

# BOND











## OFFICE EXPERIENCE

# DESIGNED FOR CONNECTION

Our one-of-a-kind workspace is where classic luxury meets the modern world, and thoughtful design reigns supreme. At Bond, the difference is in the details.







# AN OFFICE THAT WORKS FOR YOU

- ◆ Luxury Materials and Finishes
- ◆ High-End Fixtures and Appliances
- ◆ Flexible Spaces
- ◆ Glass-Front Offices
- ◆ Open Floor Plans
- ◆ Exposed Ceilings







# AN EFFORTLESS TENANT EXPERIENCE



## ON-SITE BUILDING CONCIERGE

White-glove support for everything from private event arrangements to community connections provides a delightful experience unlike any other.



## TURNKEY MOVE-IN & STRAIGHTFORWARD LEASE TERMS

Move-in ready professional suites and flexible terms get your office up and running with little to no downtime, logistical headaches, or risk.



## EXCLUSIVE MEMBER BENEFITS

Private networking events, professional mixers, and neighborhood perks keep you in touch with your next opportunity.



## CURATED AMENITIES

An unprecedented array of facilities and services enhances efficiency and comfort in every facet of the working environment.

CONCIERGE





PRODUCTIVITY

# FLEXIBLE SPACES TO BRING TEAMS TOGETHER

Make space for where you are and where you're headed with Bond's diverse selection of collaborative and private work areas.







TRAINING ROOM

- ◆ **TRAINING ROOM**  
120 to 200-person meeting room furnished with a full suite of AV tools, a video wall, a hospitality bar, and a private patio for midday breaks.
- ◆ **BOARD ROOM**  
22-person jewel box that overlooks the building's atrium, setting an impressive stage for board meetings or client pitches.
- ◆ **CONFERENCE ROOMS**  
7-person and 12-person collaboration spaces equipped with high-end presentation and teleconferencing capabilities.

- ◆ **ZOOM ROOMS**  
Individual day offices with everything you need to be anywhere from right here.
- ◆ **PODCAST ROOM**  
Thoughtfully designed suite of powerful production tools to bring your biggest ideas to life.
- ◆ **LIBRARY**  
A serene change of scenery to quiet your mind, seek inspiration, and free yourself from distractions.









## WELLNESS

# A HOLISTIC APPROACH TO HEALTHIER WORK

Inspire productivity and promote wellbeing with our best-in-class wellness studio.

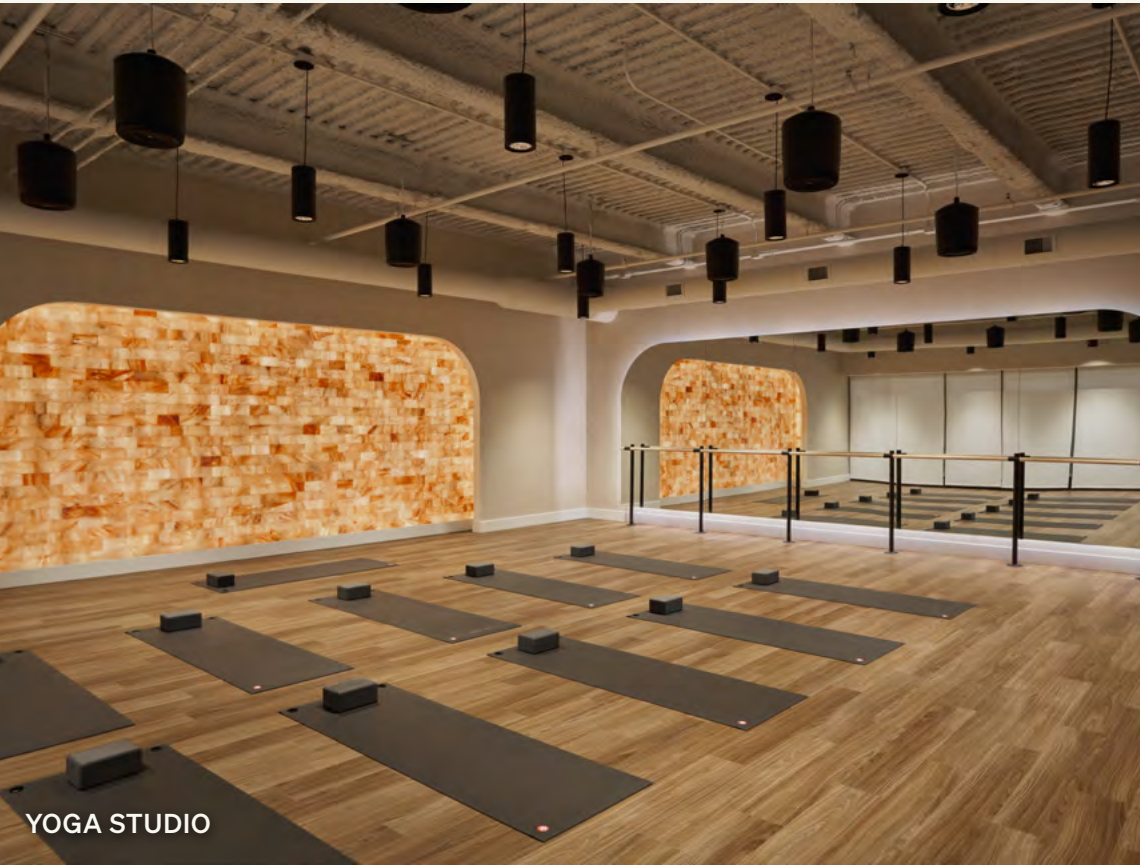
From sweating off stress between meetings to finding your flow state, Bond makes it easy to see your best self at work.







