

north phoenix 19

2002 WEST WAHALLA LANE | PHOENIX, AZ 85027



[VIEW WEBSITE
NORTHPHOENIX19.COM](http://NORTHPHOENIX19.COM)

BUILDING C



±34,590 SF

■■■■ Office Near TSMC



CUSHMAN &
WAKEFIELD

cresa

Versatile and Efficient ... Office Space

North Phoenix 19 is a versatile office building designed for flexibility and convenience. With ample parking and drive-up access, it offers a seamless workplace experience. Backed by a strong corporate neighbor, North Phoenix 19 is where businesses thrive in a prime location.

Property **Highlights**

- + **34,590 RSF**
- + **213 Seats Including 26 Private Offices and 187 Workstations**
- + **2-Story Office**
- + **Plug & Play FFE**
- + **7.0 per 1,000 Parking Ratio**
- + **Functional, Adaptable Design**
- + **Open Ceilings with High Quality Finishes**

north phoenix 19
offices



Located Near **TSMC** in North Phoenix

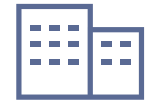
- + North Phoenix 19 is located on Wahalla Lane, just south of the Loop 101 Freeway.
- + North Phoenix is a thriving economic hub driven by high-tech manufacturing, warehousing, and financial services
- + TSMC is under construction on a \$265 billion, 1,100 acre semiconductor facility, including 6 fabrication plants, with a scheduled completion date of 2030
- + TSMC site is located 10 miles north of North Phoenix 19
- + 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 4 miles
- + Rapid growth includes new residential developments, a hospital, and millions of square feet of industrial space



