



# ILUME



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Arizona's First



WiredScore  
GOLD

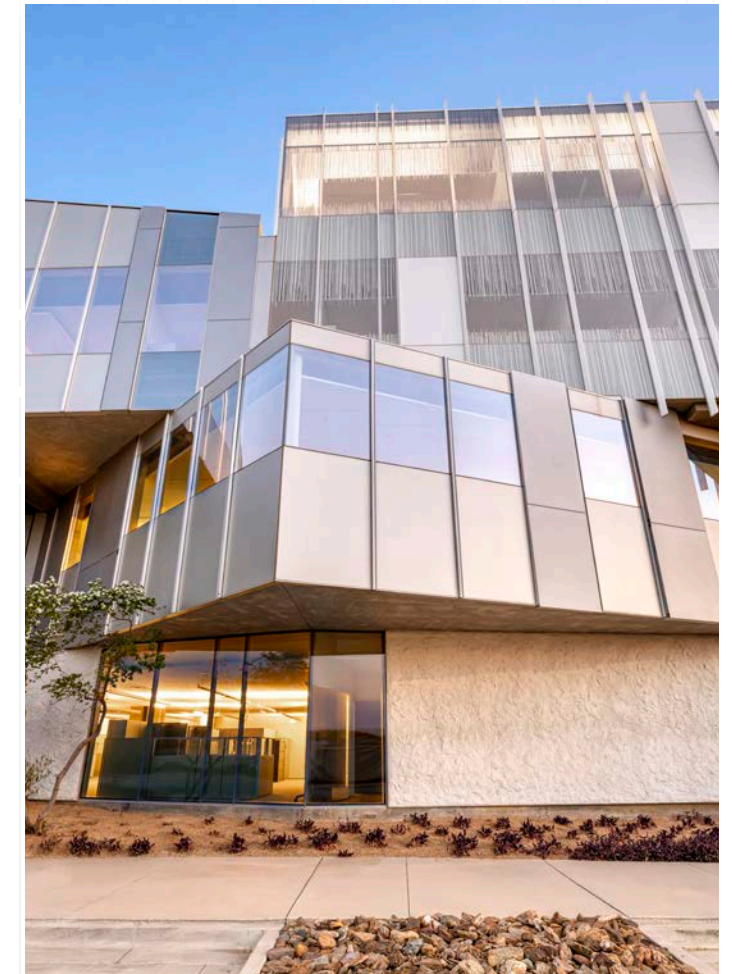
# Welcome to Ilume

A cutting-edge workspace where office creativity meets scientific potential. This dynamic environment seamlessly blends state-of-the-art office spaces with versatile lab facilities, offering a unique setting for innovation across industries. From high-tech users to traditional corporations, Ilume provides an inspiring backdrop for breakthrough ideas, collaborative projects, and groundbreaking discoveries. With its striking design and adaptable spaces, Ilume is poised to become the premier destination for forward-thinking companies in search of a truly exceptional work environment.



## Will Bruder, Architect A fellow of Frank Lloyd Wright

Standing as a testament to the visionary design of acclaimed architect Will Bruder. Known for his innovative approach and harmonious integration of buildings with their environment, Bruder has brought his signature style to this cutting-edge workspace.



