



MADISON  
SQUARE



 TRANSWESTERN®

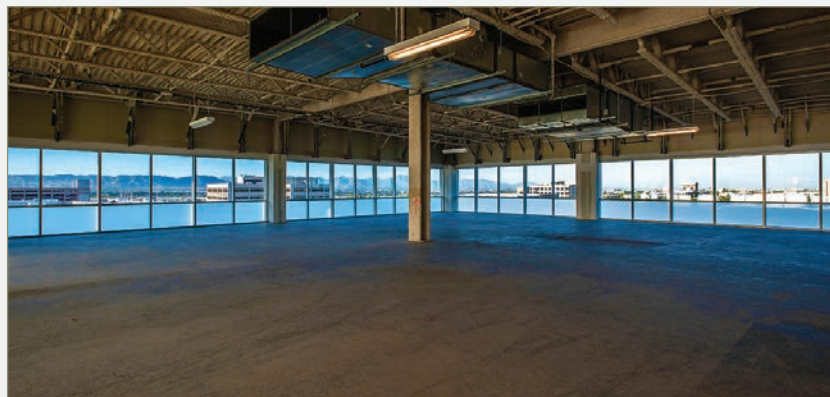
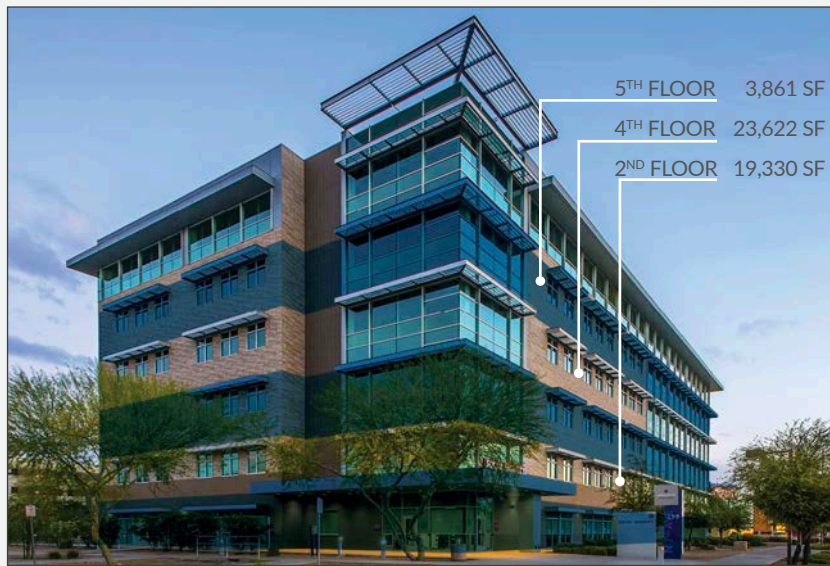
250 NORTH 7TH AVENUE, PHOENIX

MADISON  
SQUARE  
250  
N 7TH AVE  
SOCIAL SECURITY

## MODERN OFFICE BUILDING.

250 Seventh is a Class A, 6-story building with approximately 136,852 square feet of high-quality design. Located on the corner of 7th Avenue and Van Buren Street, the juxtaposition of this modern 21st century building on the grounds where the Phoenix Madison Square Garden once stood (and where the historic 800 Adams building still stands) offers a unique opportunity to be part of Phoenix's future history.

Madison Square is a "permit-by-inspection" approved property, which allows for quickly-customizable tenant space since the drawing and building processes are able to happen concurrently. Further, the available space in floors four through six provide amazing panoramic views of the picturesque Phoenix Mountains and beautiful, growing downtown skyline. Tenants are able to enjoy the convenience of working downtown within the comfort of a campus environment, which provides lush, green space and an abundance of garage and surface parking.



Panoramic Views of the City

## HISTORIC GROUNDS.

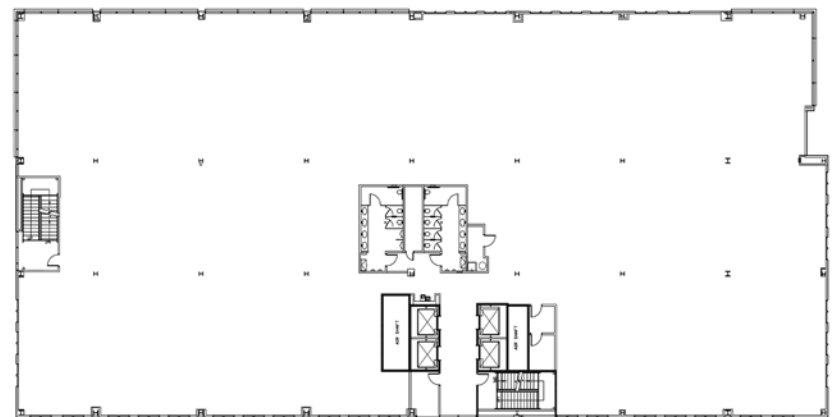
### Building Features:

