



MADISON



SQUARE

UNIQUE
Opportunity

800 ADAMS

800 West Adams Street | Phoenix, Arizona



Rendering: First Floor Great Room $\pm 3,226$ SF

EXECUTIVE SUMMARY

Transwestern, as exclusive advisor, is pleased to present the unique opportunity to acquire 800 Adams (the "Property"), a two-story, $\pm 31,842$ square foot, office building located in Downtown Phoenix. 800 Adams (originally developed in 1911; renovated in 2006) was formerly known as the Adams School and is listed on the National Historic Registry. The Property features an overall parking ratio of ± 3.2 per 1,000 rentable square feet (split between surface and garage). This opportunity provides the chance to purchase an historic, creative office building in Downtown Phoenix at below replacement cost.

800 Adams is surrounded by an abundant amenity base including high-end shopping, fine dining, luxury hotels and high-end residential. CityScape, Talking Stick Resort Arena, Chase Field, Comerica Theater, The Van Buren, Phoenix Convention Center and the Phoenix Art Museum are all located within minutes of the Property. This area boasts a well-educated and diverse labor pool, while allowing easy access to multiple Light Rail stations and all Valley freeways connecting employers and employees to all of Metropolitan Phoenix. Phoenix Sky Harbor International Airport, the 11th busiest airport in the country, is located just ± 5 miles (± 10 minutes) from the Property.



PROJECT PROFILE

Address:	800 W Adams St Phoenix, AZ 85007
RSF:	±31,842 RSF
% Leased:	0%
# of Floors:	2
Year Built:	1911 (reno. 2006)
Parking:	±3.2/1,000 SF parking ratio provided by surface spaces and a multi-level parking garage
Parcel #:	112-04-976

The Property is subject to a Government Property Lease Excise Tax ("GPLET") that expires in June of 2038. The GPLET was established by the State of Arizona and is a redevelopment tool to initiate development by reducing a project's operating costs by replacing the real property tax with an excise tax. Under the GPLET, the land and improvements are conveyed to a government entity and leased back for private use. The Property can be converted back to fee simple interest for a fee at any time or at the end of the GPLET term.

800 Adams is a unique
opportunity to become
part of Downtown
Phoenix's creative and
tech hub.

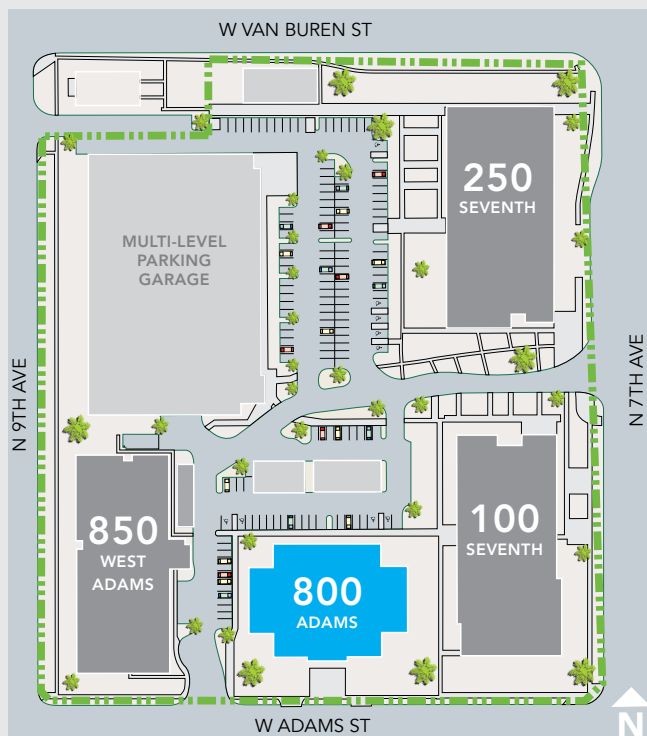
UNIQUE HISTORIC SETTING.

Built in 1911, 800 Adams is an iconic, two-story building that exemplifies an ageless, Neo-classical “revival style” brick architecture with an open floor plan that is perfect for collaborative, creative work. The building, while updated with modern systems, has a rich history commemorated by the statues and art that exist at the property today. Previously the grounds of the historic Phoenix Madison Square Garden which hosted national renowned wrestling and boxing, music and revivals.

800 Adams offers a modern campus environment centrally located in Downtown Phoenix. Hop on the Valley Metro Light Rail to arrive at many first class amenities within minutes. With quick access to I-10 and I-17, travel to any major suburb in the Valley in under 30 minutes.