## Project Overview



±352,276 total square feet



Class A, 4 story building



LEED Silver certified



Creative office and lab space



Loop 101 frontage



Premier North Scottsdale location



ILUME

GPSINSIGHT

# Reimagining Workspaces and Redefining Success

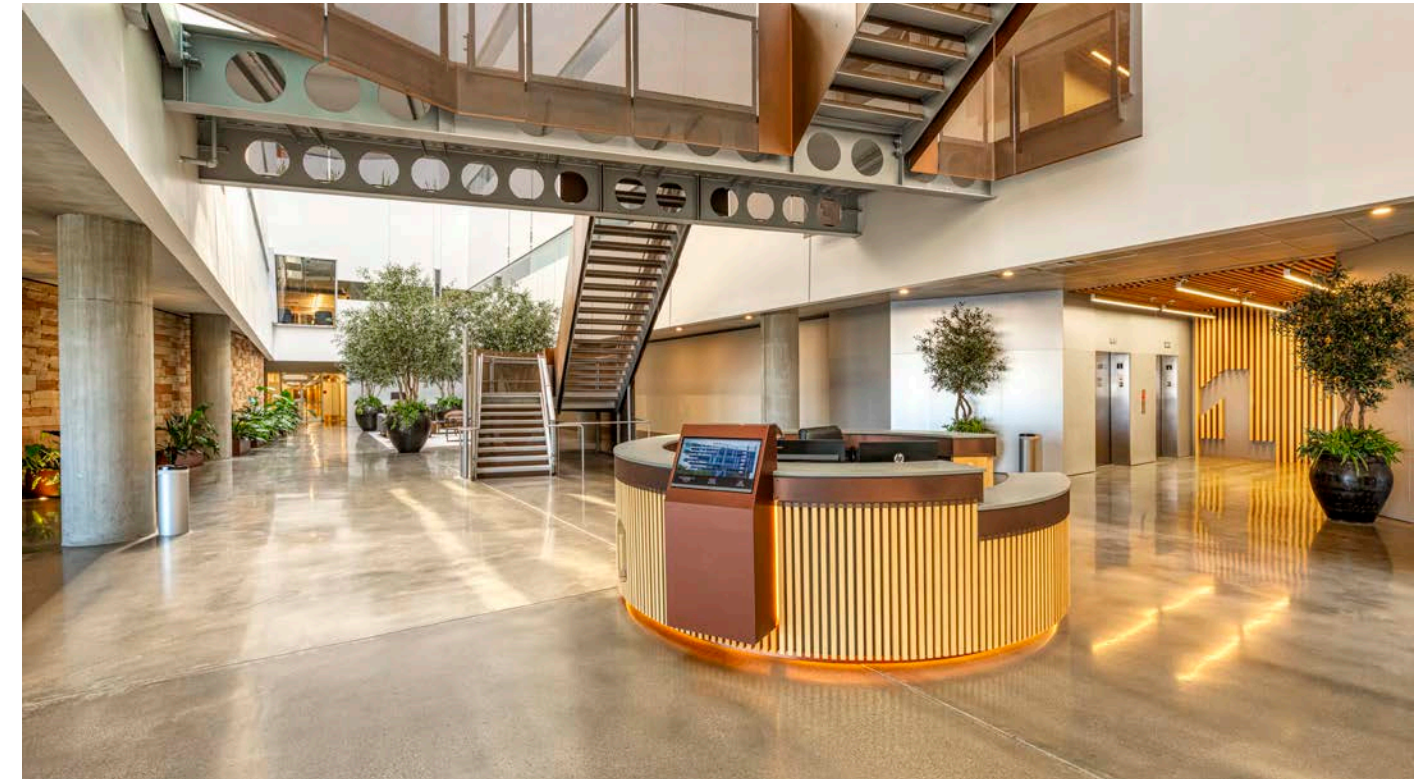
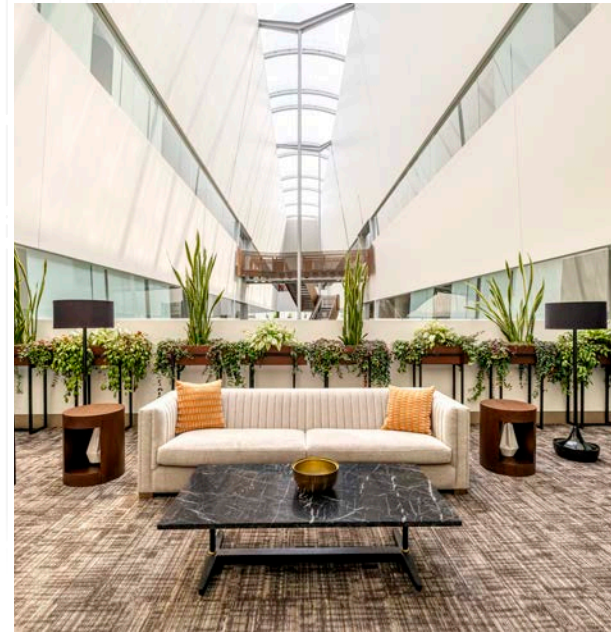
82' high central atrium

