



41,008 SF AVAILABLE FOR LEASE

425 E PINNACLE PEAK ROAD, PHOENIX, AZ 85024

END CAP SUITE AVAILABLE
PINNACLE PEAK ROAD FRONTAGE



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THE MACK
COMPANY

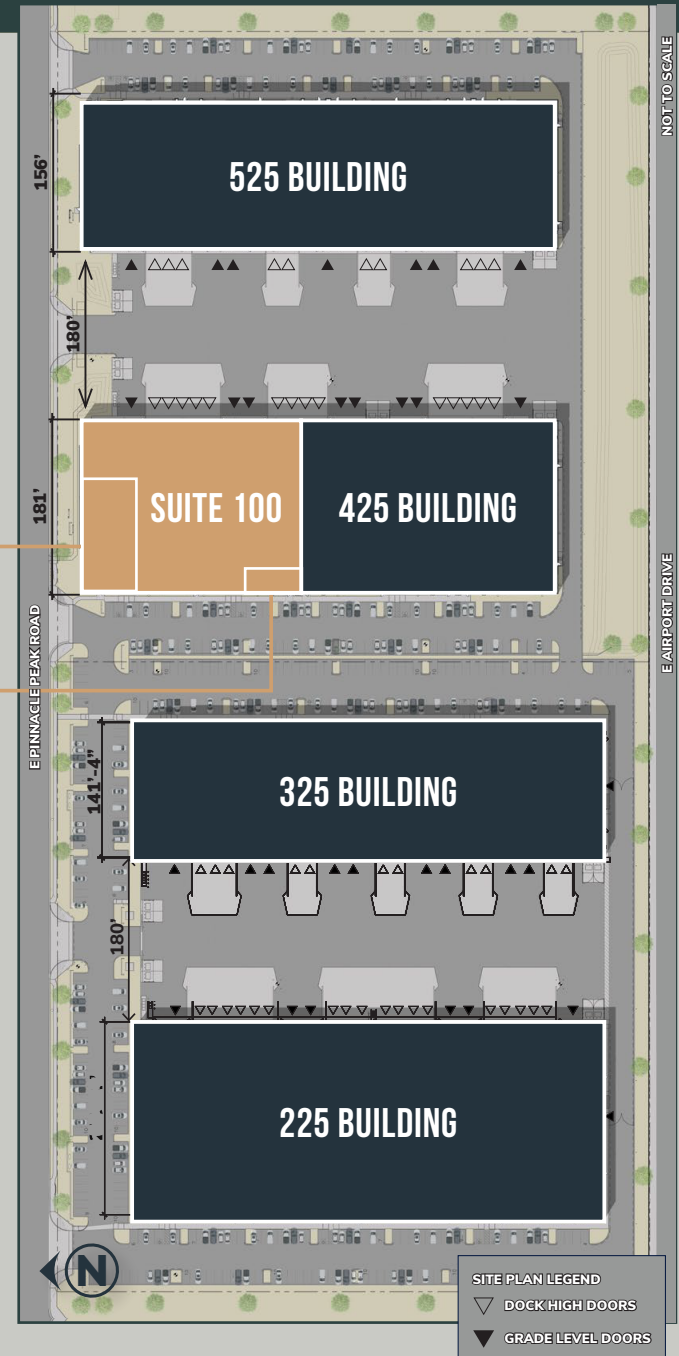
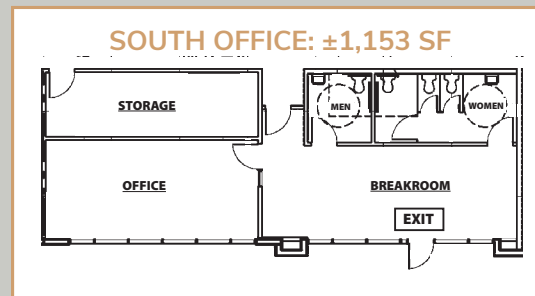
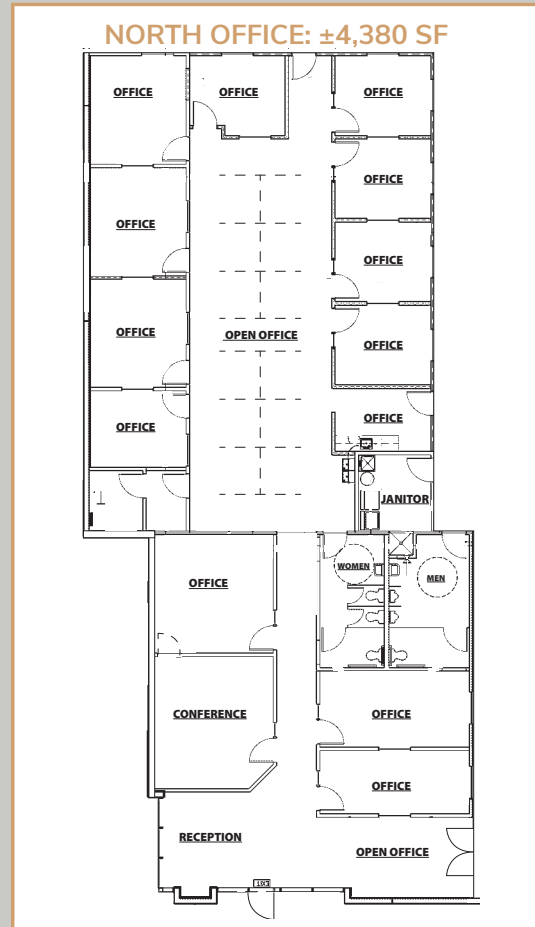
CBRE