TOP IMPROVEMENTS & UPGRADES:

- New electrical and lighting system
- New roof
- Windows on all sides of both floors providing plentiful natural light
- Adjacent multi-level parking structure
- On-site building security

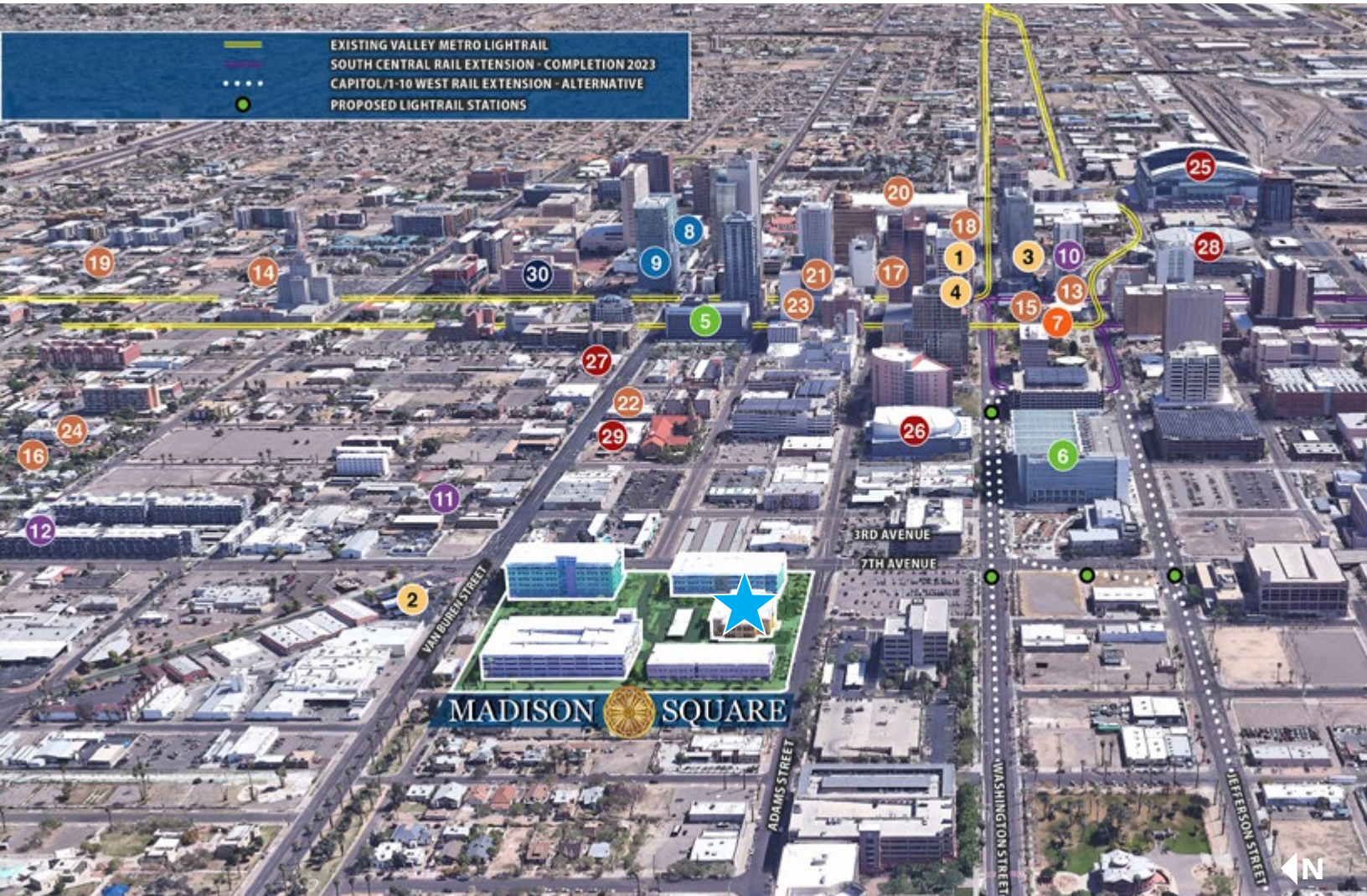


CREATIVE MODERN USE.