1.5 acre rooftop amenity park

24/7 security

110-person auditorium / meeting space

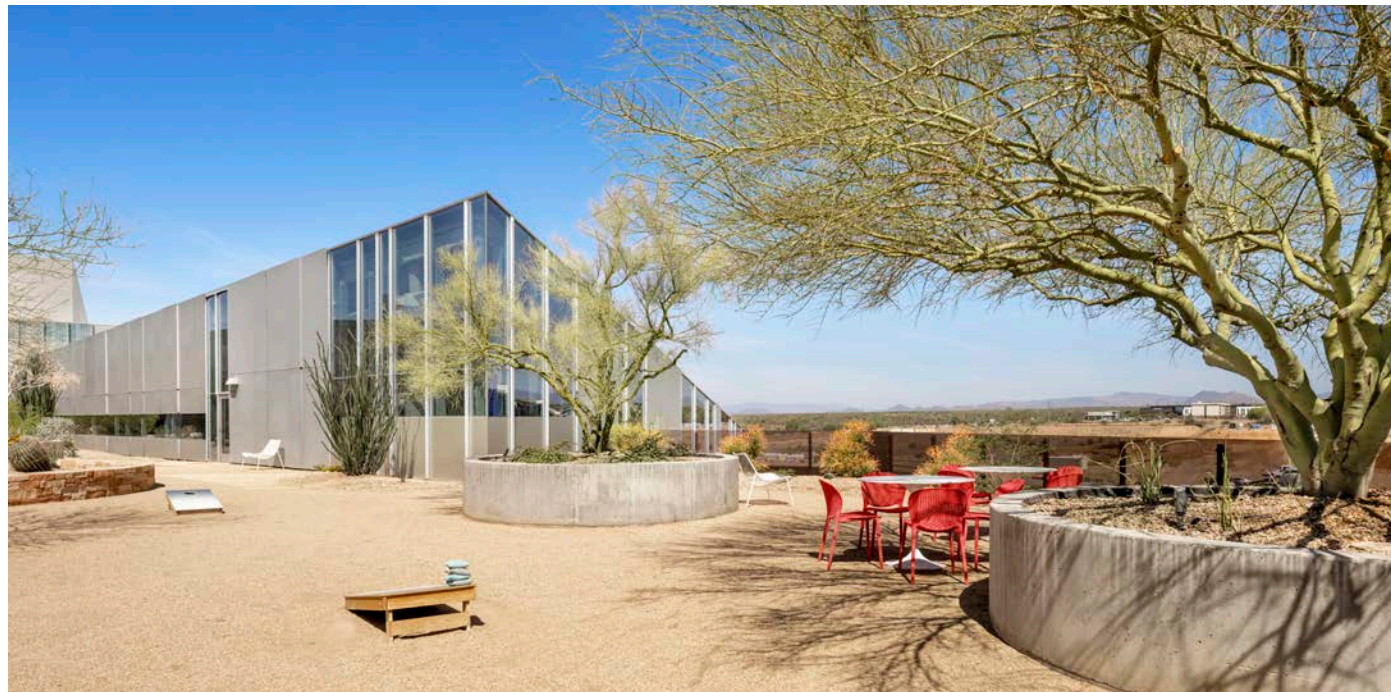
3-level subterranean parking garage



Onsite property management

State-of-the-art fitness center

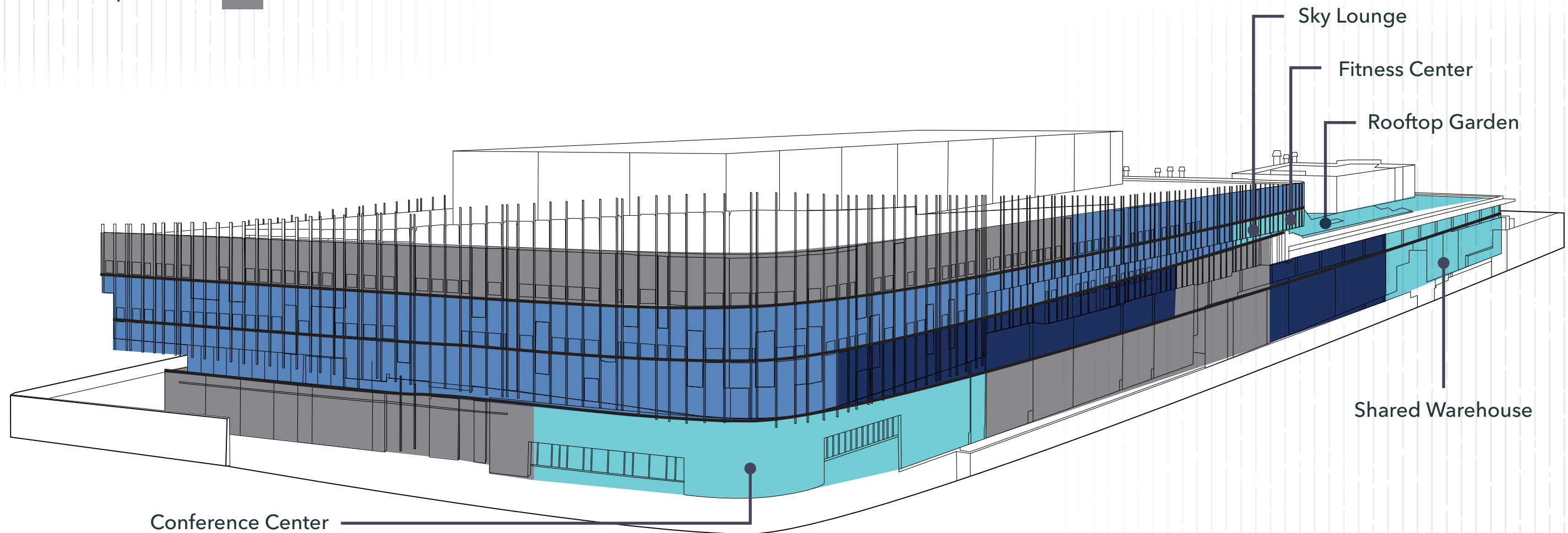
Open path/touchless security system



# Collaborate freely. Innovate boldly.

At Ilume, each floor is a canvas for innovation and growth. Our flexible stacking plan allows for seamless integration of office and lab spaces, accommodating the diverse needs of forward-thinking companies. From start-ups to established corporations, our adaptable floor plans foster collaboration and cross-pollination of ideas. With high ceilings, abundant natural light, and state-of-the-art infrastructure, each level is designed to inspire and support the next generation of groundbreaking discoveries and business success.

-  Amenity Space
-  Office Space
-  Lab/R&D Space
-  Leased





# ILUME



Scottsdale Road

LOOP  
101

