



# ILUME

INNOVATION CENTER

19001 N. SCOTTSDALE ROAD | SCOTTSDALE, AZ

Labs and Office Curated for Discovery  
and Scientific Advancement

[WATCH VIDEO TOUR](#)



## Overview

### Discover Together.

Ilume Innovation Center is where brilliant minds gather to answer complex questions. Offering premier environments for biotech, R&D, and life science laboratories, Ilume is an enlightened setting for discovery, creativity, productivity, and exploration.

#### OPPORTUNITY OVERVIEW

- + Class A, 4 story building
- + ±352,276 SF total
- + LEED Silver certified
- + Designed by acclaimed architect Will Bruder
- + 3 loading bays with warehousing and storage

#### AVAILABLE SPACE

**Lab/Office Space**  
±188,344 RSF

**R&D Space**  
±33,322 RSF



Renovations coming soon to convert remaining space to lab-enabled suites





## Amenities

### Everything You'd Expect in a Premium Workplace...and then Some.

Ilume's amenities are designed to promote health, wellness, and collaboration in an inspiring environment full of natural light.

Ilume's 82-foot-high central atrium is a first-of-its-kind feature in the western U.S, bringing ample natural light and fresh air into the majority of the building via an energy efficient, breathable membrane skylight.



**1.5-acre  
Rooftop Park**



**Fully Equipped  
Fitness Center**



**Building-wide  
Wi-Fi**



**Meeting Space  
including 110-person  
Auditorium**



**Three Levels of  
Subterranean  
Parking**



**On-site Fresh Food  
Grab & Go Market**



**On-site Property  
Management &  
24/7 Security**



**Open Path  
Security Access**







N. SCOTTSDALE RD.

LOOP  
101







LOOP  
101

**±121,592 VEHICLES PER DAY**





## Specifications & Details



### ELECTRICAL

- + 277/480V, 3-phase, 3000 amp, 4-wire service
- + 1350 KW diesel generator
- + 80 kVA, 277/480V, 3-phase UPS system



### PLUMBING

- + 6" building water line (1000 gpm capacity) with 4" domestic water service
- + Industrial waste capacity
- + Sanitary sewer capacity for an additional 1300 DFU
- + Turn-key lab spaces can accommodate the following:

Natural gas	Argon
Soft water	CO <sub>2</sub>
Compressed air	Nitrogen
Vacuum system	Helium
Ultra-pure water	Steam



### MECHANICAL

- + Hot and chilled water cooling system with VAV units in-suite
- + Lab hoods feature pressure independent VAV boxes for exhaust control
- + Facility features excess cooling capacity (170% at fully-occupied load)



### FACILITY

- + On-site, underground parking
- + All spaces move-in ready
- + Type 1 exhaust hoods and grease trap available
- + Building signage available

#### Slab-to-Slab Ceiling Heights

Level 1 - 14' (Certain suites are 29'5" with warehousing capabilities)

Level 2 - 15' 6"

Level 3 - 14'

Level 4 - 14'