WELLNESS ENTRY



YOGA STUDIO



LOCKER ROOMS

- ◆ **CARDIO EQUIPMENT & FREE WEIGHTS**  
Peloton bikes and rowing machine, digital cardio classes, and free weight equipment to optimize physical and mental wellbeing.
- ◆ **SPA-INSPIRED SHOWERS & LOCKER ROOMS**  
Luxe, resort-style facilities to send you back into your workday refreshed.
- ◆ **COLD PLUNGE SHOWERS**  
The perfect solution for clearing up brain fog and stimulating productivity.
- ◆ **SAUNA & STEAM ROOM**  
Whether on their own or as a post-workout reset, enjoy a variety of soothing options to help you relax and unwind.

- ◆ **YOGA / FITNESS STUDIO**  
An open, airy space for group fitness sessions. Enjoy complimentary classes provided by Bond, or host your own private team classes.
- ◆ **BREAKOUT ROOMS**  
Flexible recreation rooms perfect for massage therapy sessions, team-building exercises, and everything in between.
- ◆ **MEDITATION ROOMS**  
Individual relaxation pods to reset your mind and help you tackle the day with confidence.
- ◆ **MOTHER'S ROOM**  
A peaceful, private retreat designed for maximum accessibility and comfort.





FITNESS CENTER

# FITNESS CENTER

- ◆ Peloton Bikes
- ◆ Peloton Rower
- ◆ NordicTrack Incline Treadmills
- ◆ Stair Climbers
- ◆ Squat Racks
- ◆ Multi-Station Cable Machine
- ◆ Free Weights
- ◆ Mats, Bands and Foam Rollers





HOSPITALITY

# BUSINESS MEETS PLEASURE

With the perfect mix of comfort and convenience, Bond's well-rounded environment invites team members to discover their highest professional and personal selves.







CULTIVATE COFFEE &amp; COCKTAILS

## ALWAYS IN GOOD TASTE

Whether you're eating on the go or making the most of your lunch hour, our convenient dining selections provide a number of delicious ways to elevate your energy.

- ◆ **CULTIVATE COFFEE & COCKTAILS**  
Convenient connection space and your anytime ritual for the perfect pick-me-up or an after work wind-down. Locally operated by renowned local chef, Mark Tarbell.
- ◆ **ON-SITE KITCHEN**  
Curated palette of local and faraway flavors for breakfast, lunch, or on-the-go dinner. Catering services provide a convenient, delicious option for any private event.
- ◆ **OUTDOOR DINING AREA**  
Shaded, open oasis for enhanced midday mealtime. Create the perfect fresh-air setting for private company events with the help of on-site provisions and cocktail service.
- ◆ **MARK TARBELL**  
Mark Tarbell's culinary expertise has garnered significant recognition, including over 50 "Best Of" awards for Tarbell's Restaurant and a James Beard nomination. He has also received four Emmy Awards for hosting food programs and is a double inductee into the Arizona Hall of Culinary Fame.



