

DATA CENTER FOR SALE

**DES MOINES, IOWA
METROPOLITAN AREA**



EXECUTIVE SUMMARY

Cushman and Wakefield (“C&W”), as the exclusive marketing advisor to Owner, is pleased to offer for sale Owner’s 100% fee simple interest in a ± 32,724 square foot data center in the Des Moines, IA metropolitan area (the “Property”). Built in 2002 and expanded in 2012, the Property was purpose-built as a data center by a Fortune 500 user and has been exceptionally well-maintained. The Property is currently leased on a triple-net (NNN) basis to a Fortune 500 Financial Services company through March 31, 2023.

A quality facility located in an emerging data center market, the Property represents a unique opportunity for an investor and/or operator to capitalize on growing data center demand from both enterprise and hyperscale users with unmatched speed-to-market.



±32,724 SF
DATA CENTER



2012
EXPANDED



1.5
MEGAWATTS



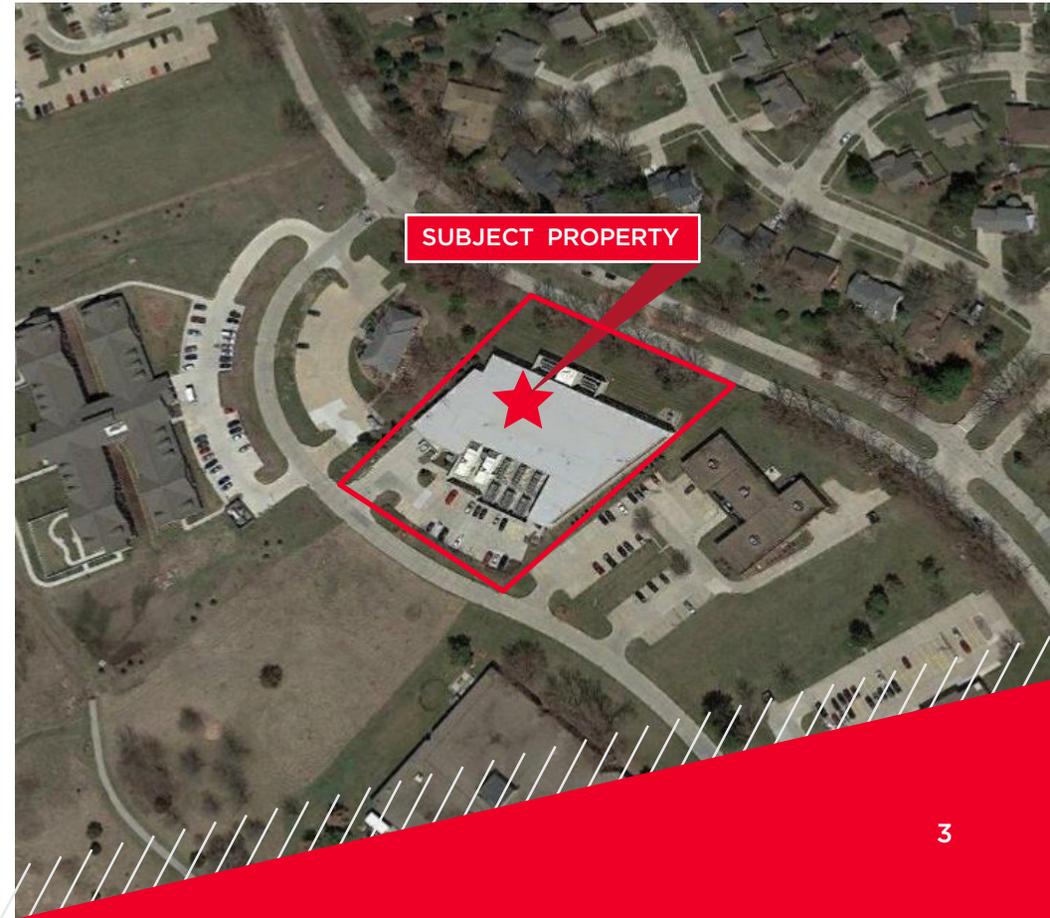
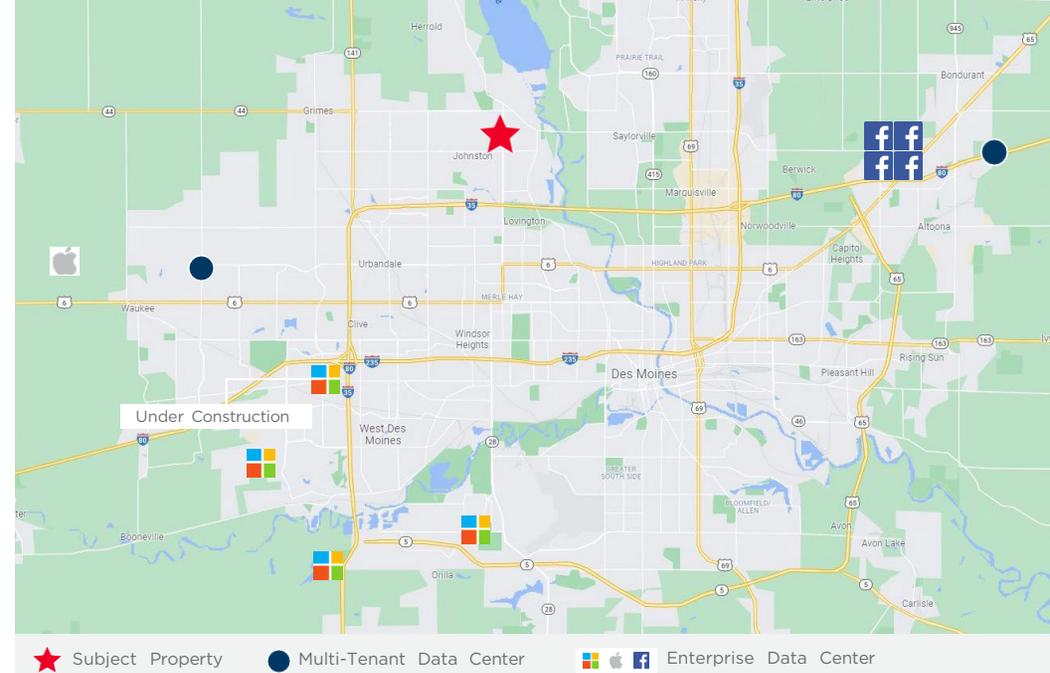
PURPOSE-BUILT