#### Office Loads

80 PSF

#### Column Spacing

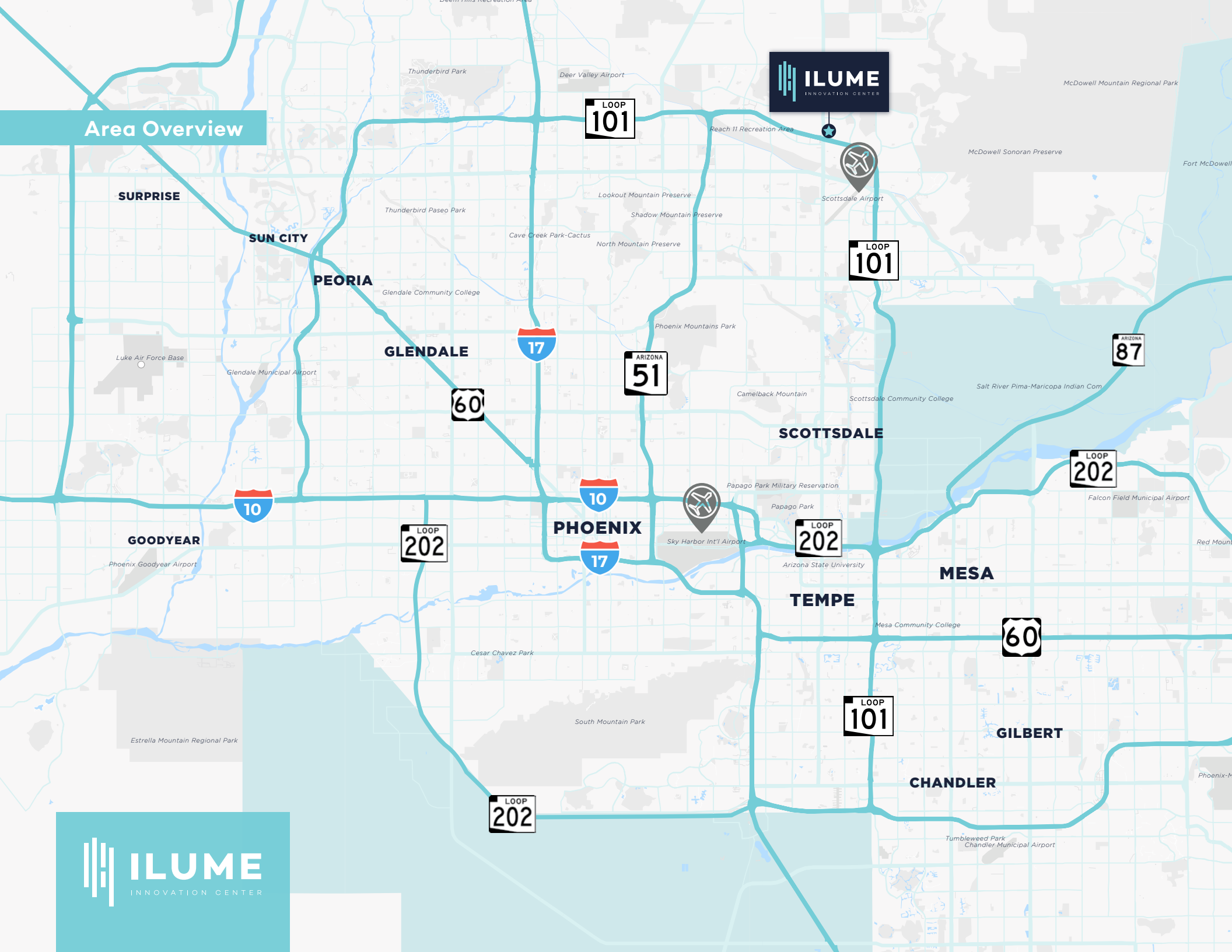
28 ft

#### Lab Loads

100+ PSF



# Area Overview





Site Plan

Future Site of One Scottsdale  
120-acre Mixed-Use Development

Parking Garage  
Entrance

Grab & Go Market  
(1st Floor)

