

Ilume Innovation Center Sublease

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25,000-55,217 SF Plug & Play Sublease
Available Now

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.



25,000 - 55,217 SF Total (Divisible)



Asking Rate \$22.00/SF NNN



Expires February 28, 2029



Located Along Loop 101



Building Signage Available



On-Site, Underground Parking
Parking Ratio: 4/1,000 SF with 8 Visitor Stalls



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

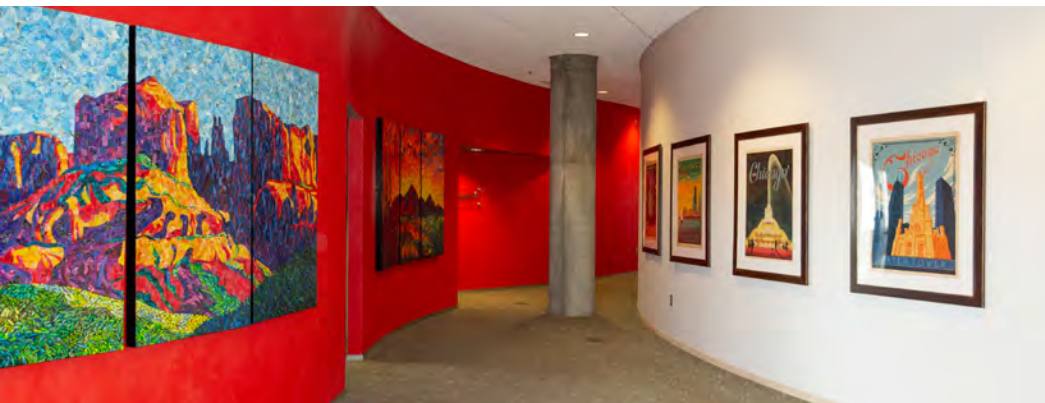
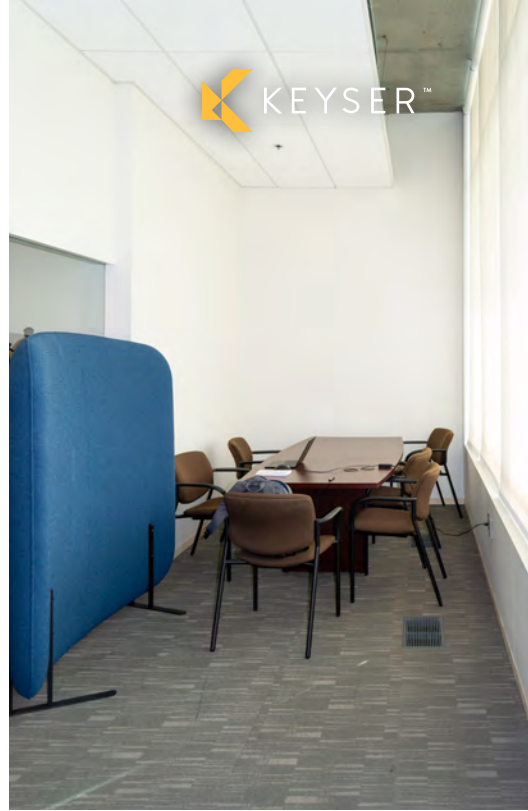


FLOOR PLAN

Suite 400



INTERIOR



INTERIOR



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.



CONTACT

Jonathan Keyser

602.909.8081
jk@keyser.com

Jordan Siek

206.291.3845
jsiek@keyser.com



Thank You

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