

THE OFFICES

ON HIGH STREET

5310, 5350, 5410,
5415, 5450, 5455

EAST HIGH STREET
PHOENIX, ARIZONA

 HIGH STREET



SCANLAN KEMPER BARD
REAL ESTATE MERCHANT BANKING



Harbert
Management
Corporation

LIVE. WORK. PLAY.

Class A office space with Class A amenities

The Offices on High Street provides workers, clients and guests with a sophisticated neighborhood experience including core and shell buildings that are built to LEED specifications making them efficient, healthy and ecologically responsible. As one of the property's most compelling components, The Offices on High Street offers four city blocks of stunning restaurants, entertainment and retailers with high-quality dining options being the star attraction.

These dining and entertainment options include:

- Blue Martini – martini lounge with a lively nightlife scene
- Cowboys Saloon – American Bar & Grill – high energy entertainment destination
- Growler USA – America's Microbrew Pub
- Kona Grill – local sushi & modern American cuisine favorite
- La Bocca Wine Bar & Urban Kitchen - wine and food pairings and small plates for sharing
- Mellow Mushroom – eclectic stone-baked pizzas & craft beers
- Modern Margarita – fresh spin on the traditional margarita
- Ocean Prime – by superstar chef Cameron Mitchell
- Rick Bronson's House of Comedy - absolute best in live stand-up comedy
- Torch Cigar Bar – gold standard in cigar bars and lounges in the Valley

HIGH STREET



PREMIER OFFICE SPACE FOR LEASE

PHOENIX, AZ



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WHY THE OFFICES ON HIGH STREET

In this day and age, time is money. The more time you spend commuting in your car and running errands, the less time you have to enjoy your hard earned money. The Offices on High Street helps ease this dynamic by creating an environment where employees can live, work and play all in close proximity. Adding to this convenience, Desert Ridge Marketplace, immediately adjacent to High Street, provides additional quick and inexpensive lunch choices and big box retailers allowing employees to run errands during their lunch breaks.



AN EXCEPTIONAL LOCATION

The Offices on High Street are located in the heart of Arizona's largest master-planned community, Desert Ridge. Comprising 5,700 acres in Phoenix's northeast Valley, Desert Ridge is now home to more than 50,000 residents, 5,500 new homes and a variety of residential, commercial, recreational, healthcare and employment opportunities.



UNPARALLELED ACCESS

The Offices on High Street are positioned at the intersection of two major freeways, Phoenix Loop 101 and state Route 51. This strategic location offers unparalleled accessibility for those commuting to and from the property. The Offices on High Street are just a short drive away from Sky Harbor International Airport and the entire Phoenix and Scottsdale metropolitan area.



IN GOOD COMPANY

Over the last 10 years, many notable business, entertainment and cultural additions have opened including the 268-bed Mayo Clinic Hospital, the 1.2 million square foot retail center, Desert Ridge Marketplace, American Express Regional Campus, The JW Marriott Resort & Spa, Wildfire Golf Club, Desert Ridge Medical campus and the Musical Instrument Museum.

 HIGH STREET

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PHOENIX, ARIZONA

 HIGH STREET

DEER VALLEY ROAD

56TH STREET

A-6
OFFICE/RETAIL

A-8
OFFICE/RETAIL

A-5
OFFICE/RETAIL

A-9
OFFICE/RETAIL

A-10
OFFICE/RETAIL

A-4
OFFICE/RETAIL

A-11
RESIDENTIAL/RETAIL

A-3
OFFICE/RETAIL

A-12
RESIDENTIAL/RETAIL

A-13
PARKING GARAGE



- Excellent accessibility to the valley's major freeways
- Extensive frontage along Deer Valley Road
- Part of Desert Ridge master-planned community
- A parking ratio of 4 spaces per 1,000 square feet
- Immediately adjacent to JW Marriott Resort & Spa
- Key fob access system with 24 hour on-site security

For additional information:

John Bonnell
Managing Director
+1 602 282 6256
john.bonnell@am.jll.com

Brett Abramson
Senior Vice President
+1 602 282 6257
brett.abramson@am.jll.com

Chris Latvaaho
Vice President
+1 602 282 6313
chris.latvaaho@am.jll.com

SKB SCANLAN KEMPER BARD
REAL ESTATE MERCHANT BANKING

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SKB is an established real estate merchant banking firm based in Portland, Oregon. Since its inception in 1993, SKB has originated total portfolio activity of \$2.84 billion comprised of 20.9 million square feet of office, industrial and retail space and 2,054 residential units plus hospitality in 2013. With longstanding relationships in each of our markets, SKB has the ability to source, structure and execute value creation across a wide spectrum of real estate opportunities.

Harbert Management Corporation (HMC) is a privately owned alternative asset management firm with approximately \$5.1 billion in Regulatory Assets Under Management across 10 discrete asset classes. HMC's investment strategies include European and U.S. real estate, seniors housing, European and U.S. growth capital, mezzanine debt, independent power, U.S. private equity and public securities. HMC's U.S. real estate strategy has offices in San Francisco, CA, Birmingham, AL, and Dallas, TX. The group has extensive experience in the West, Southeast, Southwest, and Mid-Atlantic and is currently investing its sixth value-add fund in the past 15 years. Additional information about HMC can be found at www.harbert.net.



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