



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 Ingelhofer
(480) 285-8131

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

\$800 – \$1,800 /mo

23 OFFICES • VARIES BY SIZE

DESKS & CUBICLES

From \$25 / day

DEDICATED FROM \$254/MO
• SEE PG. 06

PARKING VALIDATION

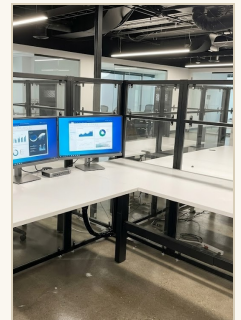
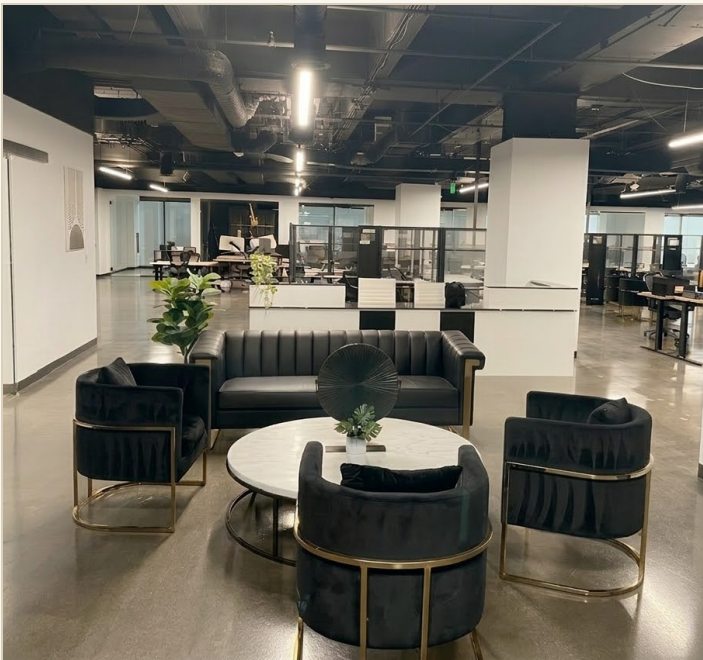
\$4 • \$8 • \$12 •

\$16

1H • 2H • 3H • ALL DAY

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

Everything a full workday *actually* asks for.

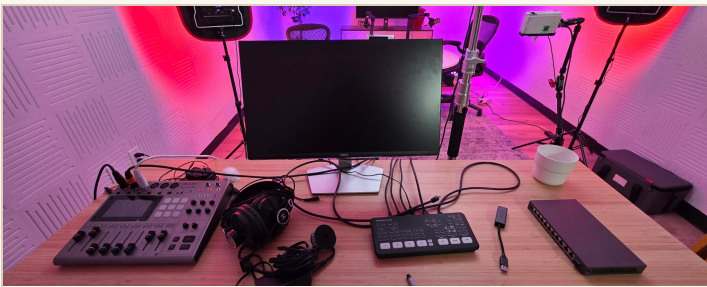
Shared spaces are part of the lease. No add-ons, no upcharges, no reservation hoops for what should be ordinary.



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 424 Podcast Studio

Soundproofed two-seat studio with broadcast mics, and lighting.



ON-SITE Fitness Center

Renovated gym in the building. Locker rooms and showers included.



FOURTH FLOOR Break Room & Kitchen

Full kitchen with dual fridges, coffee, and a communal dining table.



GROUND FLOOR PRESS Coffee

Full café in the building's lobby. Espresso, pastries, and a place to meet without leaving.

- High-speed WiFi
- 24/7 keyed access
- Validated parking (\$4/hr • \$16 day)
- Printing & mail services
- Secured building entry
- Light rail at the corner
- Open cowork area
- Covered bike storage

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

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. Pricing continues on page 07.

01 Flex & Entry

DROP IN, NO COMMITMENT

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

02 Dedicated Workstations

COMMIT LONGER, PAY LESS

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



OPEN OFFICE 400

Dedicated Desks & Cubicles

18 dedicated desks with monitor and height-adjustable tops, plus 12 cubicles. Day, month, or year.



ROOM 409

Conference Room

Glass-walled, 10-seat table, wall-mounted screen with HDMI and wireless casting. Bookable by all dedicated members.

03

Private Offices

23 OFFICES, ONE DOOR EACH

STARTING AT

\$800

/mo

Single office, 1–2 person

RANGE

\$800 –

\$1,800

/mo

Varies by size & team capacity

ALL 23 OFFICES INCLUDE

Everything on the floor • 24/7 entry • mail & printing

04

What's Included

BY TIER

AMENITY	DAY PASS & hot desk monthly	DEDICATED DESK & cubicle	PRIVATE OFFICE
WiFi	•	•	•
Coffee & break room	•	•	•
Open cowork seating	•	•	•
Basic printing	•	•	•
Game room access	•	•	•
24/7 keyed access	—	•	•
Conference room	—	•	•
Podcast studio	—	•	•
Mail services	—	•	•
Fitness center	—	•	•
Private office & team capacity	—	—	•

COMMIT DISCOUNTS

Available on dedicated desks and 8×8 cubicles. Private-office pricing is fixed by unit size.

PARKING

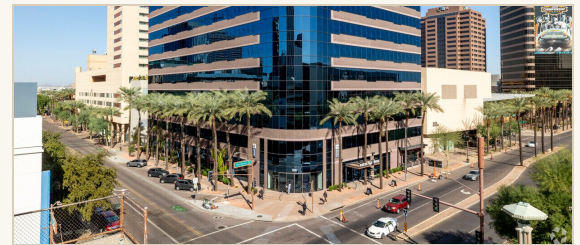
Validated downtown rates: \$4 / hr, \$16 all-day. Covered bike storage included.

TOURS & TRIALS

Day passes are the easiest way to try the floor. Upgrade credit applies if you sign within 30 days.

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.



6M+

ANNUAL VISITORS
TO DOWNTOWN

12K+

ASU DOWNTOWN
STUDENTS

200+

BARS & RESTAURANTS
WITHIN REACH

4

PRO SPORTS
TEAMS

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

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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Vice President of Operations

DIRECT LINE

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ADDRESS

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