# CULTURE BUILDING AT ITS FINEST

Welcome to a place where investing in culture pays dividends. With space to collaborate, connect, relax, and unwind, this is the warm welcome your team has been waiting for.

- ◆ **BILLARDS ROOM**  
Darts, billiards tables, poker tables, and shuffleboard create the perfect retreat for between-meeting brain breaks or sparking team camaraderie.
- ◆ **EVENT LAWN**  
A lushly landscaped patio space to host a variety of gatherings or break away in the comfort of the outdoors.
- ◆ **DOG PATIO**  
Space for you and your favorite furry coworkers to rest and play.
- ◆ **PRIVATE SPEAKEASY**  
An intimate, private gathering space where big ideas and fresh affinities are fostered. Thoughtfully orchestrated within the building's cellar, The Vault is where old-world glamour ignites new connections.



BILLARDS ROOM





DISCOVER  
A HIDDEN  
TREASURE

We invite you to unlock  
an experience so exclusive,  
it's hidden far below the surface.

Where closed doors lead  
to open conversations,  
and words become bonds.

The door to deeper connection  
is waiting.

Who you let in is up to you.



THE  
VAULT







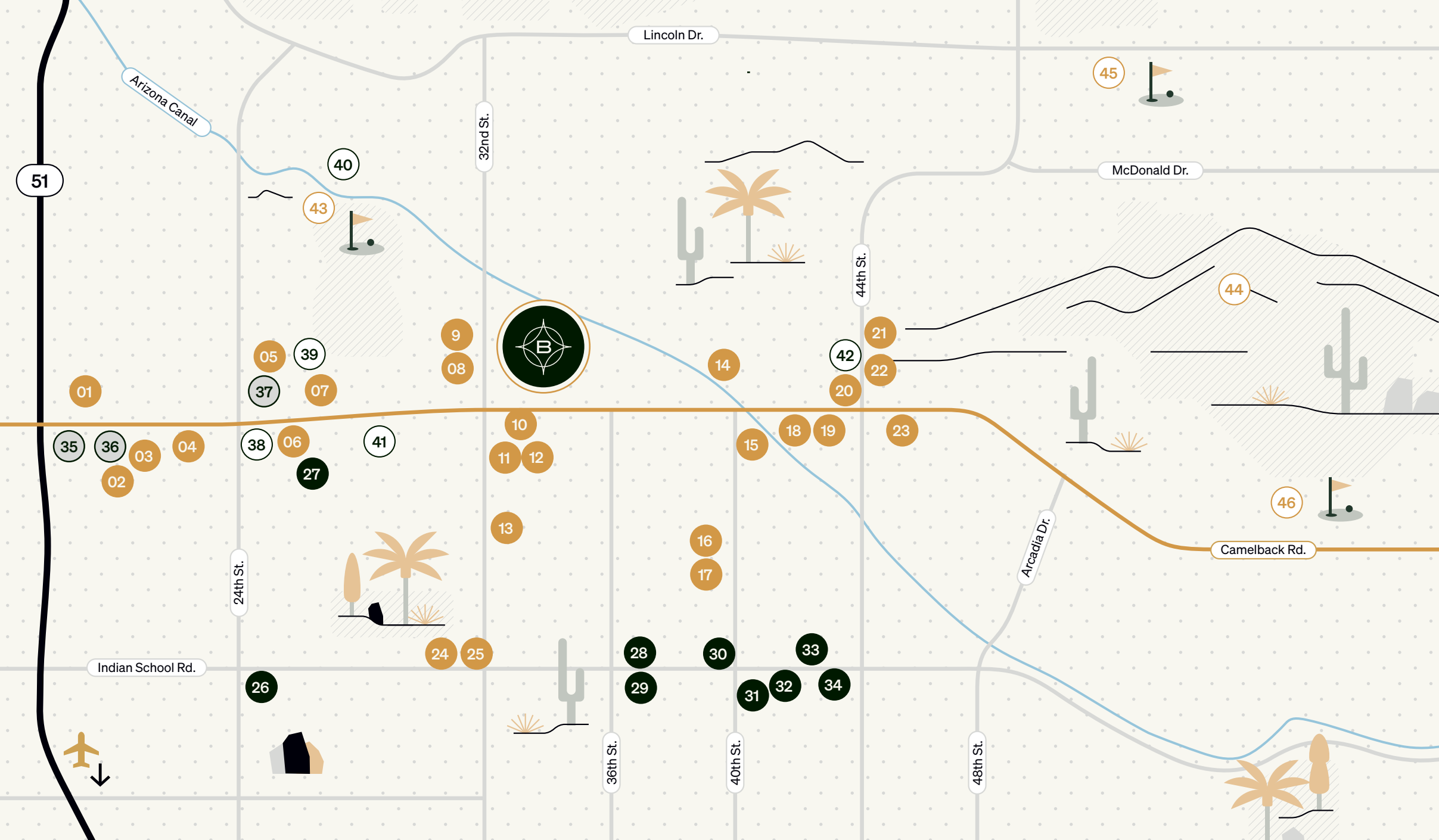


## PULL UP TO PEACE OF MIND

Enhance your work experience from the moment you enter the property, no matter how you travel.

- ◆ **PARKING GARAGES**  
An adjacent private garage and an underground executive garage provide direct building access to Bond members and their guests.
- ◆ **GUEST PARKING**  
Abundant on-site parking for client and visitor convenience.
- ◆ **EV CHARGING STATIONS**  
Available in both the private and executive garages to ensure your vehicle is always ready to go.
- ◆ **CAR DETAILING AREA**  
Professional detailing services help you show up in style to every meeting, client lunch, and networking event.
- ◆ **LICENSE PLATE READER SYSTEM**  
Provides seamless parking garage access for tenants through state-of-the-art license plate recognition technology.
- ◆ **RIDESHARE PICKUP ZONE**  
Designated waiting area for seamless ridesharing.





# A BUZZING DESTINATION FOR BOOMING BUSINESSES

- ↓ Sky Harbor Airport: 10 min
- Old Town Scottsdale: 10 min
- ↙ Downtown Phoenix: 15 min
- ↙ I-10 via Loop 202: 13 min
- Loop 101: 15 min

- |       |                  |    |                                 |
|-------|------------------|----|---------------------------------|
| EAT   | ●                | 01 | The Parlor Pizzeria             |
|       |                  | 02 | Whole Foods Market              |
|       |                  | 03 | The Macintosh                   |
|       |                  | 04 | The Gladly                      |
|       |                  | 05 | BISUTORO Sushi Bar and Grill    |
|       |                  |    | Zinburger                       |
|       |                  |    | Blanco Cocina + Cantina         |
|       |                  |    | True Food Kitchen               |
|       |                  |    | Pomo Pizzeria                   |
|       |                  |    | Breakfast Club                  |
|       |                  | 06 | FLINT by Baltaire               |
|       |                  |    | Camello                         |
