

FOR SUBLEASE

MOB
MEDICAL OFFICE BROKERS

OFFICES ON HIGH STREET
5350 E HIGH STREET
PHOENIX, AZ 85054

ARIZONAMOB.COM

MARINA HAMMERSMITH, CCIM
602-315-8623
MARINA@ARIZONAMOB.COM

TYREL WILLIAMS, CPM
480-255-7511
TYREL@ARIZONAMOB.COM

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HEALTHCARE PARTNERS

EXECUTIVE SUMMARY

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LOCATION DESCRIPTION

Located within the thriving High Street development in North Phoenix, 5350 E High Street offers an exceptional location at the heart of Desert Ridge. High Street is a premier mixed-use destination, featuring a dynamic blend of office, retail, dining, and entertainment options, all within walking distance. The property enjoys immediate access to Loop 101 and State Route 51, providing excellent connectivity to the broader Phoenix metropolitan area, including Scottsdale, Paradise Valley, and Downtown Phoenix.

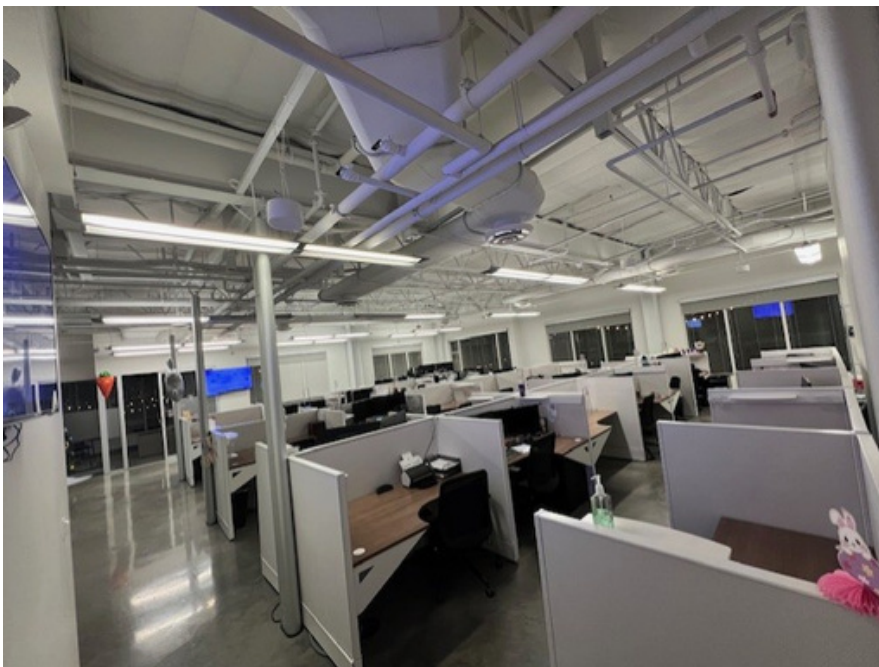
PROPERTY HIGHLIGHTS

- ±4,161 RSF
- Lease rate: \$29.75, plus parking
- Parking: \$500/ Mo
- Annual increases: 3%
- Includes 2 reserved spaces and 14 unreserved
- Sublease expires March 31, 2030
- Furniture available