110  
Person  
Auditorium

Lobby/Atrium

Gym

Rooftop Garden

Shared  
Warehouse  
Space

Loading  
Docks

N. SCOTTSDALE RD

WALKING TRAIL

Forklift Alley







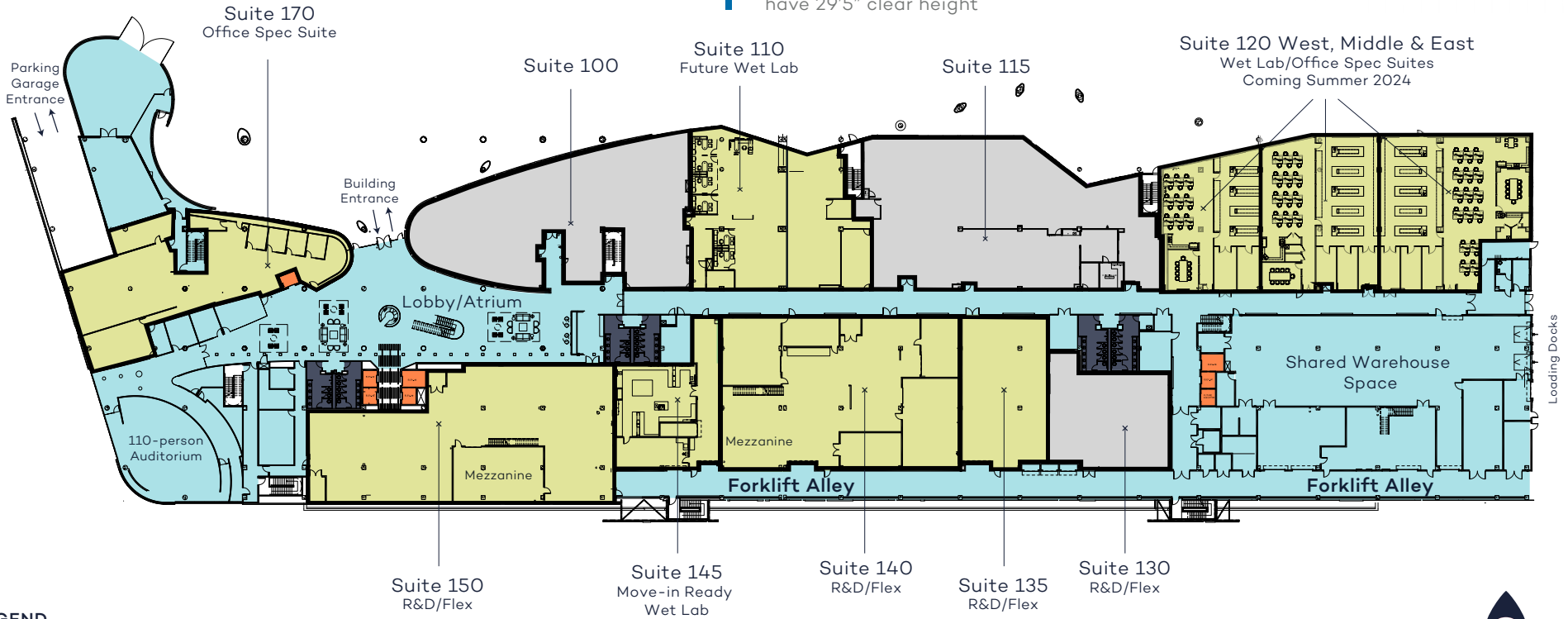
# Floor Plan

## Level 1

- + ±113,752 RSF
- + 110-person lecture-sized auditorium
- + Lobby and atrium
- + Lab suites
- + R&D flex suites
- + Garage access
- + Tenant storage/warehousing

### AVAILABLE SUITES

- Suite 110 | 8,120 RSF
  - Suite 120 West | 4,058 RSF
  - Suite 120 Middle | 5,819 RSF
  - Suite 120 East | 6,850 RSF
  - Suite 135 | 4,420 RSF
  - Suite 140 | 15,260 RSF
  - Suite 145 | 4,022 RSF
  - Suite 150 | 13,642 RSF
  - Suite 170 | 8,341 RSF
- \*Suites 135, 140, 145, & 150 are contiguous to 37,344 SF and have 29'5" clear height



**LEGEND**

- Available (Yellow)
- Common Areas (Light Blue)
- Elevators (Orange)
- Leased (Grey)
- Restrooms (Dark Blue)





