



VIEW WEBSITE
THECORRIDORSPHX.COM

THE corridors

1925, 2001, 2075 & 2095 WEST PINNACLE PEAK ROAD | PHOENIX, AZ 85027



±164,437 SF

Flex Office Near TSMC





Flexibility Meets **Functionality**

The Corridors is a versatile four-building office park designed for flexibility and convenience. With private suite entrances, ample parking, and drive-up access, it offers a seamless workplace experience. Backed by a strong operating history and diverse tenant mix, The Corridors is where businesses thrive in a prime location.

- + **164,437 RSF**
- + **4-Building Office Park**
- + **Flex Offices**
- + **5.5 per 1,000 Parking Ratio**
- + **Drive-Up Access**
- + **Private Exterior Suite Entrances**
- + **Functional, Adaptable Design**
- + **Diversified Tenancy**
- + **Minimal load factor resulting in efficient space compared to multi-story office**
- + **Low operating costs compared to multi-story office**
- + **Private restrooms within suites**

THE
corridors





Site Plan



Strategic Location



- + The Corridors is located on Pinnacle Peak Road, just east of I-17
- + North Phoenix is a thriving economic hub driven by high-tech manufacturing, warehousing, and financial services
- + TSMC is under construction on a \$165 billion, 1,100 acre semiconductor facility, including 6 fabrication plants, with a scheduled completion date of 2030
 - + TSMC site is located 8 miles north of The Corridors
 - + TSMC is the largest single foreign direct investment in US history
 - + TSMC currently employs more than 3,000 people and at full build out will employ tens of thousands of high-paying, high-tech jobs in advanced chip manufacturing and R&D
- + Major employers like USAA, Chubb, and Wells Fargo have large employment centers within 2 miles
- + Rapid growth includes new residential developments, a hospital, and millions of square feet of industrial space

AIR LIQUIDE



\$65 BILLION INITIAL INVESTMENT
\$165 BILLION INVESTMENT
PROJECTED UPON BUILD-OUT

303

17

SHOPS AT NORTERRA
345,000-SF LIFESTYLE CENTER

USAA CORPORATE CAMPUS
645,000-SF / 3,500 EMPLOYEES

HAPPY VALLEY TOWNE CENTER
726,000-SF POWER CENTER

17



CHUBB INSURANCE
CORPORATE OFFICE

UNITED INTEGRATED SERVICES

PROPERSYS

CS CLEAN SOLUTIONS INC
HERMES-EPIOTEK NA

WATERWALK EXTENDED STAY PHOENIX

EXPONENT ENGINEERING
AUTOMOTIVE TEST TRACK

LINDE
MORNSTAIR
SUMITOMO HEAVY INDUSTRIES ION TECHNOLOGY
WELTALL TECHNOLOGY CORPORATION

DEER VALLEY TSMC SUPPLIER NEW LOCATES

ASML (DHL is 3PL Partner)
Air Liquide
CS Clean Solutions Inc
Ebarra
Gudeng
Hermes-Epitek NA
Linde
Marketech International Corp.(MIC)
Mornstair

Organo
ProperSys
Sumitomo Heavy Industries Ion Technology
Sunlit Fluo & Chemical Co
TAIWAN PURITIC CORP
Tokyo Electron America, Inc. (TEL)
United Integrated Services
Weltall Technology Corporation

ASML (DHL IS 3PL PARTNER)

MARKETECH INTERNATIONAL CORP.(MIC)
ORGANO
TOKYO ELECTRON AMERICA, INC. (TEL)

North 23rd Ave

West Happy Valley Road

West Pinnacle Peak Road

North 19th Ave

.... TSMC



TSMC's Impact On Phoenix Will Be Profound, Particularly For The Northwest Valley, Including The Corridors.

Taiwan Semiconductor Manufacturing Company (TSMC), the world's largest producer of computer chips, is quickly progressing on its new multibillion dollar chip plant. The project is located on Loop 303 just west of Interstate 17, about 8 miles north of The Corridors. Phase 1 of the project is completed. The plant is projected to create tens of thousands of additional jobs among suppliers and support services. Additional phases will be built through 2030. Upon the buildout of the 1,100-acre campus, the investment is projected to be in excess of \$165 billion.

Adjacent to the TSMC 1,100-acre site is Halo Vista, a 2,300-acre development which will include industrial, office, residential, retail and hospitality. The development will complement the TSMC semiconductor plant and create a live-work community. Total costs of the project are projected to be \$7 billion.



THE
corridors
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 **CUSHMAN &
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THE
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