

VIEW
VIDEO



THE OFFICES

ON HIGH STREET

PHASE II



View of High Street



FRESH STEAKS + COCKTAILS

5455

5455

PRIME

YOUR NEXT
COLLABORATIVE
OFFICE SPACE

Up to 175,000
square feet of Class A office space

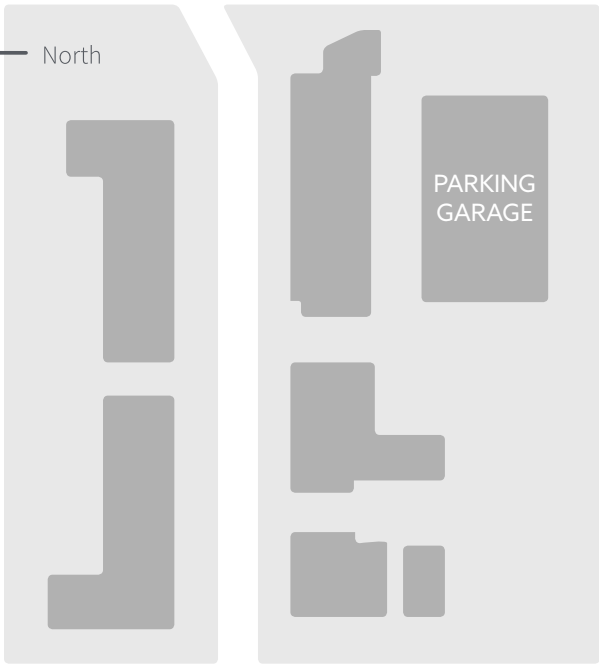
soon to be delivered

140
room adjacent hotel

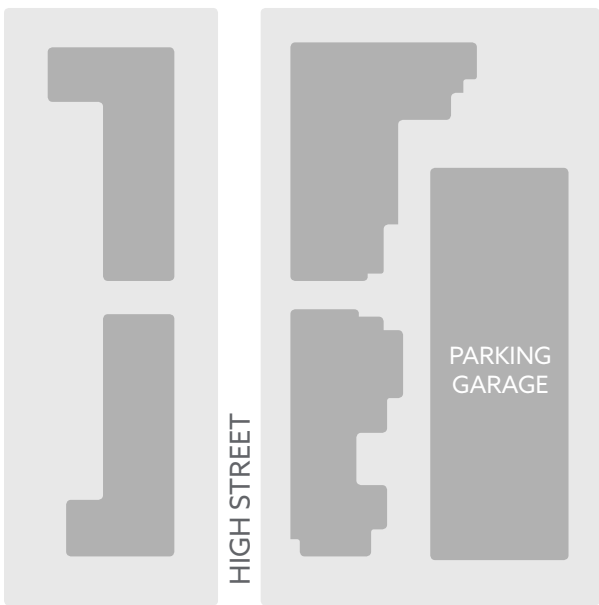
www.highstreetaz.com



← North



54th STREET



HIGH STREET



Dramatic 2-Story Lobby



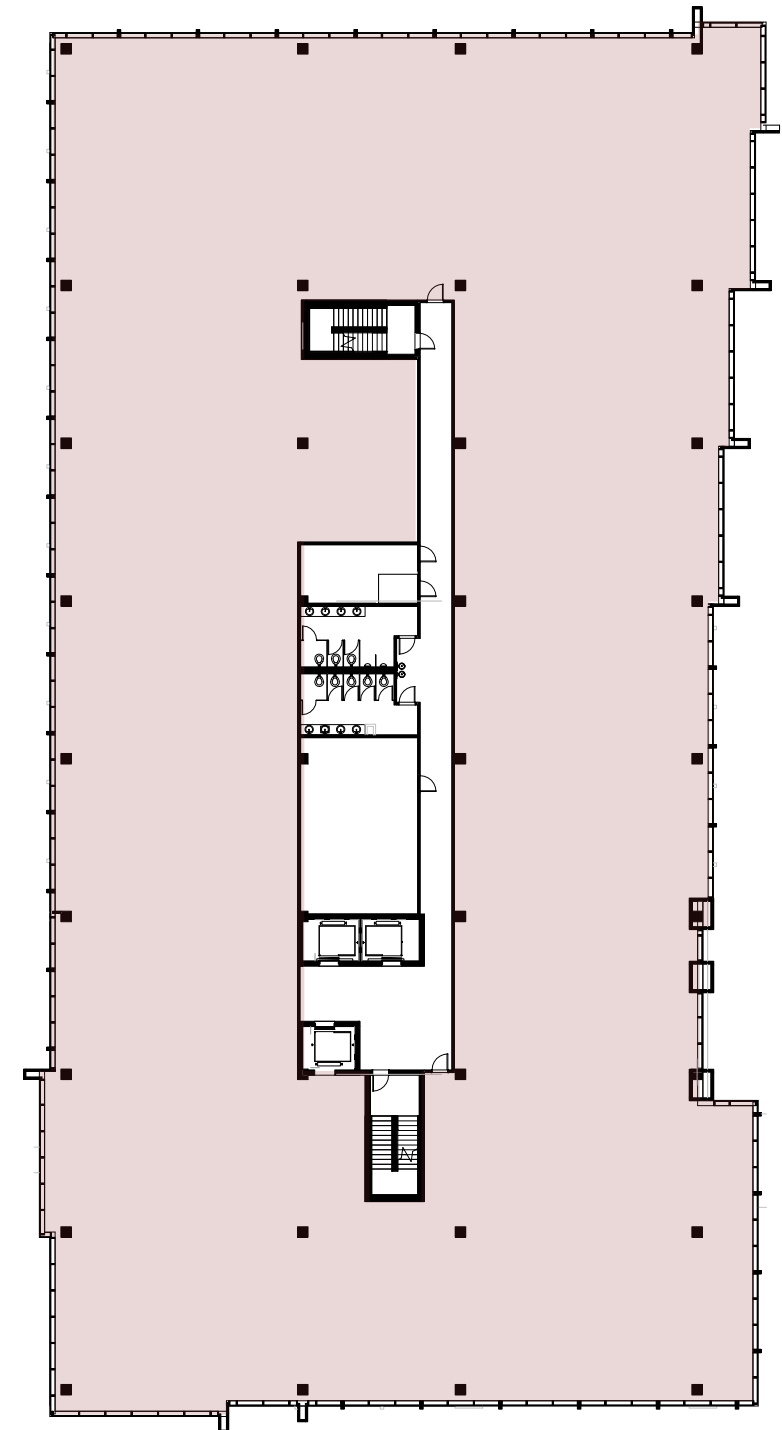
Part of Desert Ridge
master-planned community



Excellent accessibility to
the valley's major freeways



Adjacent to the states largest
resort, JW Marriott Resort & Spa



Typical floor plate

Adjacent Hotel



The Offices on High Street are continuing to provide workers, clients and guests with a sophisticated neighborhood experience with the development of the newest phase which will include up to 175,000 square feet of new Class A office space.

- Adjacent to an approximately 140 room hotel
- Exclusive Live/Work/Play environment
- Part of the Desert Ridge master planned community
- Near 175,000 SF of existing retail and restaurants

Over the last 10 years, many notable business, entertainment and cultural additions have opened including the 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.



A THRIVING neighborhood

⊕ HIGH STREET

the High Street

MASTER PLAN

This shared space creates a collaborative environment where employees can meet, mingle and host work sessions all while enjoying the great Arizona weather or a convenient lunch.



access to exceptional