# Elevate Your Workday

## 1. Desert Ridge Marketplace

- + Albertsons
- + AMC Theaters
- + American Eagle Outfitters
- + Bank of America
- + Barjo Queen
- + Barnes and Noble
- + Bath and Body Works
- + BJ's Restaurant and Brewhouse
- + Copper Blues Live
- + CVS
- + Dave & Buster's
- + Einstein Bros. Bagels
- + Fashion Nails and Spa
- + Flower Child
- + H&M
- + In-N-Out
- + LensCrafters
- + Majerle's Sports Grill
- + Marshalls
- + Massage Envy
- + Nekter
- + Nordstrom Rack
- + PetSmart
- + Pigtales Cocktail Bar
- + Sandbar Mexican Grill
- + Ski Pro
- + Sunglass Hut
- + T-Mobile
- + Target
- + The Keg Steakhouse + Bar
- + The Whining Pig
- + Thirsty Lion Gastropub
- + Total Wine
- + Ulta
- + Verizon Wireless
- + Victoria Secret
- + Yard House

## 2. Kierland Commons

- + Allen Edmonds
- + Cheesecake Factory
- + Anthropologie
- + Arhaus
- + Banana Republic
- + Blue Mercury
- + Chico's
- + Crate & Barrel
- + Ecco
- + Isaac Jewelers
- + LOFT
- + Lovesac
- + Lucky Brand
- + Mastro's Ocean Club
- + Michael Kors
- + North Italia