|       |                  |    | The Mercer                      |
|       |                  | 07 | Hillstone Restaurant            |
|       |                  | 08 | The Collins Small Batch Kitchen |
|       |                  | 09 | Zookz Sandwiches                |
|       |                  | 10 | Sweetgreen                      |
|       |                  | 11 | Tarbell's                       |
|       |                  | 12 | Negranti                        |
|       |                  | 13 | Original ChopShop               |
|       |                  | 14 | Chelsea's Kitchen               |
|       |                  | 15 | North Italia                    |
|       |                  | 16 | Postino                         |
|       |                  | 17 | La Grande Orange                |
|       |                  |    | Grocery & Pizzeria              |
| 18    | Gadzooks         |    |                                 |
| 19    | Buck & Rider     |    |                                 |
| 20    | Le Âme           |    |                                 |
|       | Pink Dolphin     |    |                                 |
|       | Thea             |    |                                 |
|       | Pyro             |    |                                 |
| 21    | Steak 44         |    |                                 |
| 22    | Flower Child     |    |                                 |
| 23    | The Henry        |    |                                 |
| 24    | Bertha's Cafe    |    |                                 |
| 25    | Pho32            |    |                                 |
| DRINK | ○                | 26 | The Wandering Tortoise          |
|       |                  | 27 | Far Away Wine and Provisions    |
|       |                  | 28 | 36 Below                        |
|       |                  |    | Century Grand                   |
|       |                  |    | UnderTow                        |
|       |                  | 29 | Six Byrd Cider Taproom          |
|       |                  | 30 | Cold Beers & Cheeseburgers      |
|       |                  | 31 | The Vig                         |
| 32    | The Porch        |    |                                 |
| 33    | The Little Woody |    |                                 |
| 34    | The Attic        |    |                                 |
| SHOP  | ●                | 35 | Camelback Colonnade             |
|       |                  | 36 | Town & Country Shopping Center  |
|       |                  | 37 | Biltmore Fashion Park           |
| STAY  | ●                | 38 | The Camby                       |
|       |                  | 39 | Embassy Suites                  |
|       |                  | 40 | Arizona Biltmore                |
|       |                  | 41 | AC Hotel                        |
|       |                  | 42 | The Global Ambassador           |
| PLAY  | ●                | 43 | Arizona Biltmore Golf Club      |
|       |                  | 44 | Camelback Mountain              |
|       |                  | 45 | Mountain Shadows                |
|       |                  | 46 | Phoenician Golf Club            |



