



SBCH



Vancouver, BC

Spencer Building Carrier Hotel (SBCH)

New 5 MW Interconnected Data
Center Available for Lease



Harbour Centre | SPENCER BUILDING™
CARRIER HOTEL

Spencer Building Carrier Hotel (SBCH)

6th floor

±23,400 SF total

±12,400 SF of white space

±11,000 SF of ancillary space

±19,000 SF of grey space
(Floors 8/9)



Owner:

Polaris Realty (Canada) Limited



Operator:

Spencer Building Carrier Hotel (SBCH)



Address:

515 W Hastings St, Vancouver, BC V6B 5K3



Premises:

6th floor



Year Built / Renovated:

1926 / 2018



Current conditions:

Vacant shell floor



Anticipated delivery:

Q4 2024



Meet-me-room:

Direct access to Harbour Centre



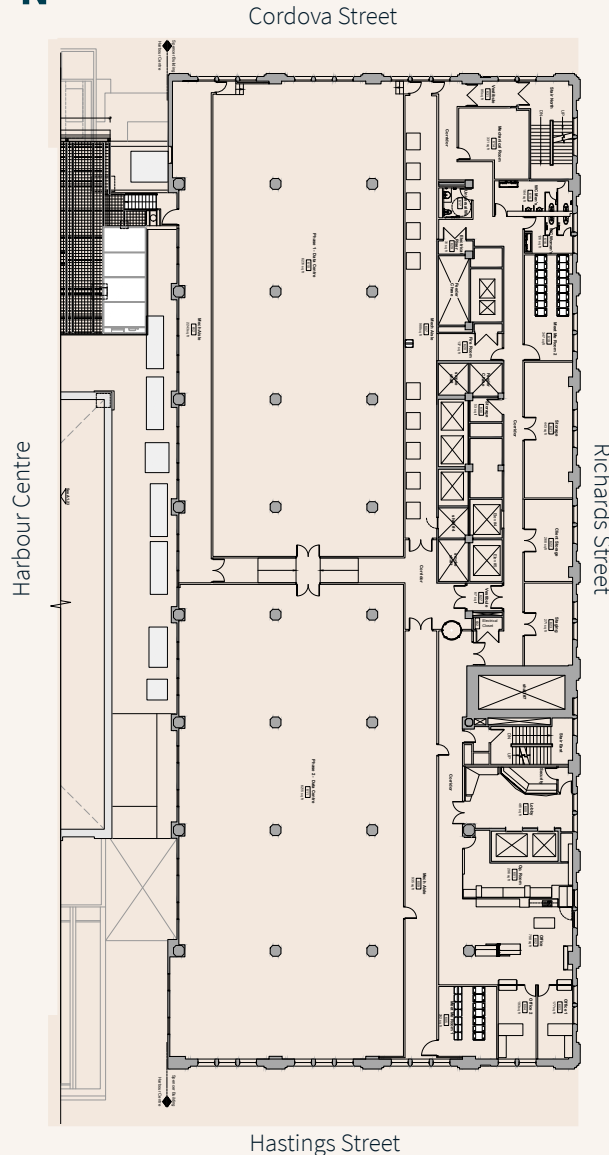
Cost of power:

\$0.078 per kW



Redundancy:

Tier 3 design



Data halls:

Two (2) ±6,200 SF data halls



Utility power:

10+ MW



Critical power:

5 MW (2.5 MW per data hall)



Density:

up to 400 w/SF



Cabinets:

250 cabinets per data hall (500 total)



Cabinet density:

10 kW (up to 75 kW per cabinet)



Generators:

2 x 4MW generators (2N)



UPS:

2N design with 415v/240v distribution



Cooling:

Air cooled chillers (N+1 design)



Standard cabinet:

24" w X 48" d X 84" h



Floor loading:

162-240 lbs/sq ft



Floor height:

10'10" to 13' 5"



Elevator:

(1) 4,000 lbs freight elevator
(2) 2,000 lbs passenger elevators



Security:

Modern 24/7 data center security

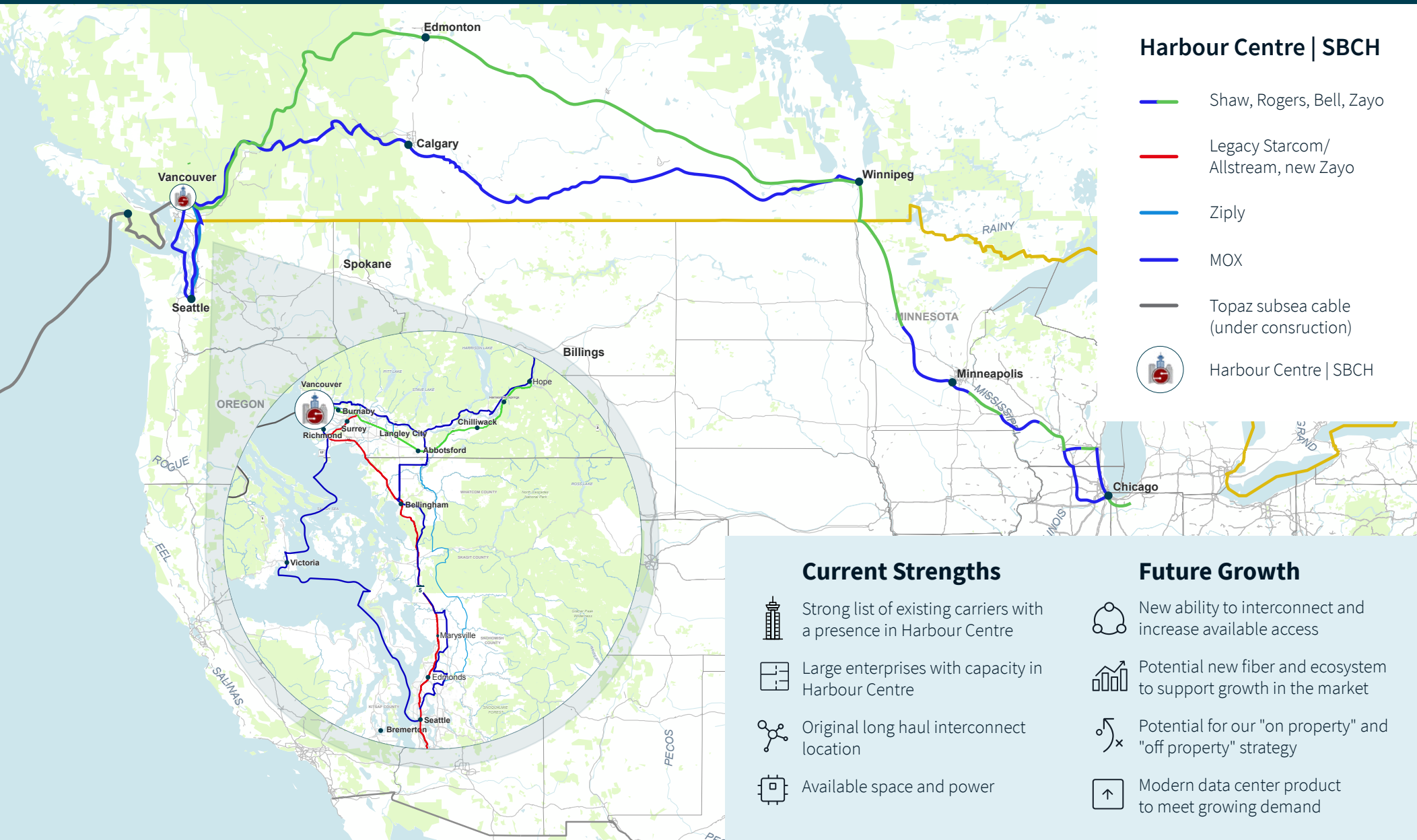
6th Floor



Long haul routes

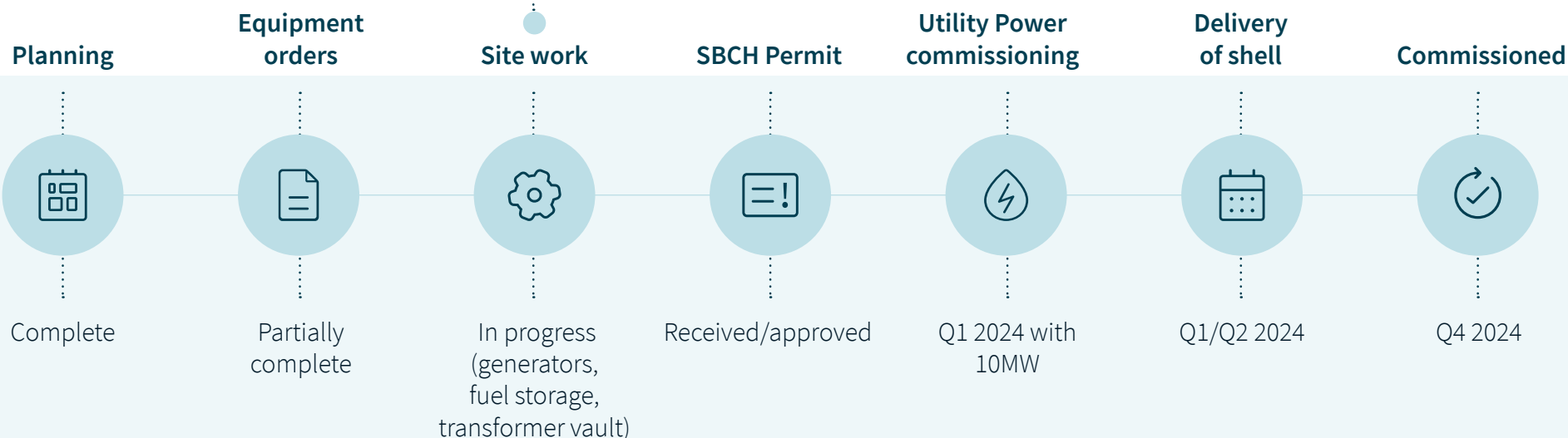
Vancouver - Chicago / Vancouver - Seattle

SBCH | Harbour Centre serves as the primary telecommunications gateway with routes to Seattle, Chicago, Toronto, the Western US, and APAC.



Delivery timeline

Due to the existing infrastructure at Harbour Centre and the development work that is currently in progress, the Spencer Building Carrier Hotel will be able to deliver a fully commissioned data center with an aggressive timeline that will meet the design requirements of most end-users in the local market.



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