- + P.F. Chang's
- + Postino Wine Café
- + Shake Shack
- + Starbucks
- + Sur La Table
- + Talbots
- + Tesla
- + The Greene House
- + The Mission
- + Tocaya Modern Mexican
- + Tommy Bahama
- + Untuckit
- + Victoria's Secret
- + White House Black Market
- + Z Gallerie
- + Zinc Bistro

## 3. Scottsdale 101

- + Ashley Furniture
- + Blue Agave Mexican Cantina
- + C2 Tactical
- + Chick-fil-A
- + Cycle Bar
- + Dick's Sporting Goods
- + EOS Fitness
- + Ethan Allen
- + Freddy's Frozen Custard
- + Harkins Theatres
- + Hobby Lobby
- + Massage Envy
- + One Stop Nutrition
- + Orangetheory
- + Outback Steakhouse
- + Panda Express
- + PGA Superstore
- + Red Robin
- + Starbucks
- + Taglio Salon
- + The White Chocolate Grill
- + Vision Works

## 4. Scottsdale Quarter

- + Apple Store
- + Arboleda
- + Bath and Body Works
- + Bonobos
- + Buckle
- + Culinary Dropout
- + Dominick's
- + Drybar
- + Eddie V's
- + Express
- + Forever 21
- + Gap
- + Grimaldi's
- + Kendra Scott

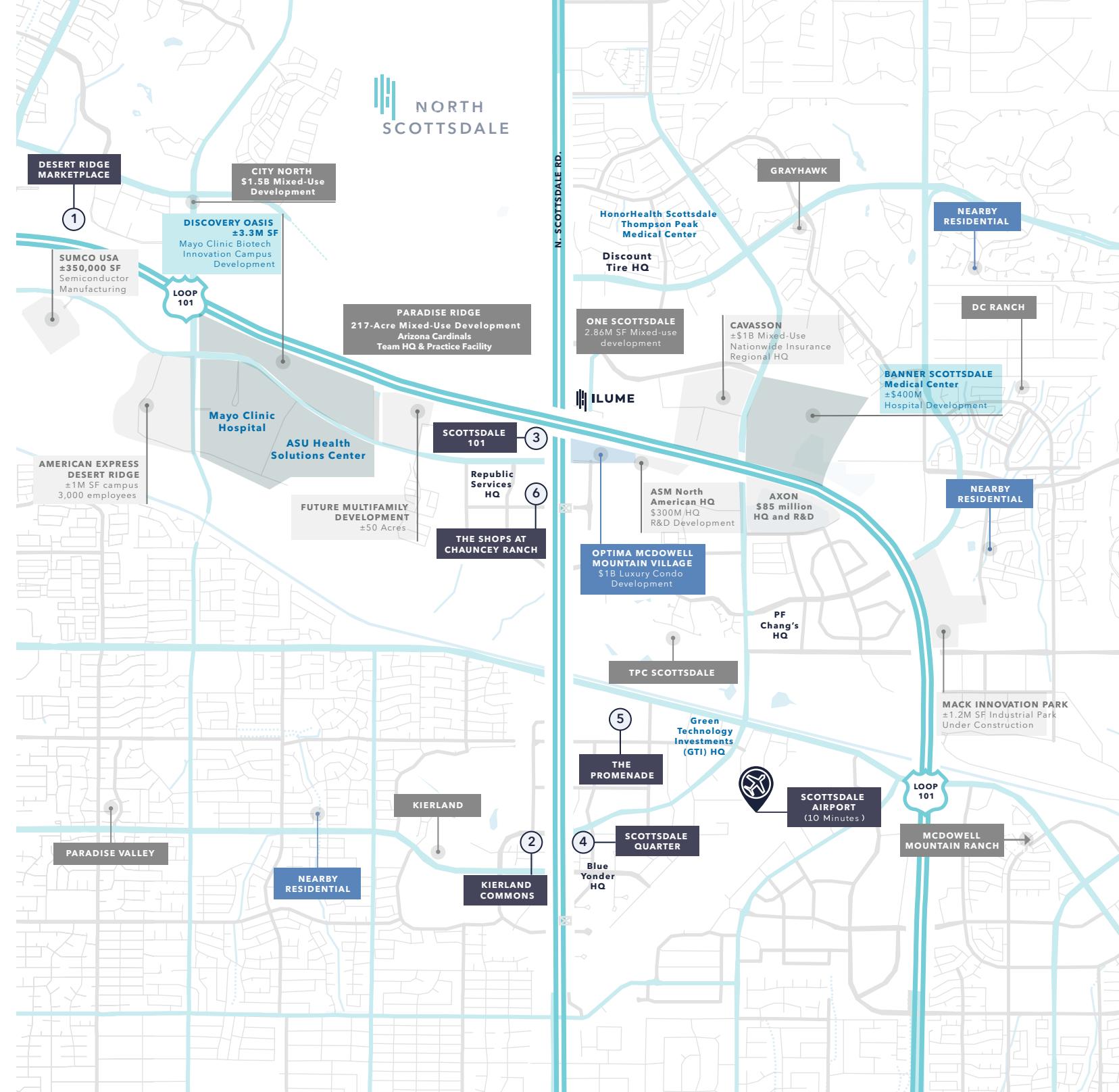
- + Levi's
- + Lululemon
- + Peloton
- + Pottery Barn
- + Press Coffee
- + Restoration Hardware
- + Sephora
- + Sunglass Hut
- + Tempur-pedic
- + Urban Outfitters
- + Warby Parker
- + West Elm
- + Yeti
- + Zinburger