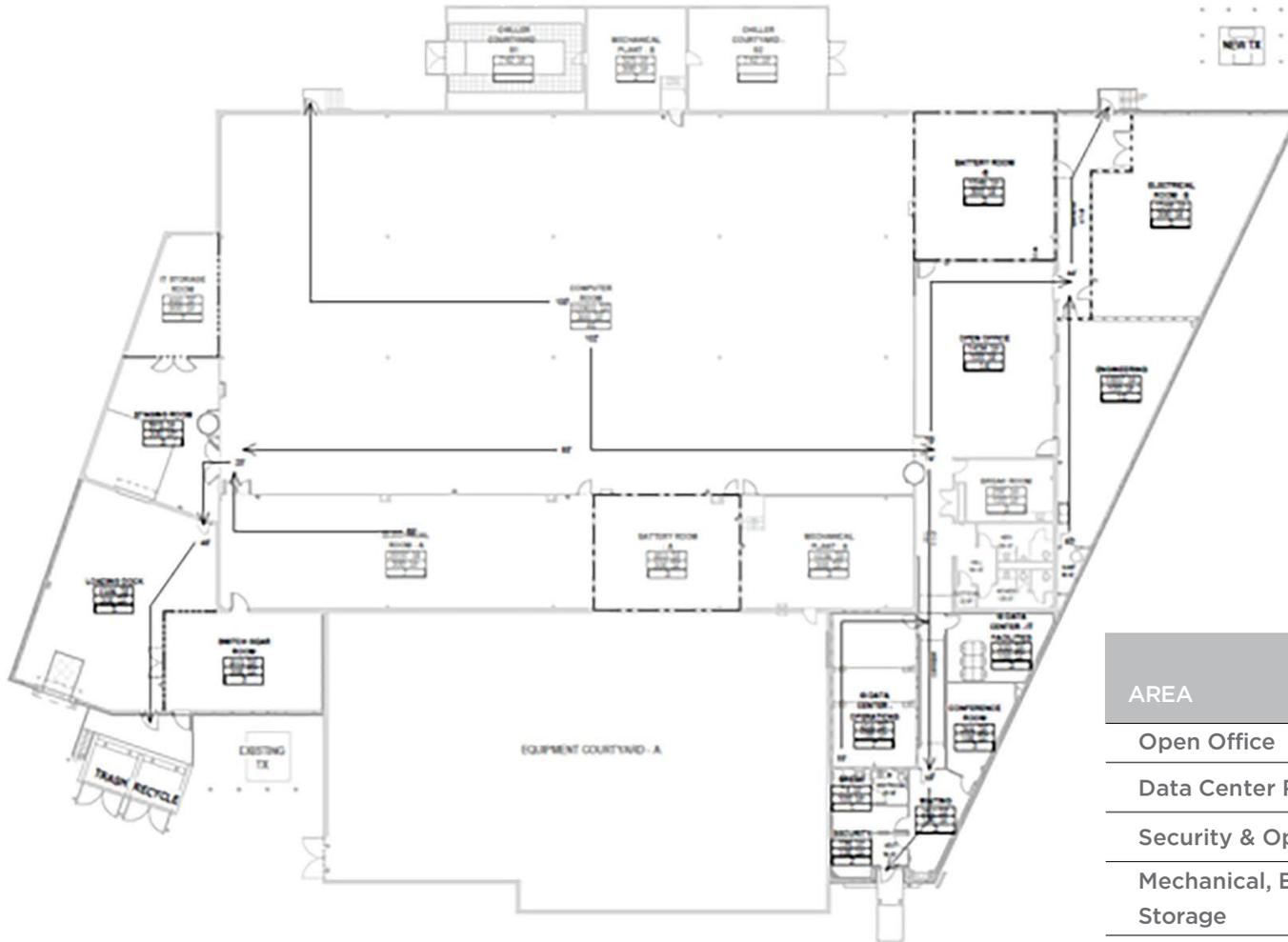
GROWING
CLOUD MARKET

FOR SALE

Location	Located 10.0 miles from downtown Des Moines
Total SF	± 32,724 SF
Total Raised SF	± 13,903 SF
Power Capacity	1.5 MW
Lease Expiration	03/31/2023
Lot Size	2.14 Acres
Stories	Single
Year Built	2002; Expanded in 2012
Dock Doors	One Dock-High Loading Door
Construction Type	Steel Frame, Precast Panels
Fire Suppression	Pre-action sprinkler system, sub-floor FM-200 clean agent fire suppression system, and VESDA System
Cabling and Fiber	Multiple fiber providers in the building, including: Windstream, CenturyLink, and INS
Back-up Power	2 (2MW) Diesel Generators
Zoning	PC - Professional Commerce



FLOOR PLAN



AREA	APP ROX. USEABLE AREA (SF)
Open Office	1,434
Data Center Raised Floor	13,903
Security & Operations	1,237
Mechanical, Electrical, Loading & Storage	11,604
Conference, Break, Waiting Rooms, & Misc.	4,546
Total	± 32,724



ELECTRICAL

- Electrical power is supplied to the site by Mid American Energy. A 13.2 kV underground electric power feeder (AG202) serves two utility pad-mounted transformers from the Sycamore Substation.
- Located at both the southwest and northwest elevations of the building are 2,500 kVA transformers. These transformers provide secondary power to the A-side and B-side main switchgear at 480 VAC, 3PH, 3W.
- Both power feeders are simultaneously active serving the main switchgear (SWA and SWB) which are located in separate electrical rooms. Between the two switchgears is a tiebreaker. Each main switchgear serves either the A-side or B-side UPS systems, chillers and mechanical systems, and the administration areas of the building.
