

Illume Innovation Center Sublease



20,000 - 55,217 SF Plug & Play Sublease
Available Now



19001 N Scottsdale Rd | Scottsdale, AZ 85255

THE PERKS

Sublease Summary

This Class A office space is located on the 4th floor of Ilume Innovation Center. This suite features 360° of natural light with mountain views in one of the more beautiful and unique common areas in Scottsdale.



Ability to demise the space into roughly 20,000 SF, 35,000 SF or 55,217 SF



\$18.00/SF Full Service
(Best Rate for Class A in Scottsdale)



Furniture is Available



Expires February 28, 2029



Located Along Loop 101



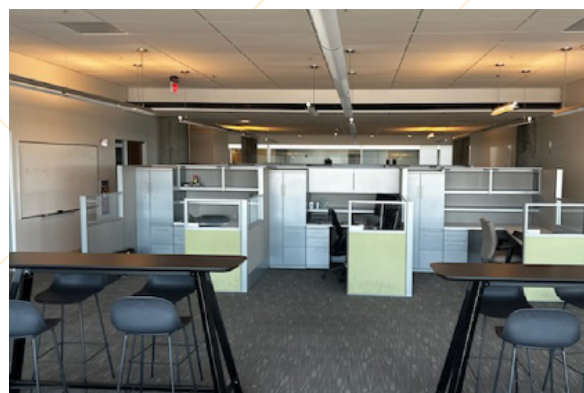
Increase your Visibility - Building Signage is Available (visible from 101 and Scottsdale Road)



On-Site, Free Underground Parking
(4 stalls/1,000sf)



Walking Distance to Whole Foods, Trevor's, Buck & Rider, Lifetime Fitness and more



FLOOR PLAN

Suite 400



Immaculate 360-degree mountain views



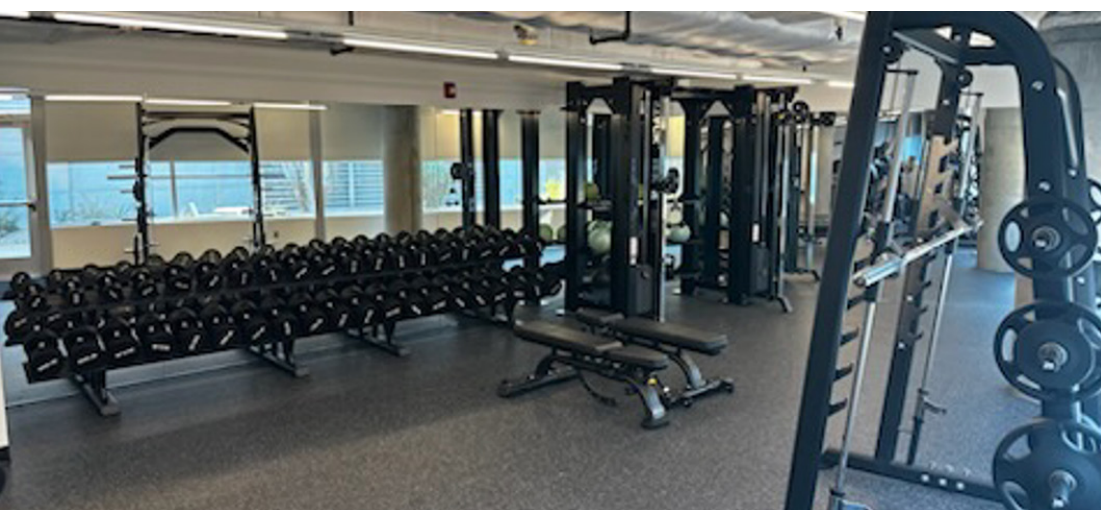
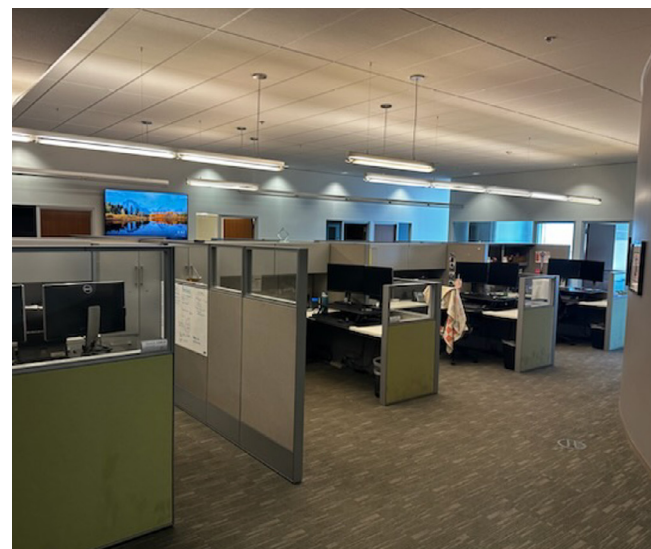
1.5 Acre Rooftop Park



