



MADISON
SQUARE



 TRANSWESTERN®

250 NORTH 7TH AVENUE, PHOENIX

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.

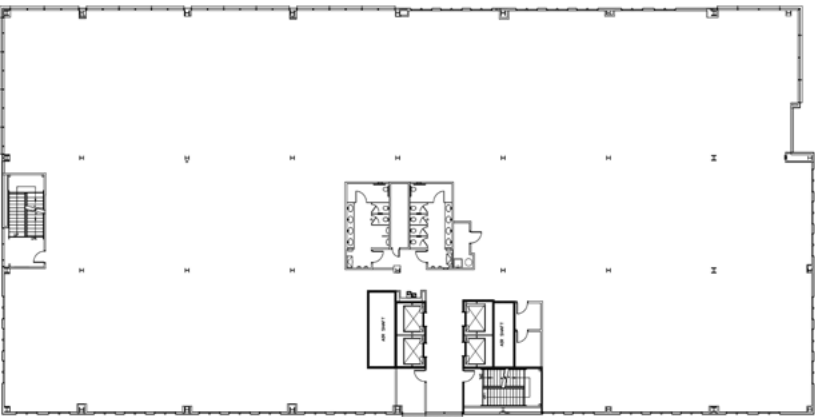
Building Features:

- 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.



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

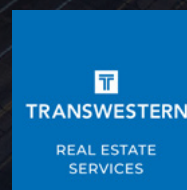


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