- Each UPS system includes three 625 kVA UPS modules which provide parallel-redundant power to the IT systems, one controller, and a maintenance bypass. The A-side UPS system modules are rated at 500 kW and the B-side UPS system modules are rates at 562.5 kW.
- Each UPS distribution switchgear (CBD-A and CBD-B) are rated at 2,500 amps. Each UPS system module is equipped with 60 wet cell batteries, each with four cells. The batteries are designed to provide 15 minutes of uninterruptable power supply to the UPS modules. The batteries are monitored 24/7.
- The PDUs serve the data center remote power panels and the overhead busduct system providing A-side and B-side power to the IT hardware at 208Y/120 VAC, 3PH, 4W. The remote power panels are typically rated 250 amps and have 42 circuit capacity.





POWER BACKUP

- The building is supported by two, 2 MW generators serving both the A-side and B-side distribution systems. GEN-A is a prime rated Caterpillar generator at 1,700kW. GEN-B is a standby rated Caterpillar generator at 1,750 kW.
- Both generators provide secondary electrical power (SEP) at 480 VAC, 3PH, 3W.
- Paralleling switchgear allows for the generators to be synchronized, directly connected to the main switchgear. The paralleling switchgear is controlled with PLC logic and has key interlocks for manual operation.
- ATS-1 is an open transition automatic transfer switch with having an internal bypass. Primary power is from both the A-side and B-side main switchgears, and the secondary power serves panel DP1 for critical administrative loads.
- Each generator has a 3,000 gallon double-wall containment belly tank. The fuel system is equipped with an emergency fuel cutoff system.

