

±62,515 SF
PLUG & PLAY | SUBLEASE

HIGHLAND COURT

1707 E Highland Ave
Phoenix, AZ 85016



BUILDING OVERVIEW

TOTAL AVAILABLE SF	±62,515 SF (Sublease)
PROPERTY DESCRIPTION	Three, 2-Story Buildings
SUBLEASE RATE	\$31.00/RSF
LEASE EXPIRATION	Dec. 2027; ability to extend through Dec. 2029
OCCUPANCY AVAILABLE	Oct. 2026



PROPERTY HIGHLIGHTS



Secure Gated Campus Environment



3 Building Project with 24/7 Access



FF&E Available



Visibility - 51 Freeway



Premier Signage Opportunities, Monument and Building Signage



Ample Parking / Easy Access
4.30/1,000 SF Ratio
(50 Surface, 170 Covered Spaces). Convenient Visitor Parking



Traffic Count - 145,228 VPD
Piestewa Fwy & Highland Ave



13 Min. Drive to Phoenix
Sky Harbor Int'l



NEARBY AMENITIES

Retail Stores, Dining Options, Grocery Stores, Financial Institutions



CAMELBACK COLONNADE

Fry's Food & Drug	NYPD Pizza
Café Zupas	Jackson's Car Wash
Smashburger	In-N-Out Burger
Staples	The Buffalo Spot
Cold Stone	Thai Chilli
Torchy's Tacos	Panera
Public Storage	Greek Pita
Kura Sushi	IHOP
California Fish Grill	Café Au Lait

TOWN & COUNTRY

Café Rio	The Macintosh
Five Guys	Potbelly
Blimbie Subs	Sandwich Shop
Chilli's	Hopdoddy
FedEx Kinko's	Burger Bar
LA Fitness	Nekter Juice
Dunkin' Donuts	SNOOZE
Cyprus Grill	Pizzeria Blanco

Whole Foods
Trader Joe's

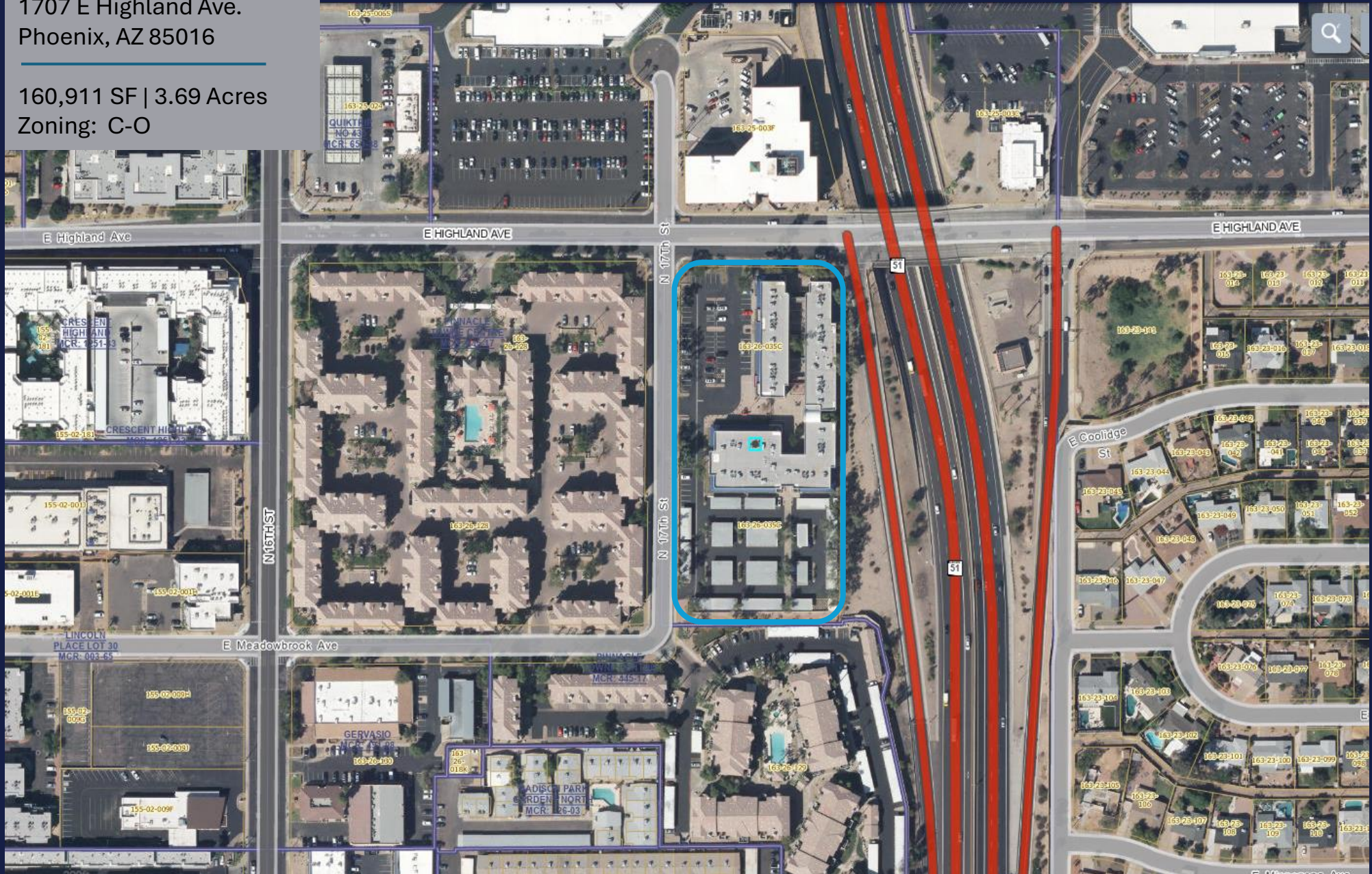
FINANCIAL INSTITUTIONS

First Bank
Bank of America
U.S. Bank
Wells Fargo
MidFirst Bank
AZ Financial Credit Union
Comerica Bank
UMB
Foothills Bank

Highland Court
1707 E Highland Ave.
Phoenix, AZ 85016

160,911 SF | 3.69 Acres
Zoning: C-O

PARCEL MAP



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