AMENITIES

OCEAN PRIME
FISH • STEAKS • COCKTAILS



KONA GRILL
kitchen • sushi • cocktails



42nd saint



MATHNASIUM
The Math Learning Center



High Street Phase II is being developed in a prime location immediately west of the existing High Street development. This exceptional location will offer your employees immediate access to the impressive on-site amenities, including:

- High-quality dining and upscale bar options such as Ocean Prime, Blue Martini, Kona Grill, Modern Margarita, LaBocca Wine Bar and more
- Boutique shopping
- Contemporary, elegant residential options with The Residences at High Street
- On-site Sprouts Express for convenient grab and go groceries
- Desert Ridge Marketplace with additional quick and inexpensive lunch choices and big box retailers allowing employees to run errands during their lunch breaks
- Easy connection to the Phoenix Loop 101 and State Route 51 with a short drive to Phoenix Sky Harbor International Airport and the entire Phoenix and Scottsdale metropolitan areas
- Notable business, entertainment and cultural attractions such as the Mayo Clinic, JW Marriott Phoenix Desert Ridge Resort & Spa, Wildfire Golf Club, Desert Ridge Medical Campus and the Musical Instrument Museum



SKB

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.



THE OFFICES

ON HIGH STREET

PHASE II

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



jll.com/phoenix  [@jllphoenix](https://twitter.com/jllphoenix)
+1 602 282 6300  jllblog.com/phoenix

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