

THE OFFICES ON
 HIGH STREET



5310, 5350, 5410, 5415, 5450, 5455 |
EAST HIGH STREET PHOENIX, ARIZONA



LIVE. WORK. PLAY.



CLASS A OFFICE SPACE WITH CLASS A AMENITIES

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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.



Dining and Entertainment Options Include:

BLUE MARTINI

martini lounge with a lively nightlife scene

MELLOW MUSHROOM

eclectic stone-baked pizzas & craft beers

MODERN MARGARITA

fresh spin on the traditional margarita

OCEAN PRIME

by superstar chef Cameron Mitchell

NORI SUSHI

fun eatery with unique sushi

TORCH CIGAR BAR

gold standard in cigar bars and lounges in the Valley

YOGI'S GRILL

casual dining restaurant specializing in healthy Japanese cuisine

HULA'S MODERN TIKI

modern, urban twist on the classic tiki bars and restaurants of the '50s & '60s

SODA JERK

a retro-inspired milkshake bar

HUMBLE BISTRO

a european inspired bistro featuring world-class pizzas, craft burgers, fresh pastas and more





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.

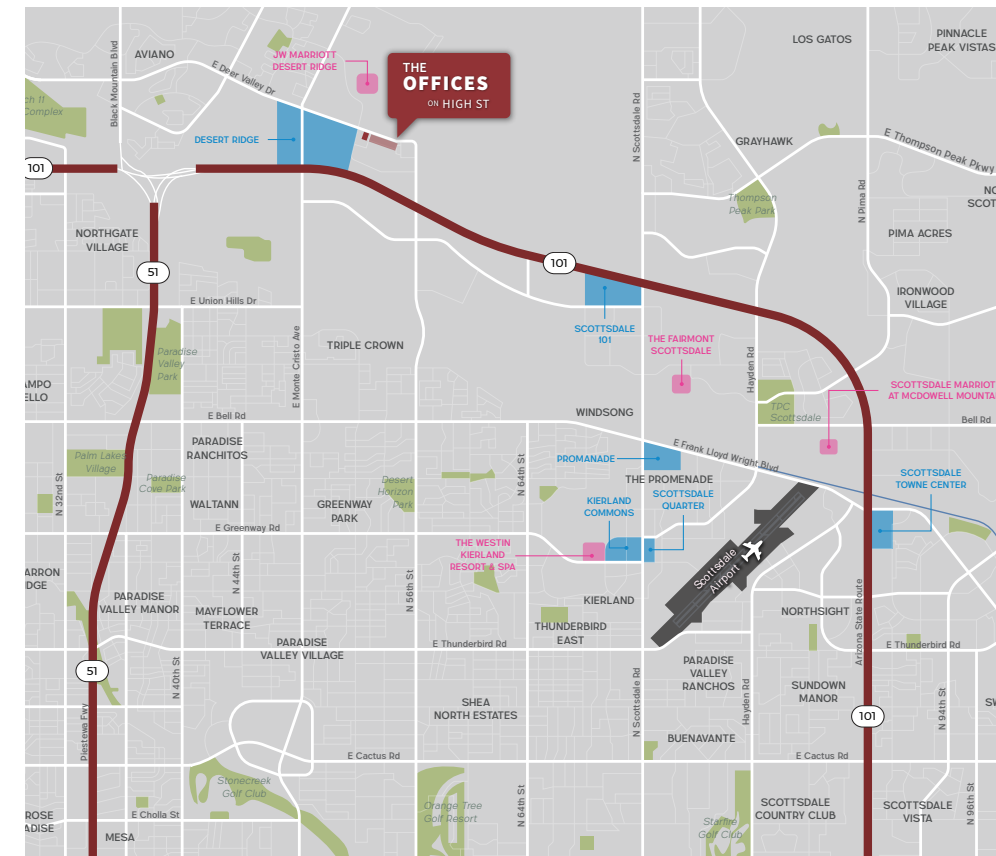
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CURRENT RETAILERS







- | | |
|--------------------------------|---------------------|
| Nori Sushi | Yogi's Grill |
| Cook & Craft | M3V Nail Bar |
| Rick Bronson's House of Comedy | Boozy Breakfast |
| Nemesis Club/Soda Jerk | Torch Cigar Bar |
| Sonoran Desert Olive Oil | Ocean Prime |
| Mellow Mushroom | Sprouts Market |
| 42 Saint | Blue Martini |
| Fuchsia Spa | Humble Bistro |
| Primp & Blow | The Stir/Gin & Reel |
| Modern Margarita | Patio 54 |
| Hula's Modern Tiki | Gallery Bar |
| Barbershop Jack | Cast Salon |
| | F45 Fitness |

SERVICES

- | | |
|-----------------|------------|
| Pioneer Title | State Farm |
| Keller Williams | OrthoAZ |



WHAT WE OFFER

- | | |
|--|---|
|  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 |



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SKB

SCANLANKEMPER BARD
REAL ESTATE MERCHANT BANKING

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.

STREAM
REALTY