SITE PLAN

±41,008 SF — AVAILABLE FOR LEASE

SUITE 100

- ▶ Available Space: ±41,008 SF
- ▶ Total Office Area: ±5,533 SF
 - ▶ North Office: ±4,380 SF
 - ▶ South Office: ±1,153 SF
- ▶ Warehouse Area: ±35,475 SF
- ▶ End Cap Suite With Frontage & Visibility on Pinnacle Peak Road
- ▶ 10'X10' Dock High Doors: 7
- ▶ 12'X14' Grade Level Doors: 2
- ▶ 16'x20' Grade Level Door: 1
- ▶ Evaporative Cooled Warehouse
- ▶ 4 HVLS Fans
- ▶ Clear Height: ±30'
- ▶ 180' Truck Court
- ▶ ESFR Fire Sprinklers
- ▶ A-1 Zoning



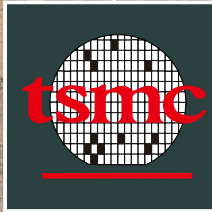
SITE PLAN LEGEND
 ▽ DOCK HIGH DOORS
 ▲ GRADE LEVEL DOORS

LOCATION FEATURES

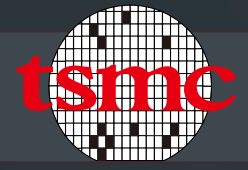
- ▶ Immediate access to Loop 101, Loop 303, I-17 & SR-51 Freeways
- ▶ Located ±10 minutes away from the \$165 billion Taiwan Semiconductor Manufacturing Corporation (TSMC) multi-phase project which completed its first building in 2024 with a plan to be operational in 2025
- ▶ Two miles to Happy Valley Towne Center; ±800,000 SF of retail and three miles to Deer Valley Towne Center; ±550,000 SF of retail including numerous banks and ±30 restaurants within ±3 miles
- ▶ ±500,000 Employees within a 30 minute commute
- ▶ Located adjacent to the Deer Valley Airport
- ▶ Deer Valley is home to corporations such as TSMC, USAA, W.L. Gore, Cigna, Blue Cross Blue Shield of Arizona, American Express, Amazon, FedEx, and DHL
- ▶ Twenty minute drive from Phoenix Sky Harbor International Airport
- ▶ Thirteen retail centers are close to the site
- ▶ Situated at the SWC of Pinnacle Peak Road and 7th Street, with two (2) direct arterials to major freeways providing great access to all of Metropolitan Phoenix