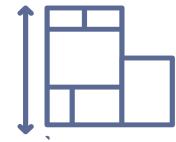
**Prominent
corporate neighbors**



**Direct access
to Loop 101**



2-story building



34,590 total SF



Covered parking



**7:1000
parking ratio**



**Exterior & common area
renovations completed
in 2022**

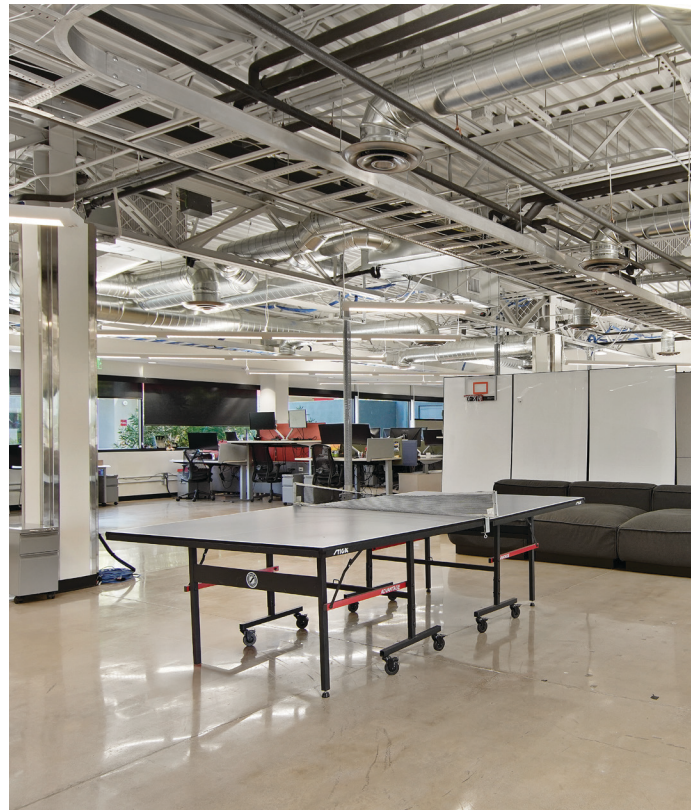


**213 seats including 26
private offices and
187 workstations**

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Class A **Finishes**

Availability: 17,295–34,590 RSF



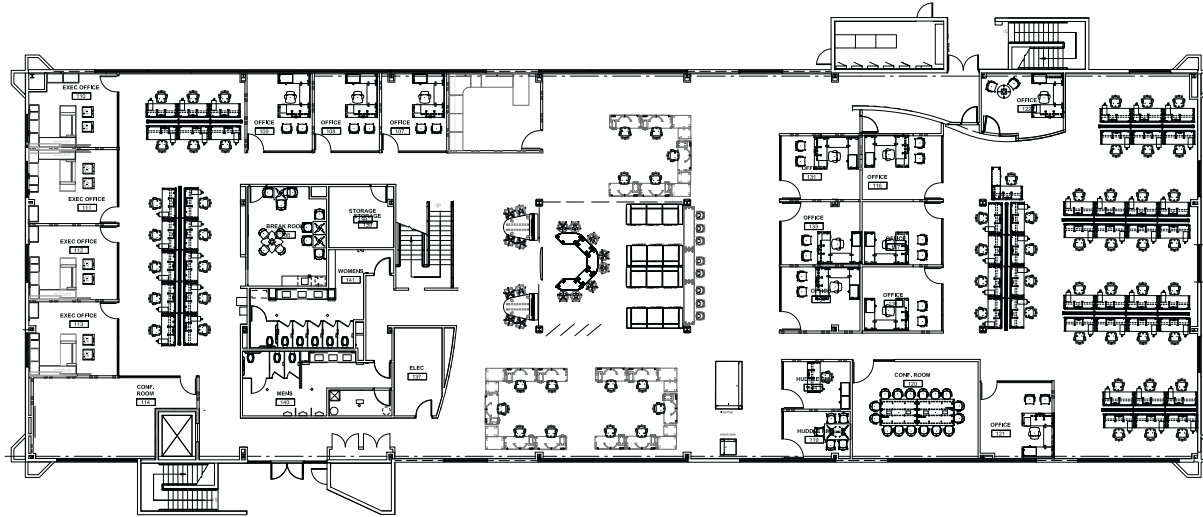
On-Site **Amenities**



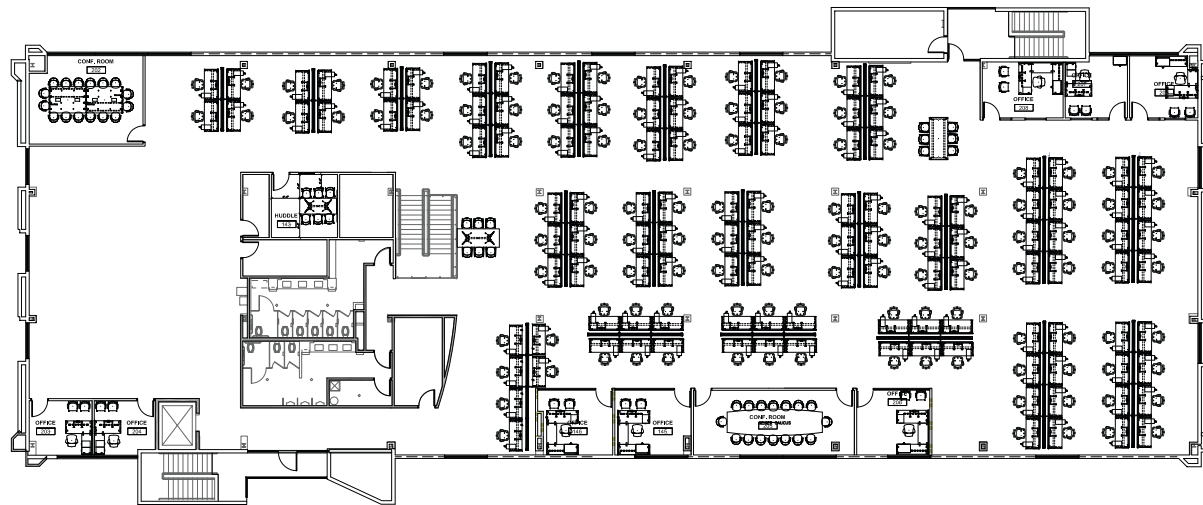
Fitness Center, Secured
Office Site, On-Site Facilities
Management, and Reserved,
Covered Parking



Floor Plans



1st Floor
17,295 SF



2nd Floor
17,295 SF

**Furniture Available, inventory and layout subject to change*



DEER VALLEY TOWNE CENTER



north phoenix 19
BUILDING C

LOOP
101



LOOP
101

LOOP 101 &
19TH AVE ACCESS

N 19th Ave

PETSMART
HEADQUARTERS



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BUILDING C

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