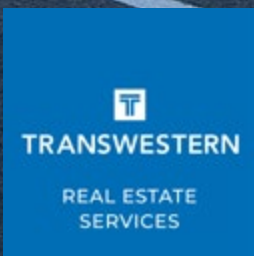


150 SEVENTH

MADISON



SQUARE



150 NORTH 7TH AVENUE , PHOENIX

MODERN OFFICE BUILDING.

150 Seventh is a 2-story building with approximately 47,947 square feet. Located on the corner of North 9th Avenue and West Adams Street, the juxtaposition of this 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. 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.

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

TOTAL AVAILABLE 47,947 RSF



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



LEASING CONTACTS

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