DES MOINES DATA CENTER



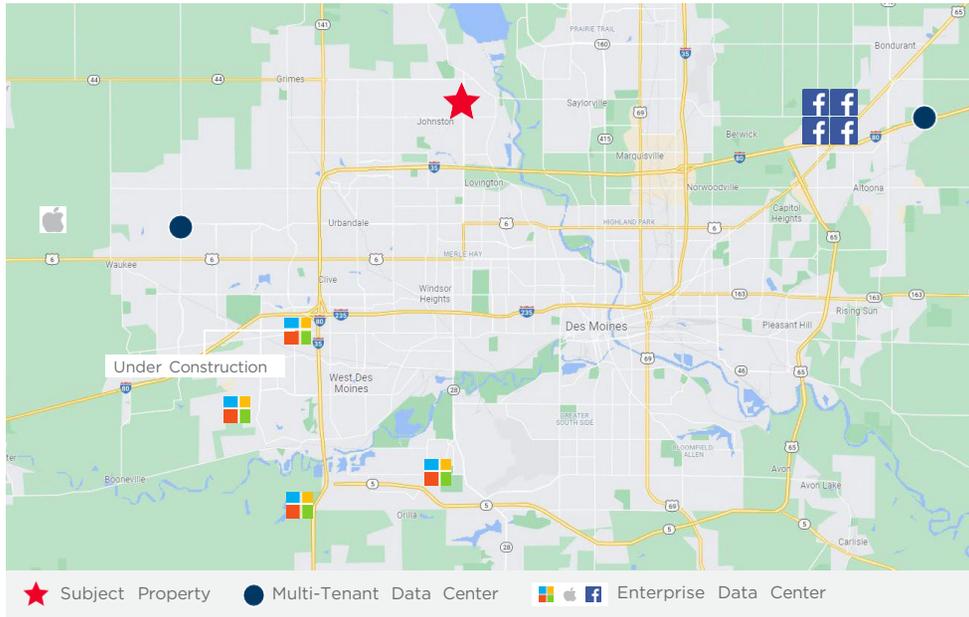
MECHANICAL

- Cooling to the building is provided by the central chiller plant. Chilled water is routed to the central air handling unit AHU-1.
- AHU-1 is rated at 40 tons, and includes a chilled water coil and drip pan, 8,200 CFM fan and 15 HP motor, filtration and outside air mixing section.
- Nine fan powered variable volume boxes provide the administrative areas fresh air, cooling, and heating needs.
- The control system is electronic and is managed by the building automation system (BAS).
- Cooling System: Plant A, N+2 (642 tons, plus dry coolers); Plant B, N+1 (450 tons)
- Cooling Distribution: one 8-inch chilled water loop, N



REGIONAL INFORMATION

DES MOINES, IA



NOTABLE IOWA DATA CENTER INVESTMENT



- \$3.5 billion invested
- 3.5+ million SF
- 5 data centers



- \$2 billion+ invested
- 1.7 million SF data center under construction
- 4 data centers in total



- Proposed \$1.4 billion investment
- 400,00 SF data center in planning (est. construction start 2022)



The average industrial electricity rate is **\$0.0567** kwh
- Edison Electric Institute



The cost of doing business is **13%** lower than the national average.
- Moody's Analytics



35,000+
In high-tech industry jobs
-JobsEQ



ZERO sales or use tax on computers used in the processing of data.
-Des Moines Economic Development

DATA CENTER | SECTOR HIGHLIGHTS

Over the last decade, data centers have emerged as a mature alternative real estate asset class, as the proliferation of data has fueled explosive growth in the data center market, and many multi-tenant data center operators have restructured as real estate investment trusts (REITs). As the best-performing REIT subsector in 2020, the data center industry experienced significant growth in the last 18+ months, benefiting from many of the COVID-19 headwinds experienced by more traditional real estate (i.e. the work-from-home movement and increased cloud spending), and providing strong returns for investors.

Demand for data center space has grown exponentially and is expected to remain consistently healthy for the foreseeable future, as investment in cloud and hybrid IT solutions continues to trend upward. As of Q2 2021: more than 241 MW of multi-tenant (colocation) data center space was absorbed across the top 7 major U.S. data center markets; the vacancy rate for colocation data center product was just 6% nationally; and 1.22 Gigawatts of power was under construction by both data center operators and hyperscale users.



1.22 GW
Under Construction



241 MW Absorption
(as of Q2 '2021)



6%
Vacancy



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