# Level 2

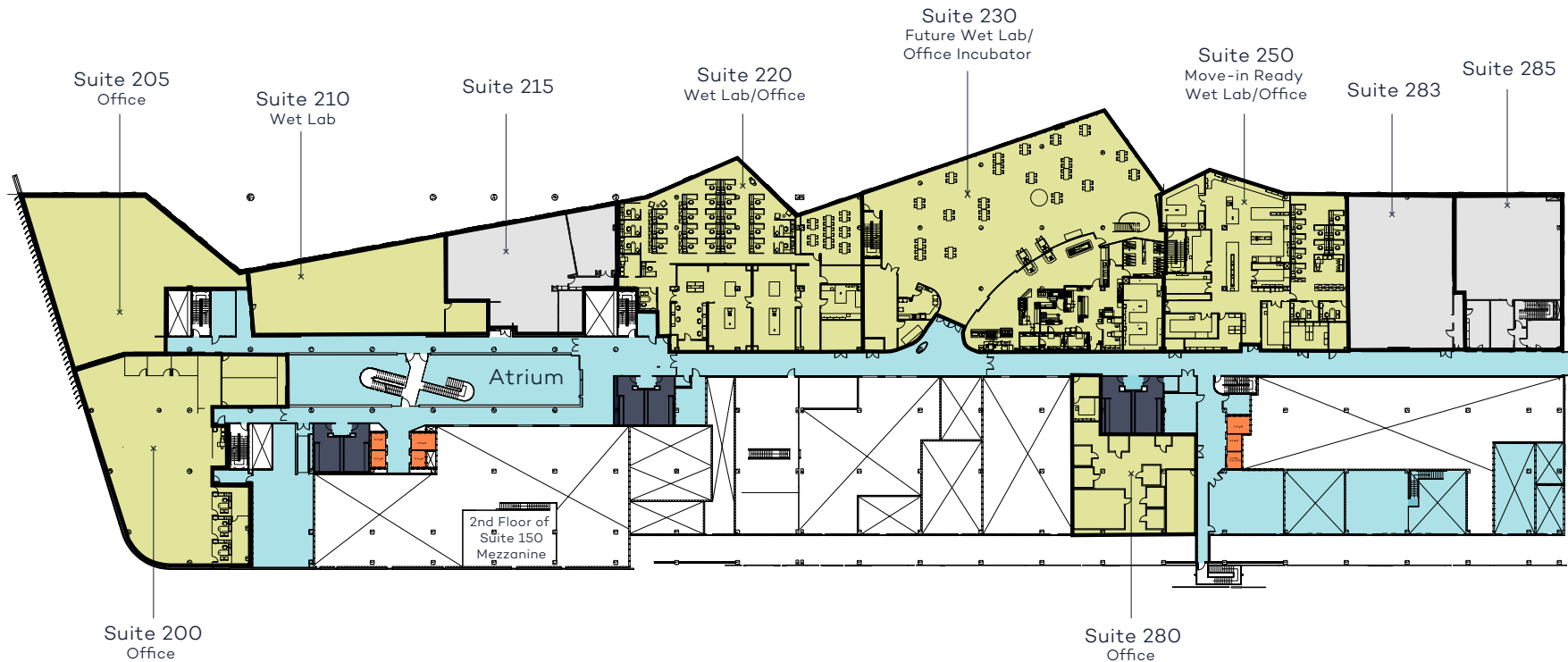
## Floor Plan

- + ±89,872 RSF
- + Wet labs
- + Office space

### AVAILABLE SUITES

- Suite 200 | 9,767 RSF
- Suite 220 | 11,732 RSF
- Suite 280 | 4,470 RSF
- Suite 205 | 7,351 RSF
- Suite 230 | 21,301 RSF
- Suite 210 | 5,126 RSF
- Suite 250 | 7,406 RSF

\*Suites 220, 230, & 250 are contiguous to 40,439 SF



### LEGEND

- Available
- Common Areas
- Elevators
- Leased
- Restrooms





# Level 3

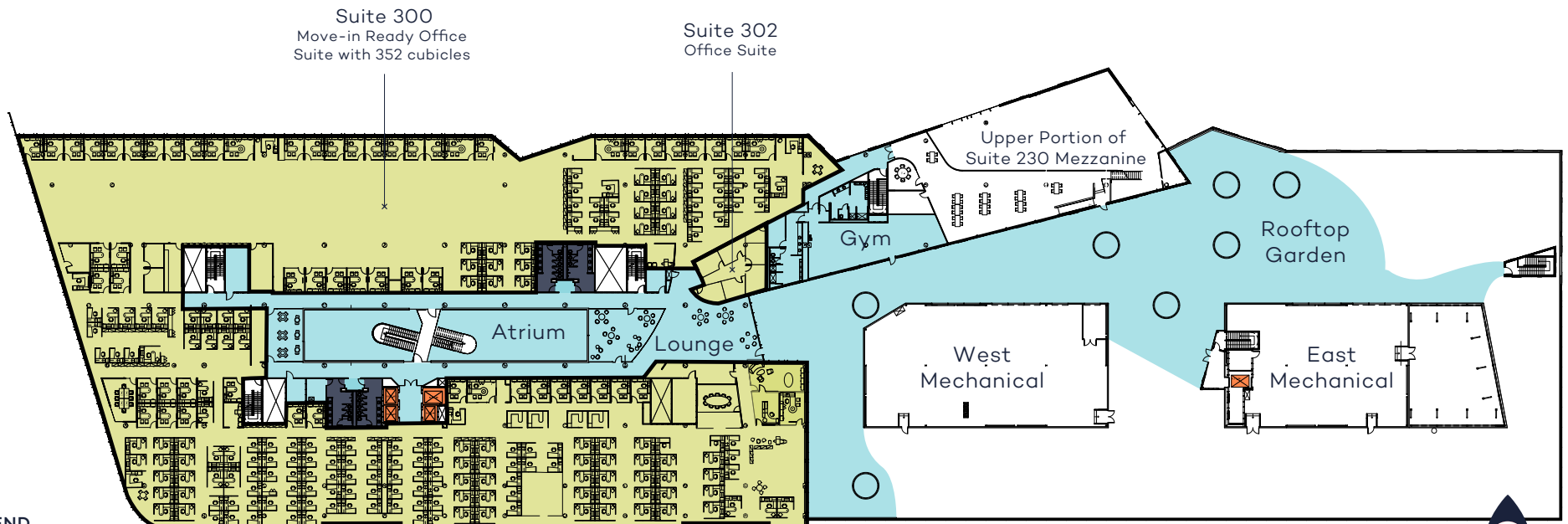
- + ±70,443 RSF
- + Rooftop park access
- + Fitness center
- + Creative office suites