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

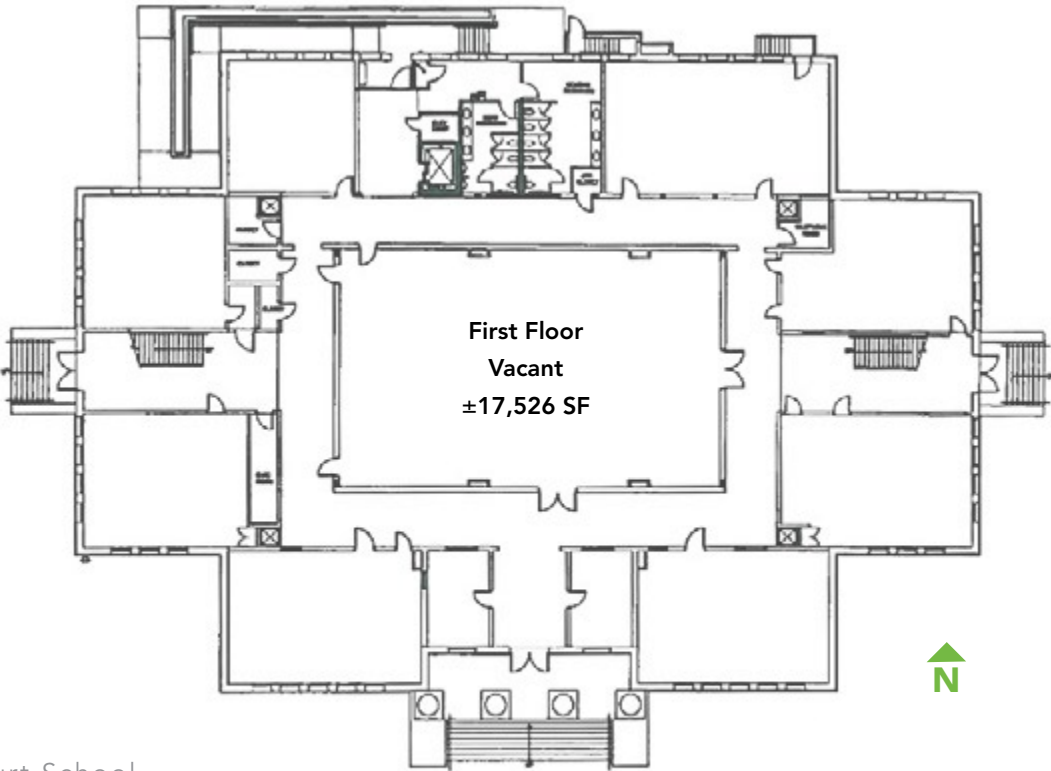
Education

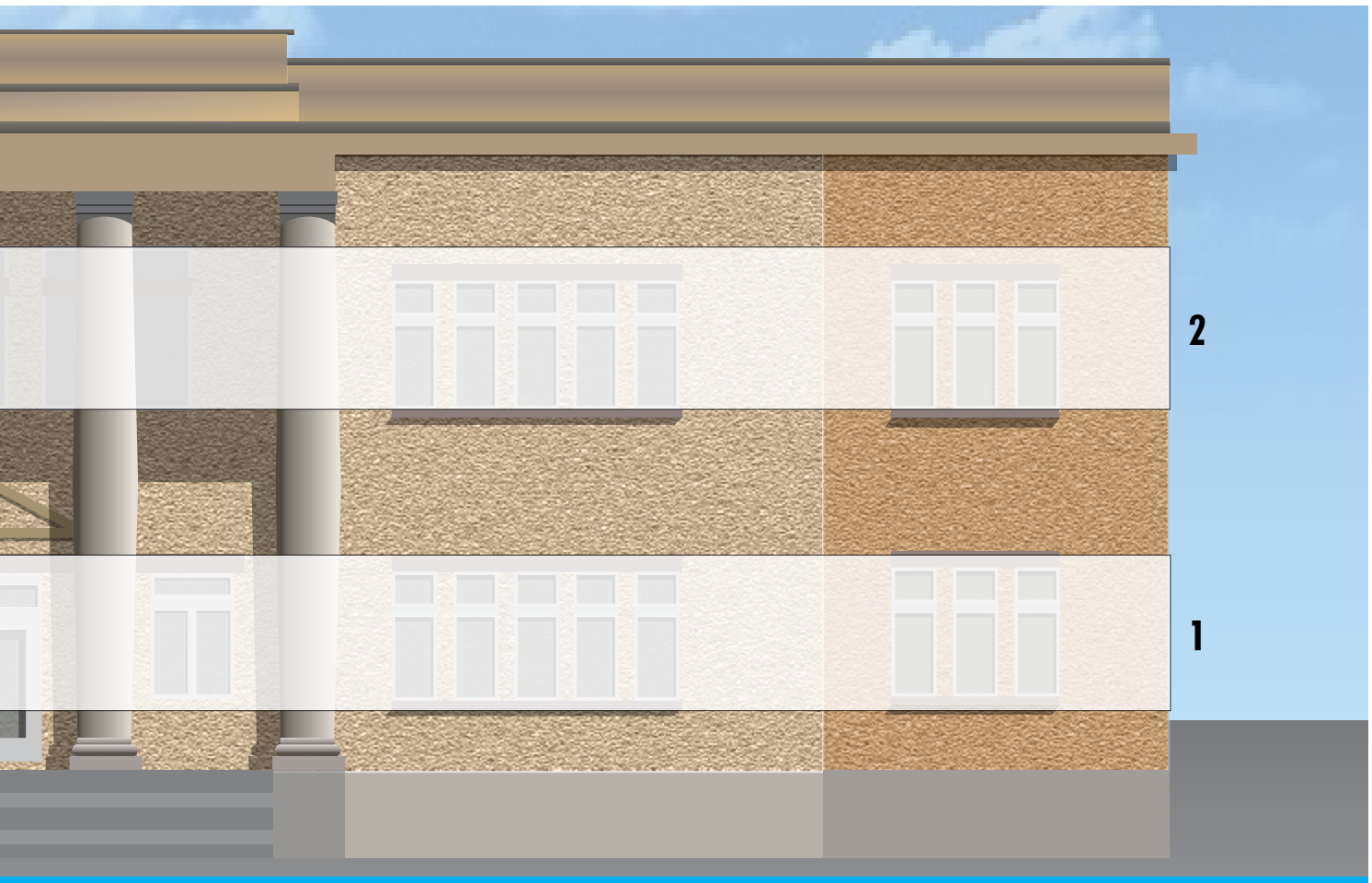
30. Downtown ASU Campus

STACKING PLAN

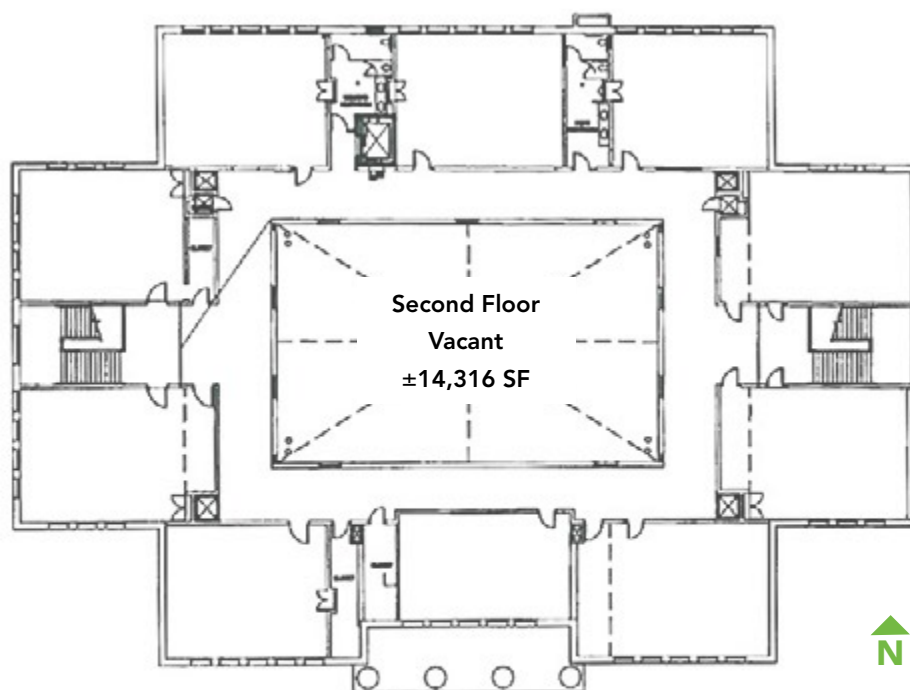


FLOOR ONE





FLOOR TWO



MADISON SQUARE



850 WEST ADAMS
850 W Adams St

MULTI-LEVEL
Parking Garage

100 SEVENTH
100 N 7th Ave

250 SEVENTH
250 N 7th Ave

800 ADAMS
800 W Adams St



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