BOND

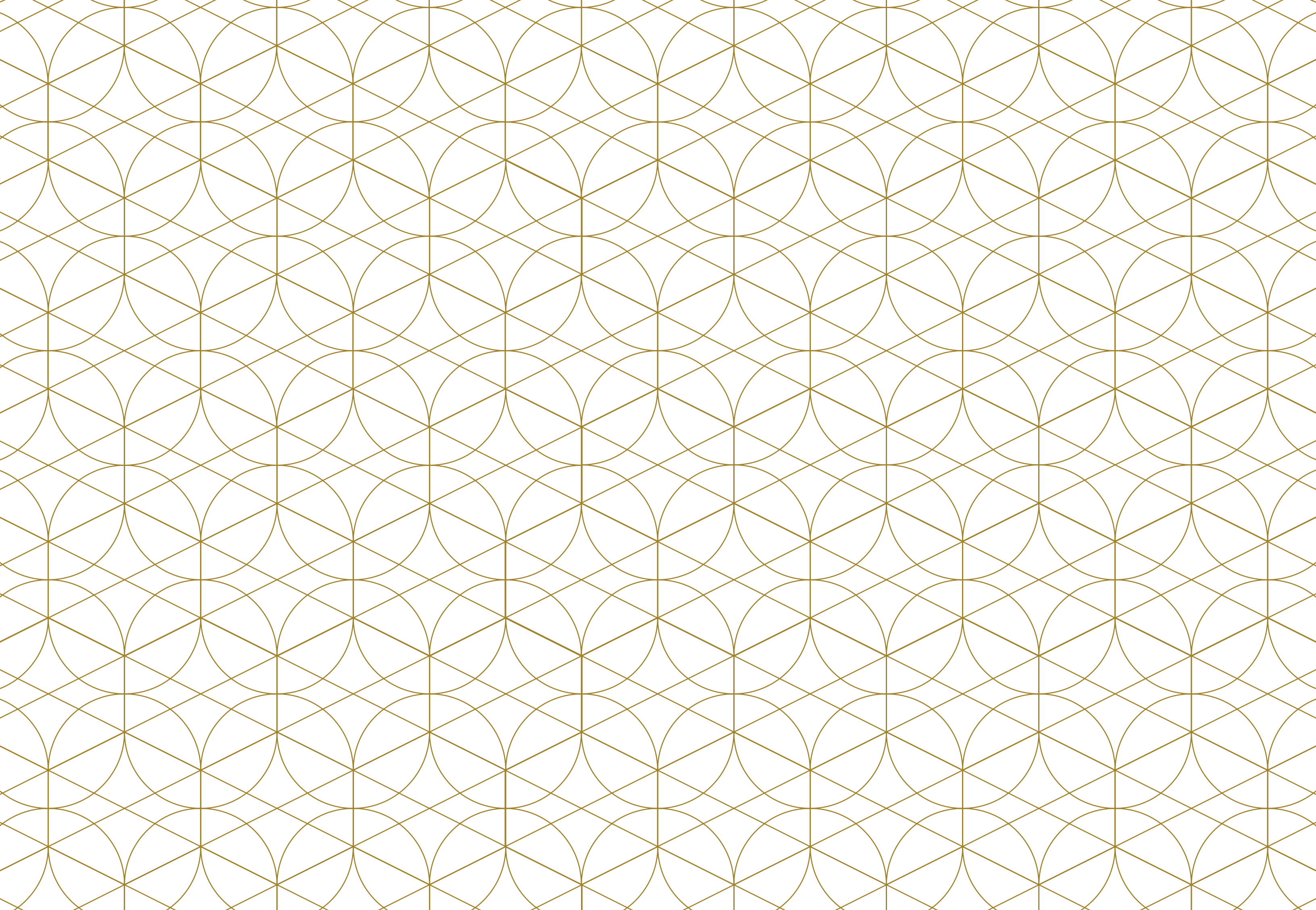
DON'T JUST  
GO TO WORK.  
ARRIVE.