## AVAILABLE SUITES

Suite 300 | 10,000-70,443 RSF

- + Rooftop park access
- + Fitness center
- + Creative office suites

Suite 300 | 10,000-70,443 RSF



### LEGEND

- Available
- Common Areas
- Elevators
- Leased
- Restrooms



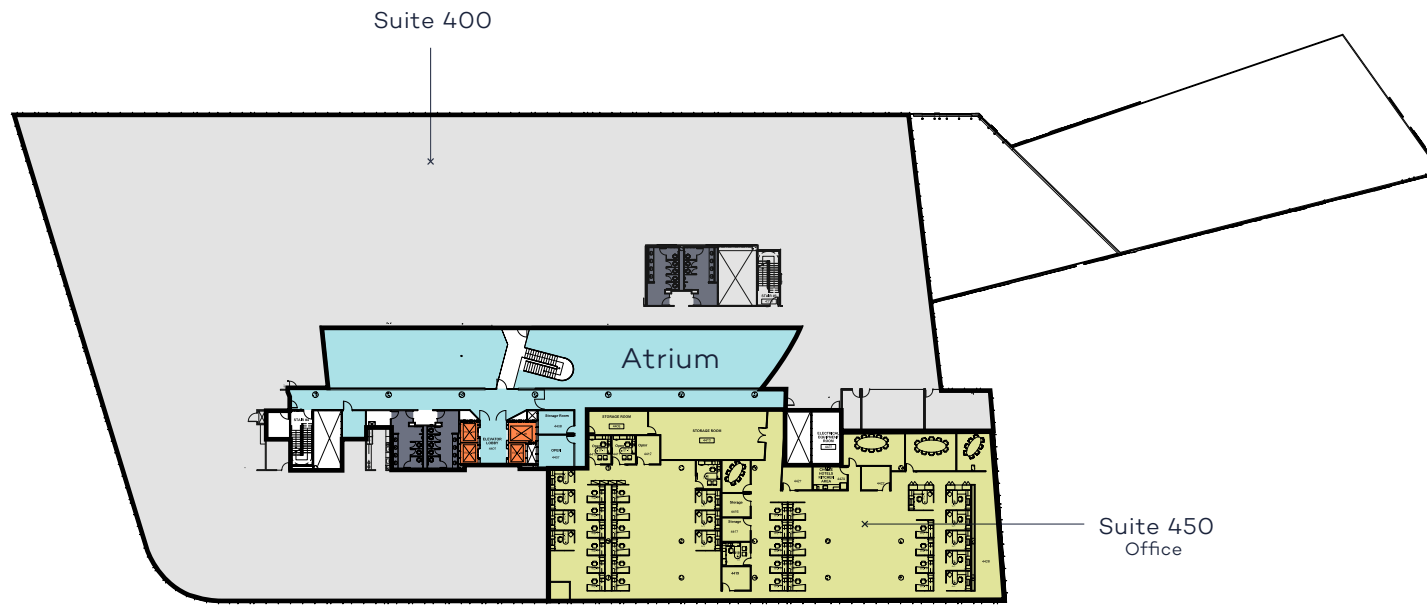
# Level 4

## Floor Plan

- + ±78,209 RSF
- + Creative office space

### AVAILABLE SUITES

Suite 450 | 18,664 RSF (Divisible to 5,000 RSF)



#### LEGEND

- Available
- Common Areas
- Elevators
- Leased
- Restrooms



## Existing Tenants

### Collaborate with us.



Spectrum Dynamic Research performs testing, research, and development activities in the areas of vaporization technology.