## 5. The Promenade

- + Benihana
- + Buffalo Wild Wings
- + Carter's
- + Original ChopShop
- + Club Pilates
- + Cooper's Hawk
- + Cost Plus World Market
- + Five Below
- + Ideal Image
- + In-N-Out
- + Jos. A. Bank
- + Living Spaces
- + Lowe's
- + Maggiano's
- + Michaels
- + Modern Market
- + Nordstrom Rack
- + Old Navy
- + PetSmart
- + Picasso's Healthy
- + Italian Kitchen
- + Saks OFF 5th
- + T-Mobile
- + The Capital Grille
- + Tilly's
- + Trader Joe's
- + Ulta
- + World of Rugs

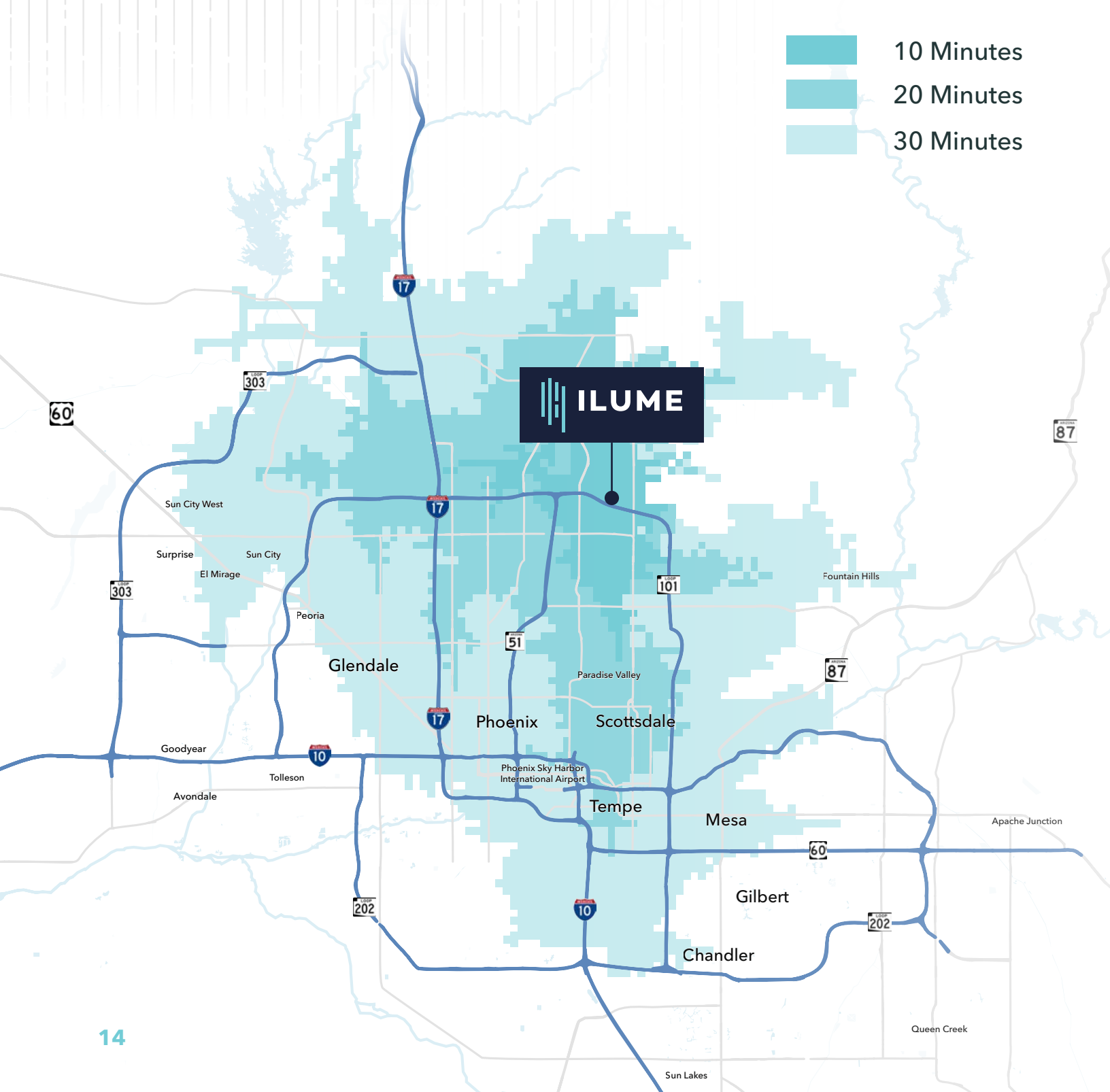
## 6. The Shops at Chauncey Ranch

- + Chase Bank
- + Northside Wine & Beer Bar
- + Paddy O' Furniture
- + Protein House
- + The Container Store
- + Whole Foods
- + Buck & Rider



# Strategic Location, Unparalleled Talent Pool

Reach a labor pool of 1.8 million within a 30 minute commute. Scottsdale offers unparalleled access to a vast and diverse talent pool ensuring your company has the human capital it needs to thrive. This strategic positioning not only facilitates easy recruitment but also enhances employee satisfaction through shorter commute times. The surrounding area boasts a rich demographic mix, including highly educated young professionals and experienced industry veterans, providing a perfect blend of fresh perspectives and seasoned expertise.