Fully Equipped Fitness Center (Showers/Lockers)



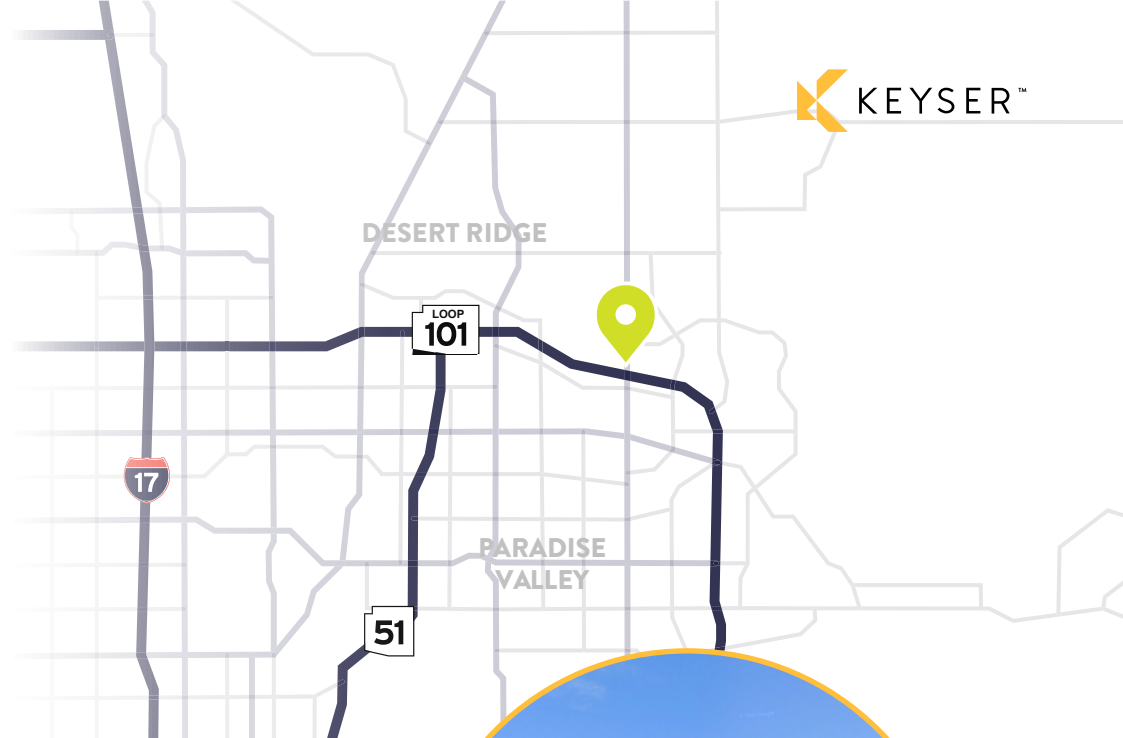
110-person Meeting Auditorium



LOCATION

Top Metro Area

Viewable from the suite, Loop 101 at Scottsdale Road allows for easy access to the Phoenix Metro Area. Within a 3-mile radius, there is over 7 million SF of retail, including Desert Ridge Marketplace, Kierland Commons, Scottsdale 101, Scottsdale Quarter, The Promenade, and more.



INCREASE YOUR VISIBILITY
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(visible from 101 and Scottsdale Road)



CONTACT

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Thank You

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