- 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:

136,852 SF  
\$28.00-\$29.75/SF  
3.2: 1,000 Parking Ratio

### TYPICAL FLOOR PLAN



TOTAL AVAILABLE 46,813 RSF

### Available Space:

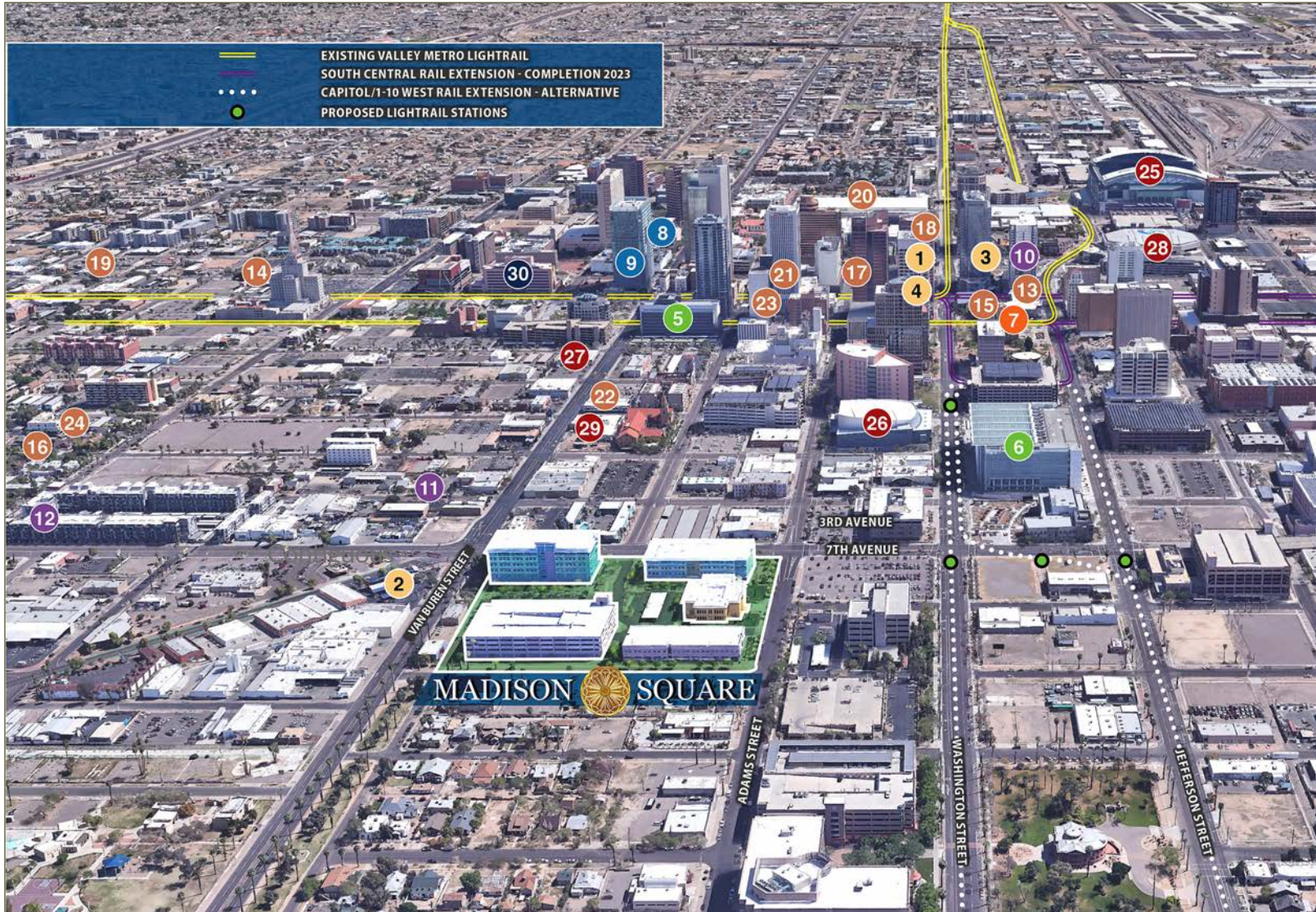
Suite 200	13,017 SF	} 19,330 SF Contiguous
Suite 220	2,513 SF	
Suite 225	3,800 SF	
Suite 400	23,622 SF	} 27,483 SF Contiguous
Suite 501	3,861 SF	



Downtown Phoenix Skyline from Fifth Floor

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

MADISON SQUARE



MADISON SQUARE GARDEN

# MADISON SQUARE



MULTI-LEVEL  
Parking Garage

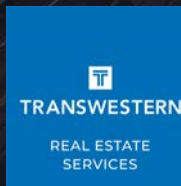
100 SEVENTH  
100 N 7<sup>th</sup> Ave

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

## LEASING CONTACTS

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PACIFIC OAK

**VERUS**

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