TSMC PROXIMITY



TSMC'S IMPACT IN DEER VALLEY & ARIZONA



TSMC's \$165 billion investment in Arizona is transforming the Deer Valley area into a hub for semiconductor innovation, creating significant ripple effects throughout the local economy. With three state-of-the-art fabs planned for the region, TSMC will directly employ over 6,000 high-tech workers and support more than 20,000 construction jobs. The first plant will begin production in 2025, utilizing 4nm technology, and the second, expected by 2028, will manufacture advanced 3nm chips. These developments will accelerate Deer Valley's growth as a major player in the global semiconductor supply chain, driving demand for industrial land, attracting new businesses, and creating thousands of indirect jobs in manufacturing, logistics, and support services.



TSMC's investment is expected to boost the local economy, generating billions in economic output, personal income, and tax revenue. Strengthening the supply chain catalyzes Deer Valley's development as a key industrial corridor, making it a magnet for suppliers, manufacturers, and tech companies. Pinnacle 7's strategic location is set to benefit from TSMC's focus on innovation, sustainability, and infrastructure development, reinforcing Arizona's leadership in the global semiconductor market.

— At full capacity, TSMC Arizona's three fabs would manufacture tens of millions of leading-edge chips that will power products like 5G/6G smartphones, autonomous vehicles, and AI data center servers. TSMC Arizona expects to begin high-volume production in their first fab in the US by the first half of 2025.

— \$6.6 Billion in direct CHIPS funding for 3 new fabs in Phoenix that will produce 4nm, 3nm, and 2nm chips – approximately \$5 Billion in loans – this funding will support TSMC's investment of more than \$65 Billion in three greenfield leading edge fabs in Phoenix, AZ, which will manufacture the world's most advanced semiconductors.

— According to the Greater Phoenix Economic Council (GPEC), there are more than 14,000 jobs in occupations relevant to semiconductors in the metro area and it is growing rapidly.

**(Source – NIST.gov)*

PROJECT TIMELINE

MAY 2020

TSMC first announced plans to invest \$12B in Phoenix, Arizona for an advanced semiconductor manufacturing fab.

DEC 2020

TSMC Arizona acquires 1,129 acres of land in north Phoenix.

APR 2021

Construction of TSMC Arizona's first fab begins.

JUN 2022

TSMC celebrated placing the last beam on the Arizona fab – known in the construction industry as a "topping milestone."

JUL 2022

Structural construction of the first fab was completed.

DEC 2022

TSMC announced an increased investment to \$40B, and its commitment to a second fab.

AUG 2023

Arizona Governor Katie Hobbs signed a Workplace Safety Partnership Agreement as a voluntary step to implement more safety, health, and educational programs.

JAN 2024

TSMC Arizona achieved the "topping milestone" of its under-construction second semiconductor fab.

FEB 2024

TSMC Arizona has over 2,200 employees, and the hiring of engineers, technicians and business professionals is ongoing.

APR 2024

TSMC announces plans to build a third fab in Phoenix, bringing the total investment to more than \$65B. This new fab will operate 2nm or more advanced process technology and be operational by the end of the decade.

NOV 2024

The US Department of Commerce awarded TSMC up to \$6.6B in direct funding under the CHIPS Act. TSMC Arizona is investing more than \$5M representing on-the-job training hours and education tuition support for nearly 130 new apprentice employees.

JAN 2025

TSMC Arizona started high-volume semiconductor production on its N4 process technology with a yield rate comparable to its advanced fabs in Taiwan.

MAR 2025

TSMC plans to increase U.S. investment in advanced semiconductor manufacturing by \$100 billion with three new fabs, two advanced packaging facilities and an R&D center added to U.S. plans totaling \$165B.