GPS Insight is a software company, with a focus on the trucking industry, that provides actionable insights to make road and field operations simpler and safer.



CommonSpirit Reference Laboratory was created by CommonSpirit Health to increase the amount of COVID-19 testing for their 137 hospitals and 1000+ care site nationwide. Post-pandemic they continue to operate by contributing testing, analyses, and more to CommonSpirit's precision medicine program.



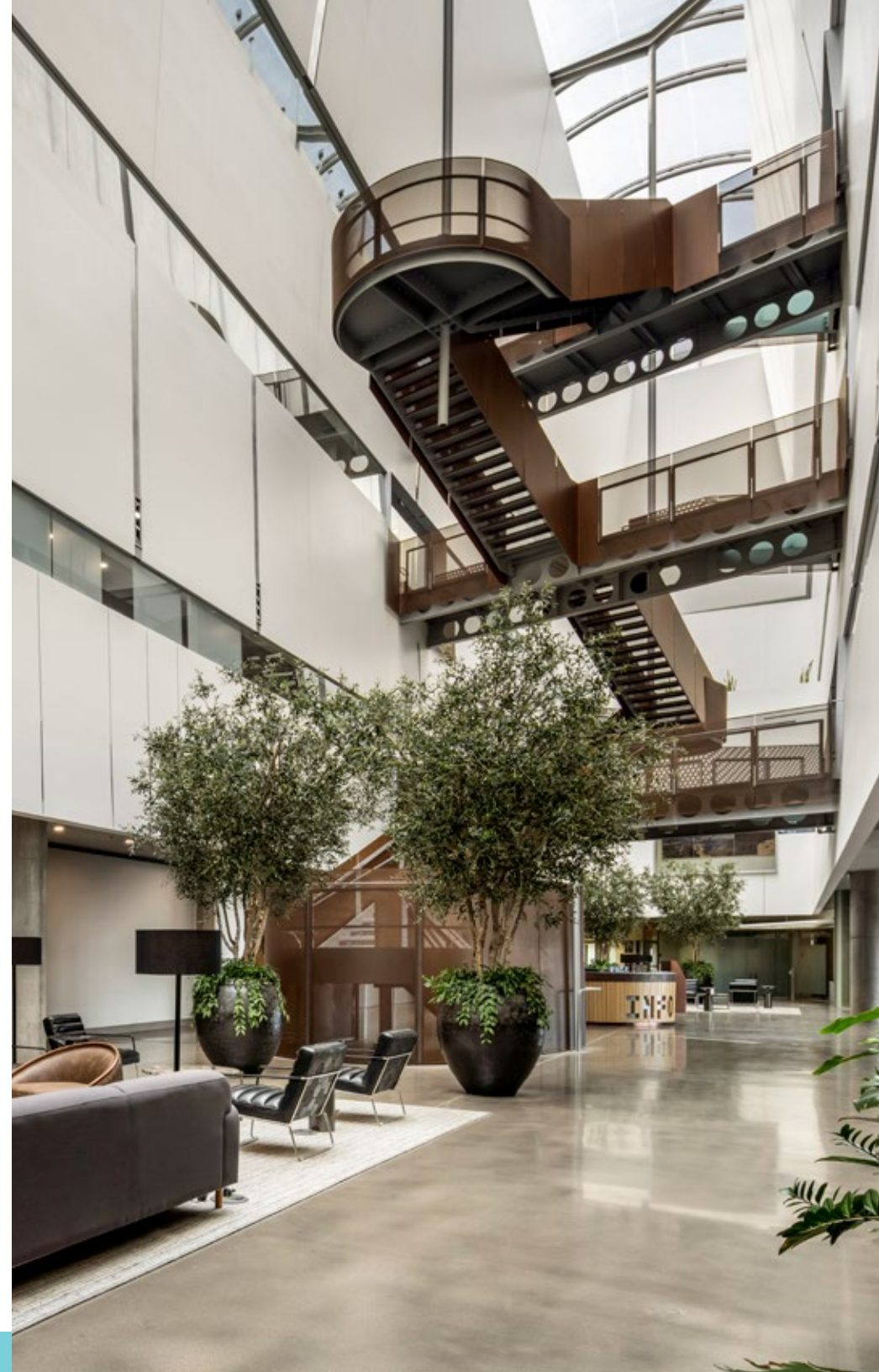
Nu Planet Pharmaceutical develops breakthrough nuclear technologies.



