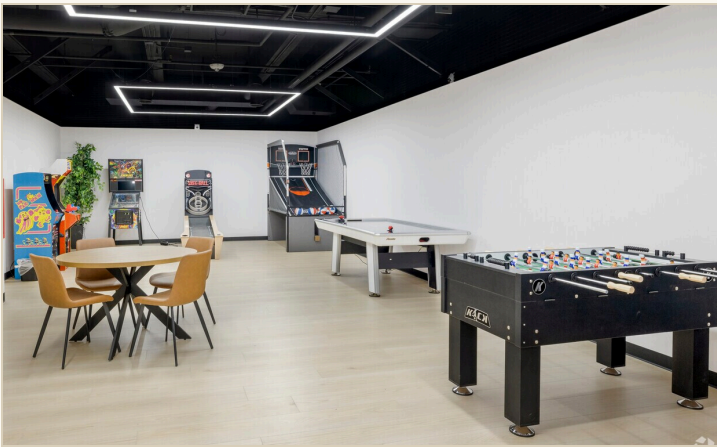
## Perimeter light

SELECT OFFICES WITH WINDOW EXPOSURE

§ 03 — AMENITIES

# Everything a full workday *actually* asks for.

*Shared spaces are part of the lease. No add-ons, no upcharges, no reservation hoops for what should be ordinary.*



FEATURED • FOURTH FLOOR

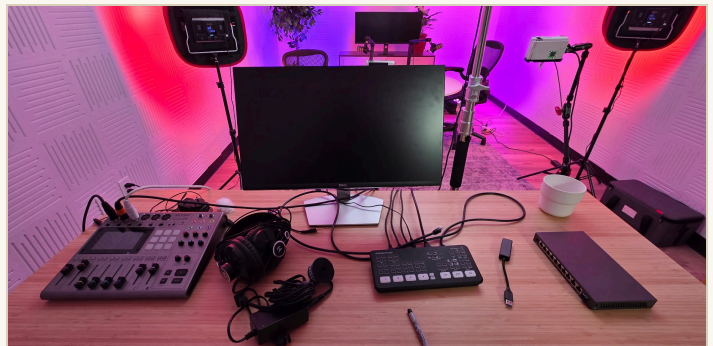
## The Game Room

A full in-building game room for tenants — pool, shuffleboard, and lounge seating. Built for the 3pm reset and the after-5 debrief.



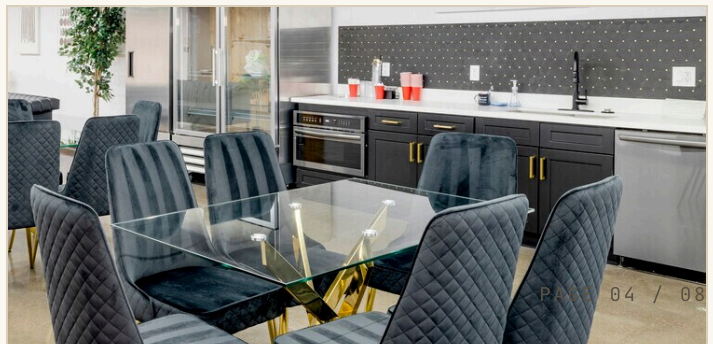
### ROOM 409 Conference Room

Glass-walled, 10-seat table, wall-mounted screen with HDMI and wireless casting.



### ROOM 424 Podcast Studio

Soundproofed two-seat studio with broadcast mics, lighting, and a mounted display for remote guests.



S 04 - FLOOR PLAN

# Suite 400 — *Fourth Floor*

DRAWN TO SCALE

23 offices · 1 commons



OPEN OFFICE

**400**  
CENTRAL COMMONS

PRIVATE OFFICES

**23 rooms**  
NUMBERED 401-424

KEY

- Private office
- Open cowork
- Conference / podcast
- Break / service

SHARED

**6 rooms**  
BREAK · CONF · PODCAST · OPEN

§ 05 - PRICING

# Pick a *door*, a desk, or a day.

Three ways in. What's included scales with the tier — day passes cover the essentials, dedicated seats unlock the full floor. See the inclusion grid below.

## 01 Flex & Entry

DROP IN, NO COMMITMENT

<p>DAY PASS</p> <p><b>\$25</b>/day</p> <p>Hot desk for a full working day.</p>	<p>5-PACK</p> <p><b>\$100</b> · \$20/day</p> <p>Five day passes, expires in 90 days.</p>	<p>10-PACK</p> <p><b>\$180</b> · \$18/day</p> <p>Ten day passes, expires in 90 days.</p>	<p>HOT DESK</p> <p><b>\$149</b>/month</p> <p>Unlimited access — any open seat.</p>
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## 02 Dedicated Workstations

COMMIT LONGER, PAY LESS

WORKSTATION	MONTH-TO-MONTH	12-MONTH 10% OFF	24-MONTH 15% OFF
<p><b>Dedicated desk</b></p> <p>~15 sq ft · your seat, your setup</p>	<b>\$299</b> /mo	<b>\$269</b> /mo SAVE \$30	<b>\$254</b> /mo SAVE \$45
<p><b>8 × 8 cubicle</b></p> <p>64 sq ft · panels &amp; personal storage</p>	<b>\$499</b> /mo	<b>\$449</b> /mo SAVE \$50	<b>\$424</b> /mo SAVE \$75

## 03 Private Offices

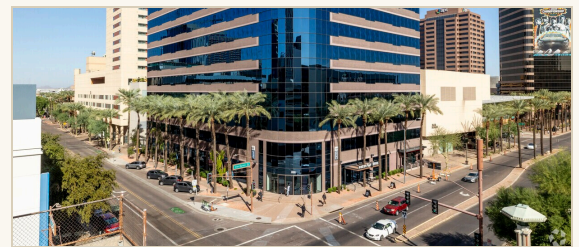
23 OFFICES, ONE DOOR EACH

<p>STARTING AT</p> <p><b>\$799</b>/mo</p> <p>Single office, 1-2 person</p>	<p>RANGE</p> <p><b>\$799 – \$1,800</b>/mo</p> <p>Varies by size &amp; team capacity</p>	<p>ALL 23 OFFICES INCLUDE</p> <p><b>Everything on the floor · 24/7 entry · mail &amp; printing</b></p>
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§ 06 - DOWNTOWN PHOENIX

# A building at the *center of things.*

200 EVB sits at the corner of Van Buren and 2nd Street — one block from the light rail, ten minutes from Sky Harbor, and inside the walking radius for most of what makes downtown Phoenix worth being downtown for.



<p><b>6M+</b> ANNUAL VISITORS TO DOWNTOWN</p>	<p><b>12K+</b> ASU DOWNTOWN STUDENTS</p>	<p><b>200+</b> BARS &amp; RESTAURANTS WITHIN REACH</p>	<p><b>4</b> PRO SPORTS TEAMS</p>
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## Distances from the front door DRIVING, APPROX.

Sky Harbor International	3.6 mi	Chase Field	0.5 mi
Downtown Tempe	9.6 mi	ASU Downtown Campus	0.4 mi
Old Town Scottsdale	11.4 mi	Roosevelt Arts District	0.7 mi
Scottsdale Airpark	12.2 mi	Light rail (Van Buren/Central)	1 block



200 EVB

LEASING · SUITE 400

NEXT STEP  
REQUEST A TOUR

§ 06 — GET IN TOUCH

# Come walk the *floor*.

*Tours are by appointment. Bring your team or come alone —  
we can be flexible on timing.*

LEASING CONTACT

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DIRECT LINE

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ADDRESS

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