## Labor Profile (30 min radius)



# Welcome to Scottsdale, A World-Class Community

Nestled in the Sonoran Desert at the foot of the McDowell Mountains, Scottsdale is a thriving city that offers an unparalleled quality of life in Arizona. Known for its world-class shops and restaurants, top-rated schools, low crime rates, and vibrant economy, Scottsdale consistently ranks among the nation's best places to live and do business.

From the world-class dining and shopping in Old Town to the stunning 48-square-mile McDowell Sonoran Preserve, Scottsdale offers diverse experiences for residents and visitors alike. With its rich history dating back to 1888, the city has grown from a small community of 2,021 to a bustling metropolis of over 243,000, while maintaining its charm and commitment to excellence across its 185 square miles.



## 33,731

Companies doing business in Scottsdale.

**967** restaurants

**52** hotels

**1** airport

**1** baseball stadium

**1** railroad park



## 30,500

Acres of preserve land

**156** miles of unpaved pathways

**123** miles of paved pathways

**5** urban lakes



## 51

Golf courses

**376** combined special event days at WestWorld

**3** equestrian facilities



## 24,283

Student enrollment

**127** art galleries & art dealers

**37** public schools

**7** museums

**6** community centers

**4** public libraries

LUME

GPSINSIGHT

LUME





# Cultivating Tomorrow's Innovations

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