**(Source – TSMC.com)*

ECONOMIC IMPACT

- Create more than 20,000 accumulated unique construction jobs and over 18,000 supplier and consumer indirect jobs.
- Create \$4.6B of personal income, plus an additional \$4.8B in indirect personal income for a total of \$9.3B.
- Create \$32.9B in economic output, with \$17.2B in direct economic output, and \$15.6B in indirect output.
- Generate an estimated \$1.2B in direct tax revenues plus \$195.1M in indirect tax revenues — for a total of \$1.4B in tax revenue to Arizona over a 13-year period.



\$165 BILLION

Investment in Arizona



\$32.9 BILLION

Economic Output



20,000+

Construction Jobs



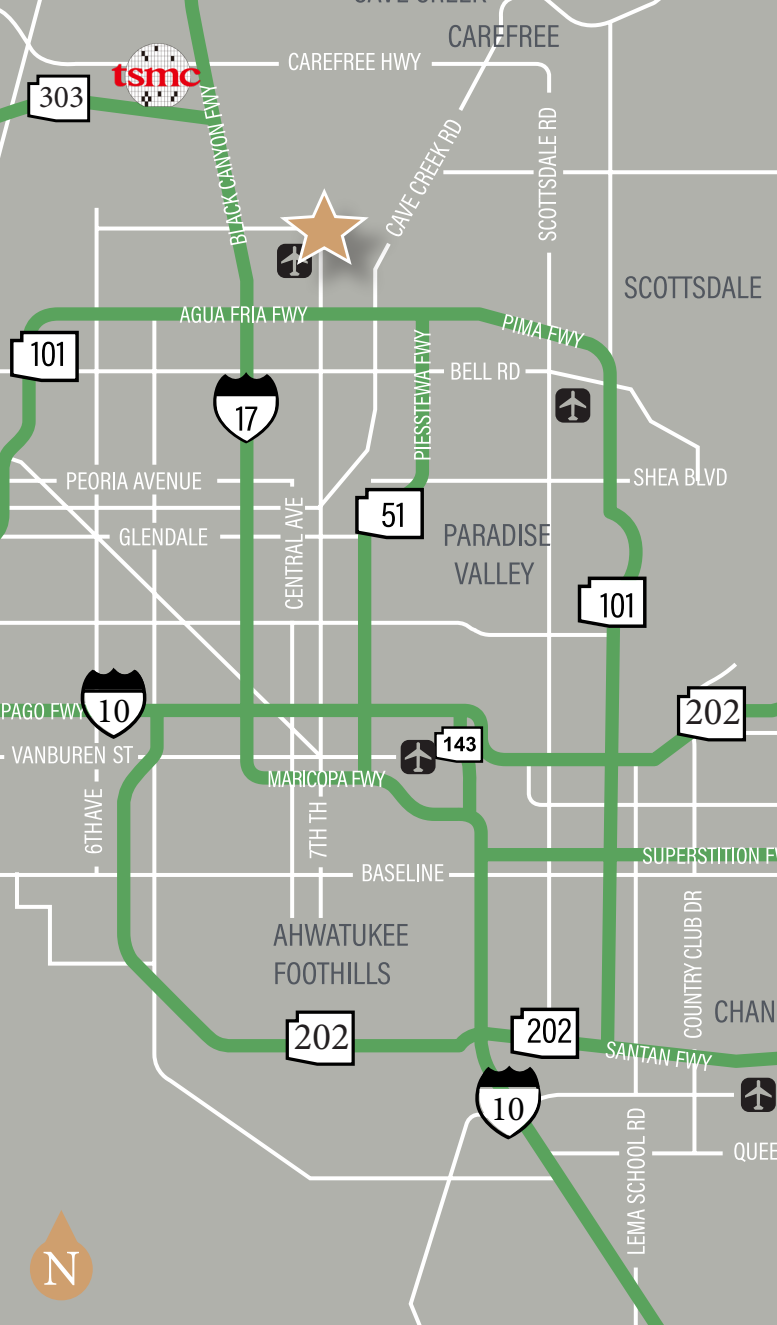
18,000+

Supplier Jobs



6,000+

High-Tech Jobs



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