



THE OFFICES

ON HIGH STREET

PHASE I

EAST
HIGH STREET,
PHOENIX, ARIZONA

5310, 5350
5410, 5415
5450, 5455



Harbert
Management
Corporation





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.



LIVE. WORK. PLAY.



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.

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

SERVICES

Pioneer Title
 Keller Williams
 State Farm
 OrthoAZ



PARKING GARAGE

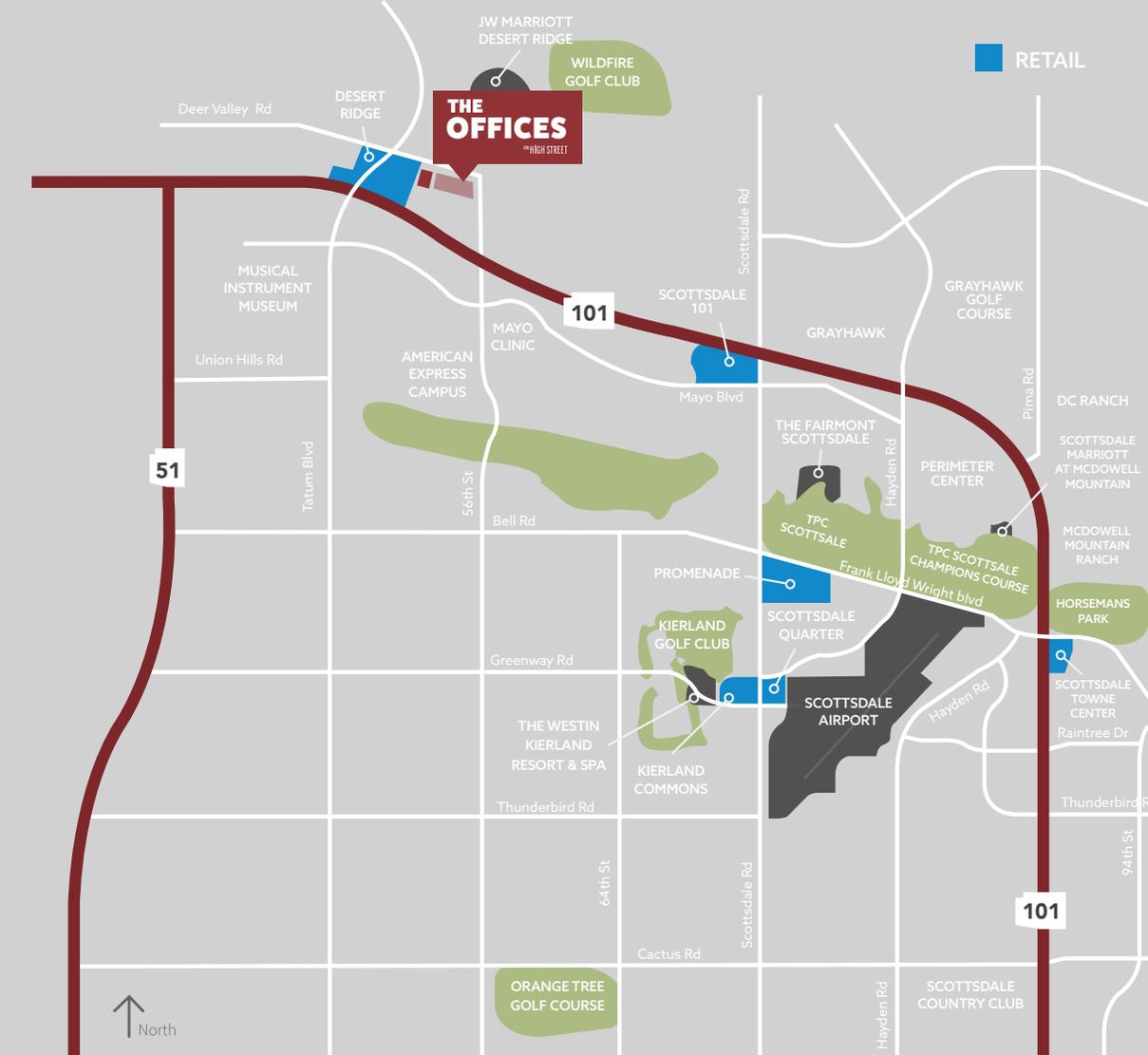
A13

RESIDENTIAL / RETAIL

A11 A12

OFFICE SPACE / RETAIL

A3 A4 A5 A6 A8 A9 A10



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



Key fob access system with 24-hour on-site security



Immediately adjacent to JW Marriott Resort & Spa

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SKB

SCANLAN KEMPER 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.



Harbert
Management
Corporation

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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