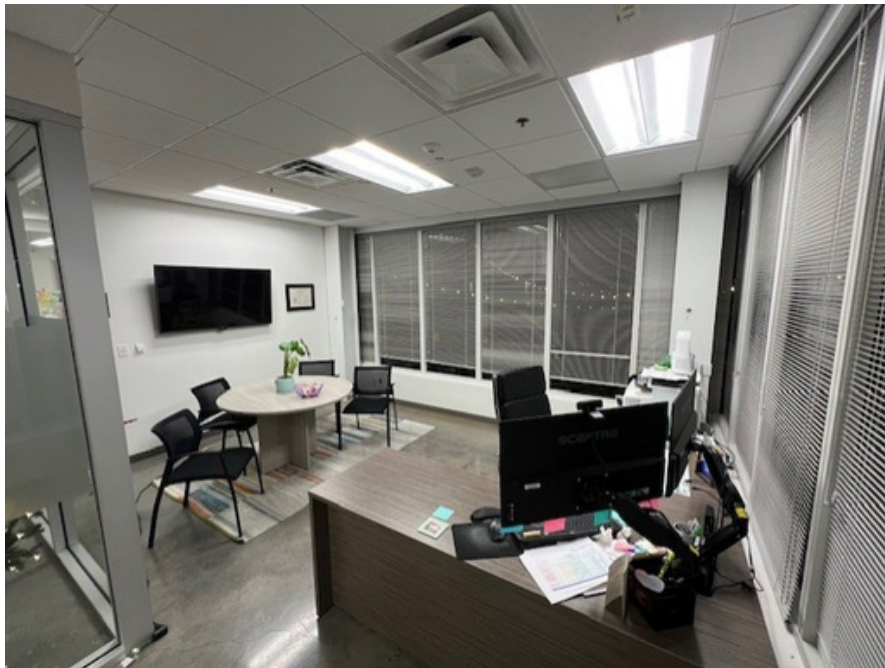
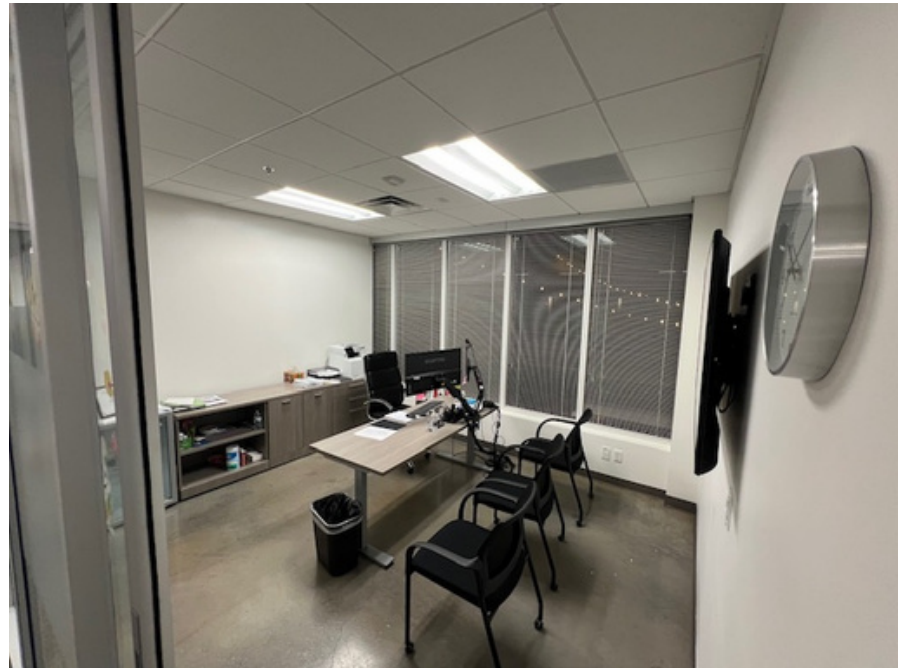
SPACE DETAILS

SPACE FEATURES

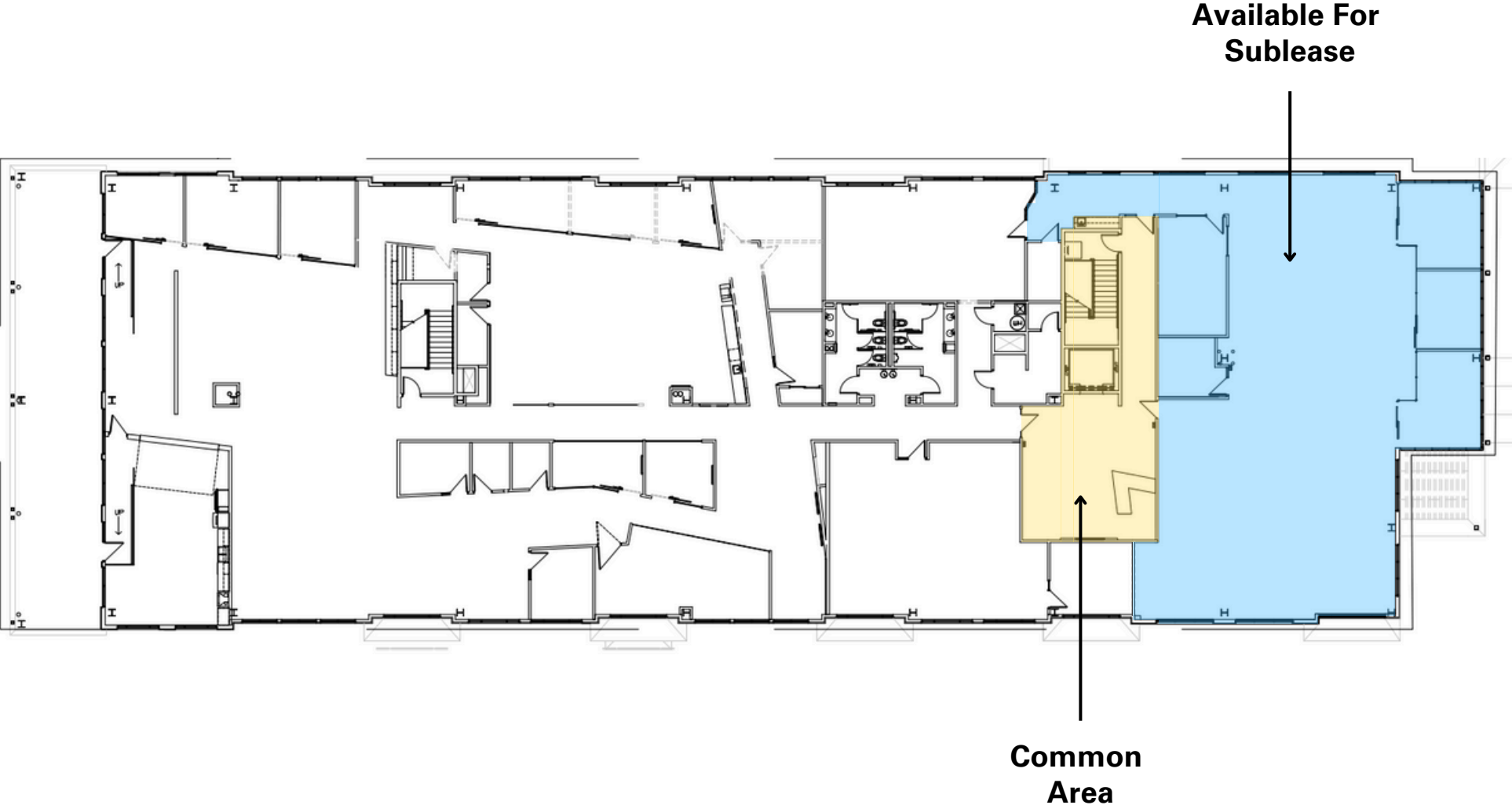
- 4 executive offices
- 59 cubicles
- Conference room
- Galley kitchen
- Large open bullpen
- Corner unit with abundant windows