A CURATED  
OFFICE  
EXPERIENCE <sup>5</sup>  
WHERE  
PRODUCTIVITY, <sup>13</sup>  
WELLNESS, <sup>19</sup>  
AND  
HOSPITALITY <sup>25</sup>  
UNITE.

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## MEET BOND

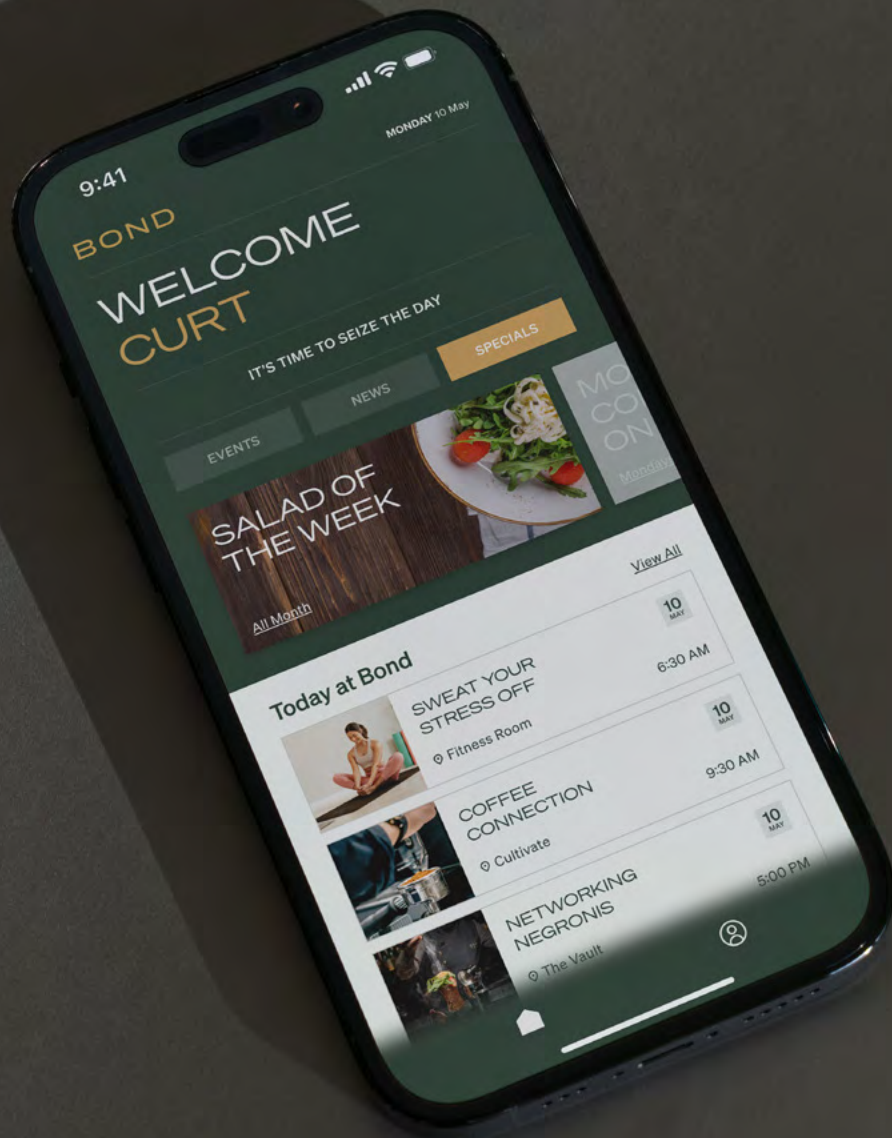
# BUILDING CONNECTION

Welcome to the modern office built for people who refuse to stop at good enough. It's a place to celebrate your arrival without losing sight of your trajectory — to learn from yesterday in order to create a better tomorrow.

Bond is designed to help businesses move the world forward together. With amenities that raise the bar for the workplace and design thoughtfully curated for purveyors of the future, we invite you to relish a higher standard of office life that can only be experienced here.

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# SAVE YOUR SPOT



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Established by

