



EXECUTIVE
SUMMARY



COLORADO

DATA CENTER OPPORTUNITY

UNIQUE DATA CENTER OFFERING WITH EXPANSION POTENTIAL IN COLORADO SPRINGS, CO



PLAY TOUR VIDEO

THE OFFERING

Jones Lang LaSalle, Inc. ("JLL"), as the exclusive advisor, is pleased to present this offering for the Colorado Data Center Opportunity (the "Property"), a 190,000 square foot, Tier 3+ data center located at 650 Sybilla Lane in Colorado Springs, CO. The Property is comprised of a 122,000 square foot data center with 59,700 square feet of raised floor, a 13,000 square foot generator building, and a 55,000 square foot print facility, as well as ~17 acres of excess land directly to the west.

The Property is owned, operated, and partially occupied by an investment grade, Fortune 100 tenant, with an Aa2 credit rating. This corporate campus has been named one of the best places to work across the country because of its beautiful surroundings and abundant amenities.

The Property offers the investor a value-add opportunity to lease up the remaining ~3 MW of designed capacity while having a strong anchor tenant in place. Additionally, the Property has building and power expansion opportunities which will allow the new owner to expand the data center space in the current building, the print facility, and develop on the remaining ~17 acres of land. Colorado Springs Utilities can deliver over 30 additional MW of power to the site/excess land at extremely competitive power rates (\$0.523/kW – above 4,000 kW demand). The asset provides investors with a unique combination of stable in-place cash flows, investment grade anchor tenant, expansion opportunities, and the opportunity to acquire the asset at a significant discount to replacement cost in a premier location.

PROPERTY SUMMARY



ADDRESS	650 Sybilla Lane, Colorado Springs, CO
SITE AREA	37.3 Acres
YEAR BUILT	2005
BUILDING SIZE	190,000 SF
OCCUPANCY	1.35 MW of Data Center Building and 100% of Print Facility (55,000 SF)
TIER RATING	Tier 3+



ORACLE

UNITED STATES AIR FORCE ACADEMY

55,000 SF PRINT FACILITY (FUTURE DATA CENTER EXPANSION)

122,000 SF DATA CENTER BUILDING

13,000 SF GENERATOR BUILDING



GOLD CREDIT NEIGHBORING TENANTS



PREMIER LOCATION



STABLE IN-PLACE CASH FLOWS



BUILDING & POWER EXPANSION OPPORTUNITIES



SIGNIFICANT DISCOUNT TO REPLACEMENT COST



ECONOMIC INCENTIVES



INVESTMENT GRADE ANCHOR TENANT



55,000 SF
PRINT FACILITY
(FUTURE DATA CENTER
EXPANSION)

13,000 SF
GENERATOR
BUILDING

122,000 SF
DATA CENTER
BUILDING



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