PHOTOS



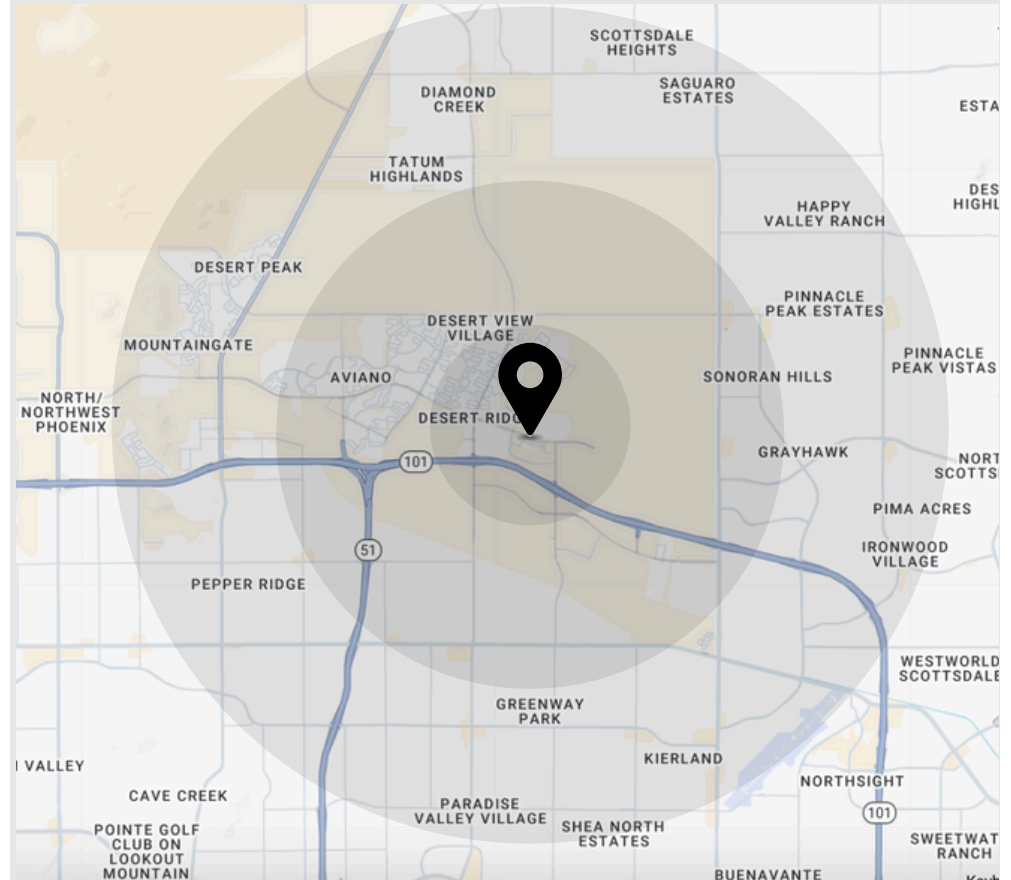
FLOOR PLAN



DEMOGRAPHICS

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Population	1 Mile	3 Mile	5 Mile
Total Population	6,120	66,497	196,247
Average Age	44.7	40.7	41.5
Households			
Total Households	3,021	25,832	75,791
# of Persons per HH	2.0	2.3	2.3
Income			
Average HH Income	\$140,447	\$140,079	\$126,121
Average House Value	\$520,833	\$577,446	\$520,758



AREA OVERVIEW



LOOP
101

ARIZONA
51

LOOP
101

DESSERT
RIDGE
MARKETPLACE

DEER VALLEY DR



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