Vidium combines genomic and molecular diagnostic testing with pathology to provide advanced diagnostics that help unravel information about canine cancer.



INanoBio has a mission to develop high-accuracy early-stage disease diagnostics using transformative nano-biotechnology platforms and machine learning.









## Area Overview

# A Top Metro Area for Growth, Development, and Sunshine.

The greater Phoenix area is experiencing rapid growth in many sectors including life sciences, healthcare and high-tech manufacturing, and North Scottsdale is the beneficiary of much of this growth. Companies are choosing Arizona and North Scottsdale for the lifestyle advantages, weather, and access to talent. Enjoy the many new developments that will be a catalyst for the growing life sciences cluster in North Scottsdale:

### Mayo Clinic

Less than two miles west of Ilume lies one of the top 20 hospitals in the U.S. – the Phoenix Mayo Clinic, currently wrapping up a \$748-million expansion to double the size of its campus and add 2,000 jobs. The new \$134.6-million Integrated Education and Research Building will nearly double Mayo Clinic's education and research capabilities and includes 20 new biomedical and translational research labs. Also on the campus is ASU's \$80-million Health Futures Center, which opened in 2020.

### Discovery Oasis at Mayo Clinic

In March 2023, Mayo Clinic and ASU announced Discovery Oasis, a 228-acre medical and research campus. Breaking ground by the end of the year, Discovery Oasis will include advanced research and development, medical equipment manufacturing, outpatient treatment facilities, and associated amenities.

### The Cure Corridor

Ilume and the Mayo Clinic anchor the north end of the Cure Corridor, a healthcare and life science hub which runs south along Scottsdale Road to SkySong,



**Phoenix Mayo Clinic**  
No. 1 hospital in Arizona



**Optima McDowell Mountain Village**  
\$1-billion sustainable mixed-use community development



the ASU Scottsdale Innovation Center. Target industries in this cluster include pharmaceuticals, other biological products, medical laboratories, and biotech research.

### Semiconductor Ecosystem

North Phoenix boasts the largest private investment in Arizona history, TSMC's \$40-billion semiconductor factory, which will manufacture the smallest and most advanced chips in the world. This investment, along with Intel's \$20-billion expansion in Chandler, will continue to grow Phoenix's semiconductor ecosystem, already the fourth largest for semiconductor manufacturing jobs in the U.S.





**Retail Amenities**  
7.7 million SF of retail within three miles of Ilume

### New Development

More than \$5 billion in new housing, retail, and healthcare development surrounds Ilume:

- One Scottsdale, a \$1-billion, 2.86-million-square-foot mixed-use center
- McDowell Mountain Village, a \$1-billion luxury condo development
- Nationwide Insurance’s Cavasson, a \$1-billion mixed-use campus including a regional headquarters for the company
- Banner Scottsdale Medical Center’s new \$400-million hospital
- City North, a \$1.5-billion mixed-use development

### Housing Options

North Phoenix and Scottsdale are home to some of the best master-planned communities in metro Phoenix, including DC Ranch, Grayhawk and Desert Ridge, which combine executive housing with high-end townhomes and multifamily developments.

### Retail Amenities

Ilume is surrounded by an astonishing 7.7 million square feet of retail within three miles, including two of Arizona’s premier lifestyle centers: Kierland Commons and Scottsdale Quarter.

### Transportation

Ilume is immediately adjacent to a full-diamond interchange with Loop 101 at Scottsdale Road for convenient access to the Phoenix metro area, including Sky Harbor International Airport and Scottsdale Airport.

