

# THE OFFICES

ON HIGH STREET

5310, 5350, 5410,  
5415, 5450, 5455

EAST HIGH STREET  
PHOENIX, ARIZONA

 HIGH STREET

  JONES LANG  
LASALLE  
WAYZATA INVESTMENT PARTNERS

# 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
- 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
- Mojo Yogurt & Coffee – Delicious fat-free yogurt and a variety of coffee, lattes and cappuccinos
- Ocean Prime – by superstar chef Cameron Mitchell

Coming soon:

- Rick Bronson's House of Comedy - absolute best in live stand-up comedy
- Toby Keiths – full service bar featuring live country music

## PREMIER OFFICE SPACE FOR LEASE

PHOENIX, AZ

## HIGH STREET



# THE OFFICES

## ON HIGH STREET

**SKB** JONES LANG LASALLE  
**WAYZATA INVESTMENT PARTNERS**

### 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

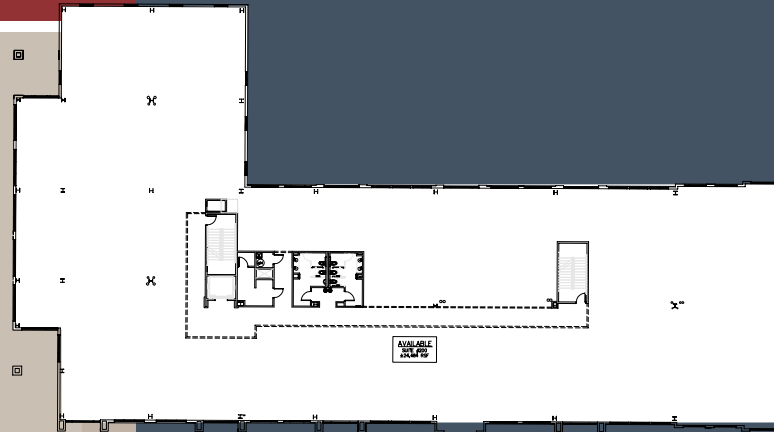
The Offices on High Street are located in the heart of Arizona's largest master-planned community, Desert Ridge. Comprising 5,700 acres in Phoenix's northeast Valley, Desert Ridge is now home to more than 50,000 residents, 5,500 new homes and a variety of residential, commercial, recreational, healthcare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

### UNPARALLELED ACCESS

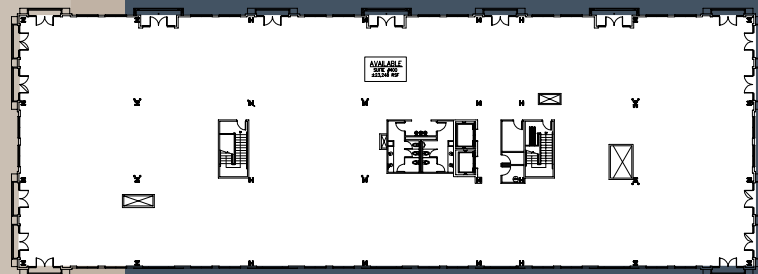
The Offices on High Street are positioned at the intersection of two major freeways, Phoenix Loop 101 and state Route 51. This strategic location offers unparalleled accessibility for those commuting to and from the property. The Offices on High Street are just a short drive away from Sky Harbor International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

### IN GOOD COMPANY

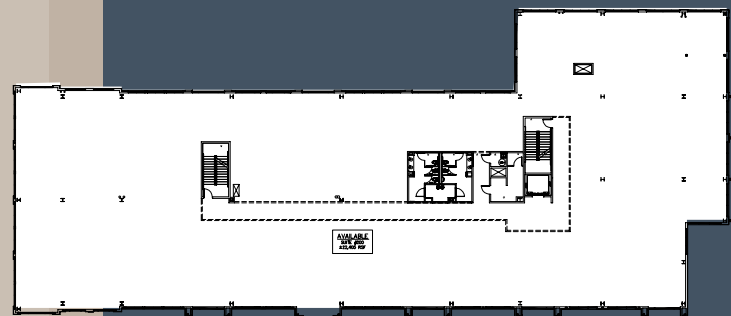
Over the last 10 years, many notable business, entertainment and cultural additions have opened including the 268-bed Mayo Clinic Hospital, the 1.2 million square foot retail center, Desert Ridge Marketplace, American Express Regional Campus, The JW Marriott Resort & Spa, Wildfire Golf Club, Desert Ridge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



5410 building - 2nd floor  
suite 200 - 24,484 s.f.



5455 building - 4th floor  
suite 400 - 23,248 s.f.



5350 building - 2nd floor  
suite 200 - 22,405 s.f.

 **HIGH STREET**

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PHOENIX, ARIZONA

 HIGH 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



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## WAYZATA INVESTMENT PARTNERS

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.

Wayzata Investment Partners was founded in 2004 by six current partners that have over 15 years experience investing together. Since inception, the firm has organized three private equity funds through which it has raised more than \$7 billion of committed capital. Wayzata Investment Partners is a leading investor in the distressed-for-control category, specializing in energy, power, aviation, real estate, shipping, industrial manufacturing and other miscellaneous hard-asset businesses.