

THE OFFICES ON
 HIGH STREET



**80K SF FULL BUILDING OPPORTUNITY
COMING Q3 2026**

5455 EAST HIGH STREET | PHOENIX, ARIZONA, 85054

NEWMARK

YOUR NEXT COLLABORATIVE OFFICE SPACE

Up to 80,000

square feet of Class A office space

soon to be delivered.



BUILDING
SIGNAGE
OPPORTUNITIES



DEDICATED
PARKING GARAGE
ADJACENT TO
BUILDING



EASY ACCESS
TO LOOP 101
& SR 51



STEPS FROM
RESTAURANTS,
BARS, &
ENTERTAINMENT



24-HOUR
SECURITY
ONSITE



HIGH VISIBILITY SIGNAGE OPPORTUNITIES

High Street has the visibility you need with prominent signage, both top of the building and blade.

TOP OF BUILDING

SIGNAGE

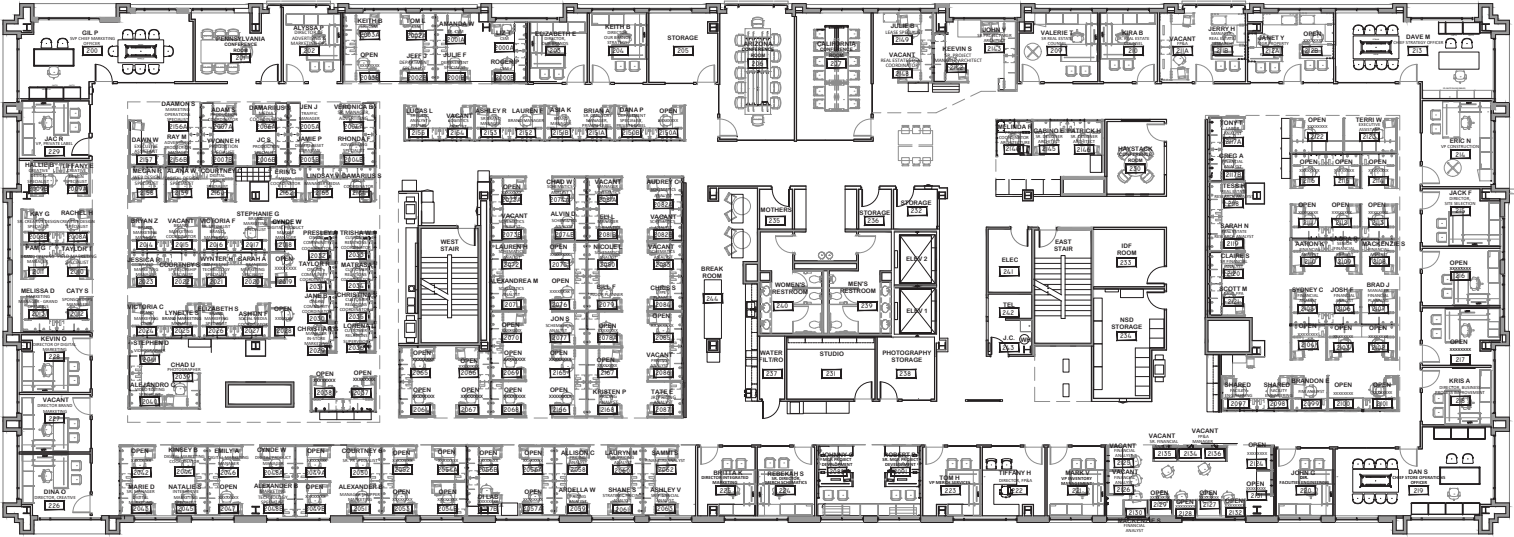
BLADE



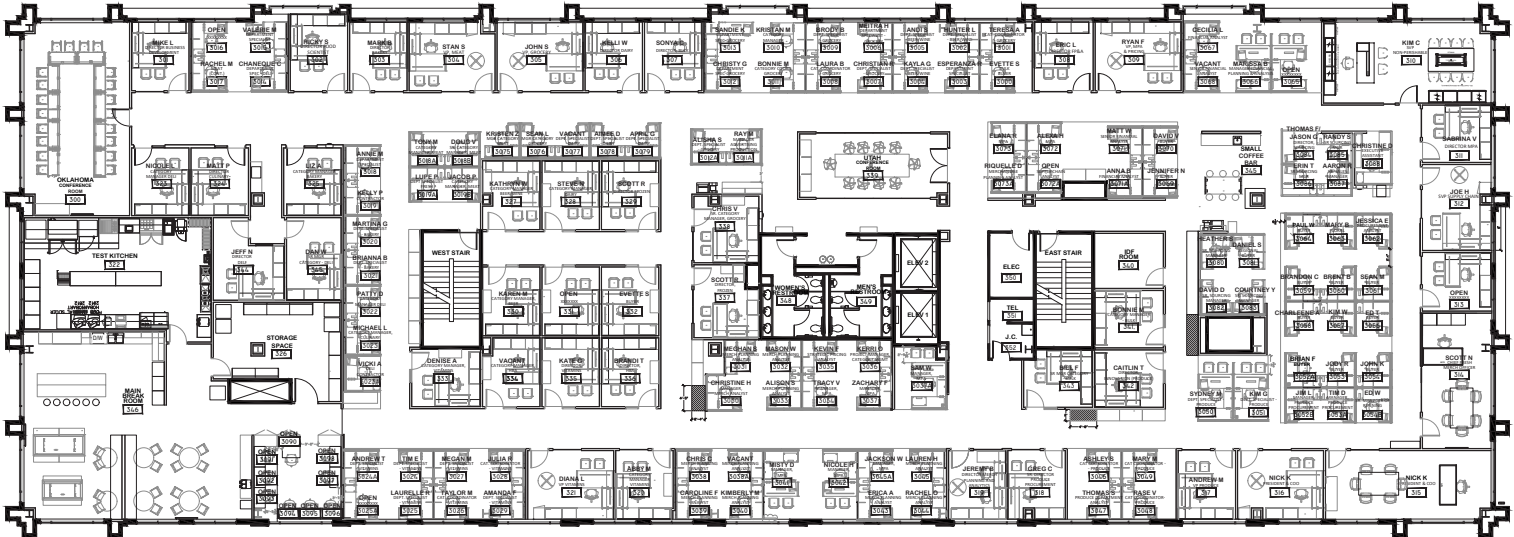
EFFICIENT FLOORPLATES

High Street offers Class A modern office space that harmoniously integrates environment, location, and lifestyle.

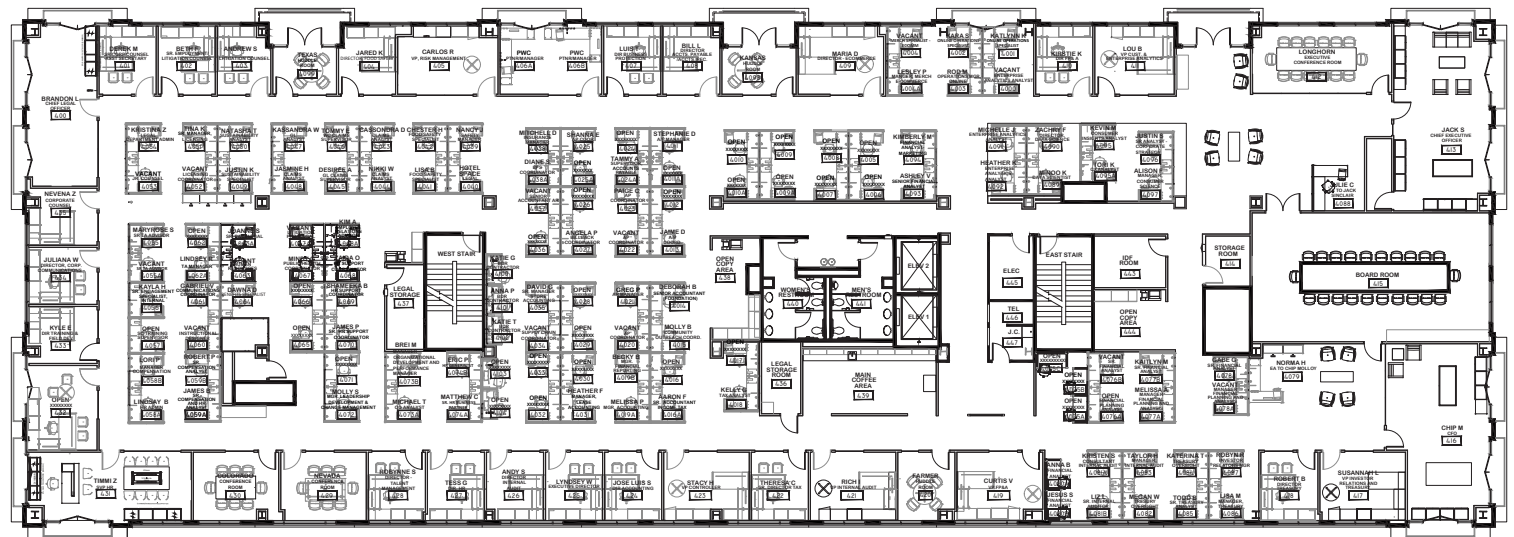
SECOND FLOOR | 23,970 SF



THIRD FLOOR | 23,561 SF



FOURTH FLOOR | 23,248 SF



LIVE. WORK. PLAY.



DINING & ENTERTAINMENT OPTIONS INCLUDE:

BLUE MARTINI

Martini lounge with a lively nightlife scene

KANOKI SUSHI & COCKTAILS

Modern Japanese dining with fresh seafood & handrolls

MODERN MARGARITA

Fresh spin on the traditional margarita

OCEAN PRIME

By superstar chef Cameron Mitchell

PROTEIN HOUSE

Healthy quick-serve options for nutrition, energy, and clean eating

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

Retro-inspired milkshake bar

HUMBLE BISTRO

European inspired bistro featuring world-class pizzas, craft burgers, fresh pastas

HUMBLE OYSTERS & BUBBLES

Fresh oysters and signature bubbles for perfect pairings



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



THE OFFICES ON HIGH STREET

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