

FOR SALE ±2,458 SF

# 2222

## W. PARKSIDE LANE

PHOENIX | AZ

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# PROPERTY HIGHLIGHTS

FOR SALE  $\pm 2,458$  SF



**$\pm 2,458$  SF**  
CONDO UNIT



**2ND GENERATION**  
TWO STORY OFFICE SPACE W/ WAREHOUSE SPACE



**ONE (1)**  
GRADE LEVEL DOOR 12'X14'



**3:1,000 SF**  
PARKING RATIO



**PRIVATE OFFICES**  
CONFERENCE ROOMS,  
BREAK AREA, ETC.



**2006**  
CONSTRUCTION



**TSMC PROJECT**  
 $\pm 5$  MILES TO THE NORTH



**RESIDENTIAL PROJECTS**  
IN DEVELOPMENT WITHIN  
THE AREA



**SPRINKLERED**  
FIRE



**.48 ACRES**  
LOT SIZE



**STRONG AIRPORT**  
SUBMARKET



**I-17 FWY**  
CLOSE PROXIMITY



# 2222

## W. PARKSIDE LN.

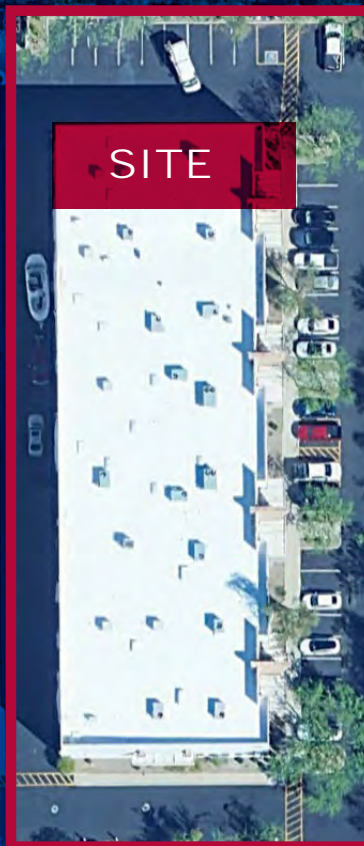
PHOENIX | AZ | 85027

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# AERIAL

Google

W. PARKSIDE LANE



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### NO. EMPLOYEES

1. THE ARIZONA REPUBLIC  
1,011 Employees
2. COX  
2,158 Employees
3. HONEYWELL  
6,111 Employees
4. ASURION  
500 Employees
5. DISCOVER  
3,003 Employees
6. BEST WESTERN  
966 Employees
7. AMERICAN EXPRESS  
7,603 Employees
8. PETSMART  
2,034 Employees





# AREA AMENITIES

**2222**  
**W. PARKSIDE LN.**  
PHOENIX | AZ | 85027



13 MINS NORTH



THE CORRIDORS  
BUSINESS PARK



DEER VALLEY  
AIR PARK

W. DEER VALLEY RD.  
W. MELINDA LN.

N. 7TH AVE.

ON/OFF  
RAMP

AZTEC  
COMMERCEPLEX

ROSE GARDENA  
BUSINESS PARK



N. 19TH AVE.



Google





## \$165 BILLION TSMC SEMICONDUCTOR PLANT COMPLETELY TRANSFORMS THE ALREADY BOOMING LOCATION

+ Following a meeting at the White House today, President Trump and TSMC Chairman and CEO C.C. Wei announced a historic expansion of TSMC's advanced semiconductor operations in Arizona. TSMC will invest at least an additional \$100 billion to build three additional semiconductor fabs in Arizona as well as two advanced packaging facilities and a major R&D Center. The investment comes in addition to TSMC's three fabs already in operation or under construction in Arizona and will represent thousands of additional new jobs.

+ In January, TSMC announced it had begun producing advanced 4-nanometer chips for U.S. customers in Arizona, a first on American soil and a major milestone in the country's efforts to reshore manufacturing of the most advanced microchips. Its second fab, which is under construction, is expected to produce the world's most advanced 2nm process technology with next generation nanosheet transistors in addition to the previously announced 3nm technology. TSMC's third fab will produce chips using 2nm or more advanced processes, with production beginning by the end of the decade.

+ TSMC's historic announcement cements Arizona as the epicenter of advanced chip manufacturing and innovation in America," said Governor Katie Hobbs. "With the country's most advanced chip-making processes, world class university partners, and a robust and growing talent pipeline, Arizona is powering the groundbreaking technologies of the future like AI. I'm grateful to President Trump, TSMC, and all our partners for making this historic day possible.



“ TSMC announced an additional \$100 billion investment to build three more semiconductor fabs, two advanced packaging facilities, and a major R&D Center, bringing TSMC's total announced investment in Arizona to \$165 billion. The historic investment further cements Arizona as a global hub of advanced chip manufacturing and will create thousands of jobs ”



“ TSMC announced its first fab in Arizona in May 2020. Since then, its presence has grown to three cutting-edge chip-making fabs and supporting facilities, representing a \$65 billion investment and 6,000 jobs. Today's announcement brings TSMC's total announced investment in Arizona to \$165 billion. ”

+ TSMC is doubling down on its investment with an expansion in Phoenix testament to the U.S. semiconductor industry growth that will deliver a major win for American workers," said Mayor Kate Gallego. "This investment further strengthens domestic chip manufacturing, reduces reliance on foreign supply chains, and enhances national security. Billions in investment and thousands of high-tech, high-paying jobs illustrate how TSMC is a partner in cementing Phoenix as a global leader in semiconductor production. This expansion energizes innovation that fosters more economic growth, opportunities for skilled workers, and positions the Phoenix region at the forefront of advanced manufacturing.

+ Smart policy leads to big investment, and today's announcement is the latest proof that Arizona is getting it right. Our pro-business approach has made us a national leader in advanced manufacturing, and TSMC's expansion reinforces our position at the forefront of the semiconductor industry," said Danny Seiden, president and CEO of the Arizona Chamber of Commerce & Industry. "We appreciate President Trump's focus on bringing manufacturing back to the U.S. and reshoring critical industries like semiconductors. These investments ensure that the most advanced chips in the world are made right here in the United States, strengthening our economy and national security.

+ Greater Phoenix has built a competitive semiconductor ecosystem amplified by TSMC's initial investment, boasting world-class companies in research and development, packaging, chemicals, and other components of the supply chain," said Chris Camacho, President and CEO of the Greater Phoenix Economic Council. "This additional commitment from TSMC reflects the strength of our region to catapult vital technologies and will further position Greater Phoenix as an internationally recognized leader of next-generation innovation. boost will solidify Arizona's standing as a key hub in the semiconductor industry.