### Talent Pipeline

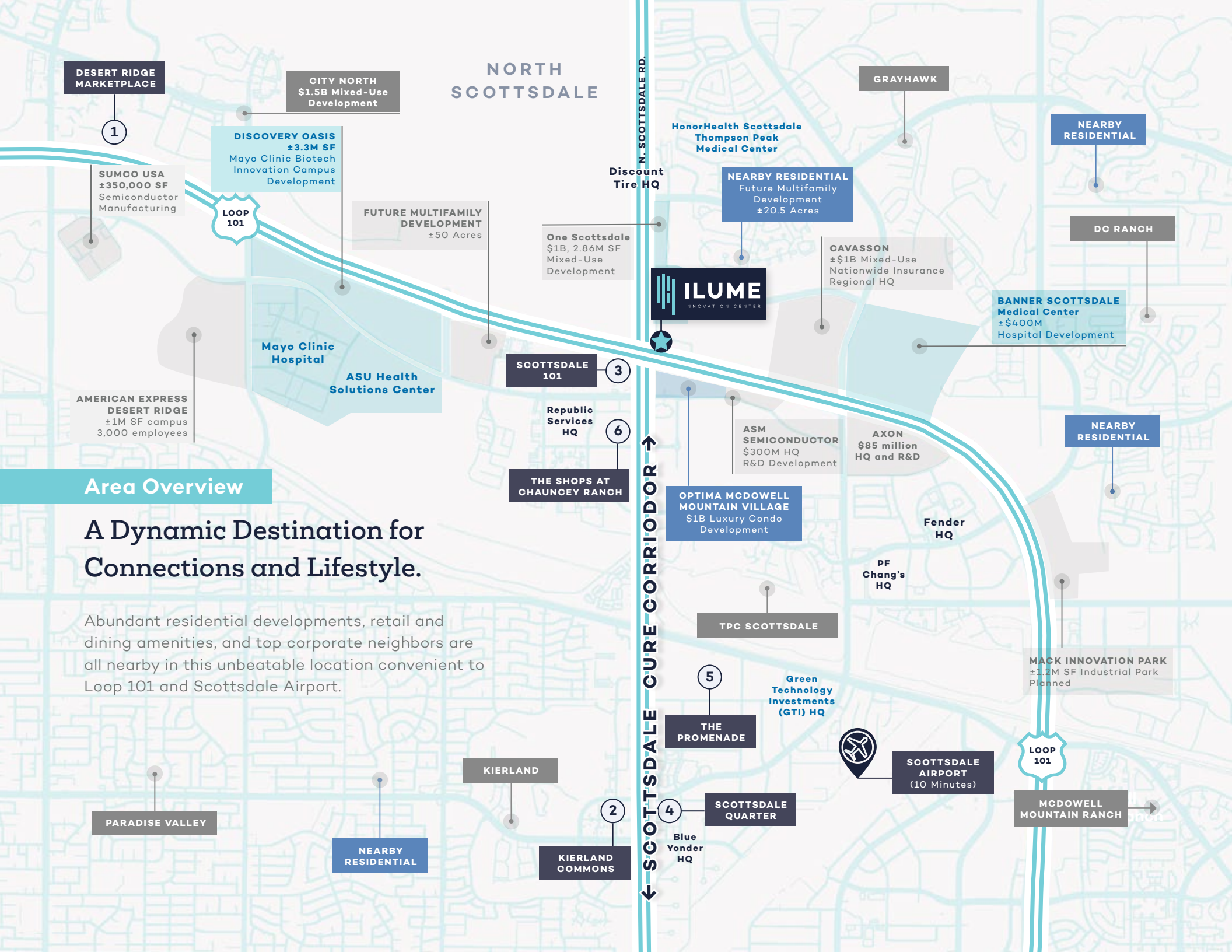
Within a 100-mile radius, there are over 225,000 students at 29 college campuses, including Arizona State University—named the nation’s most innovative university 8 years in a row. ASU’s life science enrollment continues to grow and is now well over 5,000 undergraduate and ±400 graduate students.



**Discovery Oasis at Mayo Clinic**  
228-acre medical and research campus development



**Scottsdale Airport**  
Premier corporate jet facility



## Area Overview

# A Dynamic Destination for Connections and Lifestyle.

Abundant residential developments, retail and dining amenities, and top corporate neighbors are all nearby in this unbeatable location convenient to Loop 101 and Scottsdale Airport.



## 1 DESERT RIDGE MARKETPLACE

- + Albertsons
- + AMC Theaters
- + American Eagle Outfitters
- + Bank of America
- + Barrio 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



**FOR MORE INFORMATION, PLEASE CONTACT:**

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