

# APTUM TECHNOLOGIES DATA CENTER

INVESTMENT SUMMARY



**100% NET LEASED TO APTUM TECHNOLOGIES**

PREMIER DATA CENTER INVESTMENT OPPORTUNITY TOTALING 64,174 SQUARE FEET IN DORAL FLORIDA





# THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor to Digital Realty, is pleased to present the exceptional opportunity to acquire the 100% fee-simple interest in 2300 NW 89th Pl, a 64,174 square foot premier data center in Doral, Florida (the “Property”). The Property is located within the Miami MSA, one of the top five most connected cities in the world due to the subsea cable systems that provides secure, low-latency connections to global markets. Additionally, the Property sits in the heart of Doral, within America’s Gateway Business Park, and features immediate proximity to all South Florida major thoroughfares (i.e., Dolphin Expressway, Palmetto Expressway, Florida Turnpike, I-75 and I-95).

The Property is currently 100% net leased to Aptum Technologies, a global hybrid multi-cloud managed service provider that delivers complex solutions across a fully managed, high performance network.

## OFFERING HIGHLIGHTS

ADDRESS	2300 NW 89th Pl, Doral, FL 33172
BUILDING SIZE	64,174 SF
YEAR BUILT	1984 / 2001
POWER INFRASTRUCTURE	Primary utility feed of 2.0MW 4 UPS units at 400kVA Generator N+1 Redundancy
TENANT	Aptum Technologies
YEAR 1 RENT   PSF*	\$997,392   \$15.54

*Assumes start date of 11/1/2021*





# INVESTMENT HIGHLIGHTS



HIGH QUALITY DATA CENTER ASSET



ESTABLISHED TENANCY WITH  
PREMIER PARENT COMPANY



OPTIMAL NET LEASE STRUCTURE  
WITH CONTRACTUAL ESCALATIONS



EXCEPTIONAL CONNECTIVITY WITH  
LOW POWER COSTS



RAPIDLY GROWING, EASILY  
ACCESSIBLE LOCATION



## HIGH QUALITY DATA CENTER ASSET

The carrier-neutral Property was built to support mission-critical business websites and applications and has never suffered a power outage to a natural disaster since its construction in 1984. The building is category 5 hurricane resistant and falls within Critical Area 1, making it a top priority for utility renewal in the event of an emergency. All components are N+1 redundant. Colocation and managed hosting solutions are backed by two separate backup power supplies: UPS N+1 and diesel generator N+1. Additionally, the property includes two, private-use elevators, centralized card access control system and on-site covered parking.

## ESTABLISHED TENANCY WITH PREMIER PARENT COMPANY

Aptum Technologies is a global hybrid multi-cloud managed service provider that delivers complex solutions across a fully-managed, high performance network and has occupied the Property since 2006. With 14 global data centers, a 20+ year operating history and 3,000+ customers worldwide, Aptum Technologies has maximized new technologies to store, manage, move and secure critical data. After seeing an opportunity to commit resources to help reinforce Aptum's Technologies role as a leading hybrid-solutions managed service provider, DigitalBridge acquired the Company in February 2019. As one of the world's largest Digital Infrastructure investment firms with \$32 billion in assets under management, DigitalBridge provides Aptum Technologies significant resources and the ability to leverage operational expertise that drives performance.

## OPTIMAL NET LEASE STRUCTURE WITH CONTRACTUAL ESCALATIONS

Tenant is responsible for all operating expenses relating to the building's operation (with the exception of structural repairs and maintenance of the emergency generator), offering investors with a passive growing cash flow and limited obligations.

Furthermore, Aptum Technologies has one, five year renewal option at FMV (Comparable data center properties in the Miami MSA), offering investors significant upside potential.





## EXCEPTIONAL CONNECTIVITY WITH LOW POWER COSTS

Coastal connection points to submarine cables connect South Florida's data center market with the rest of the world, specifically Latin America. Miami is ranked one of the top five most connected cities in the world due to the subsea cable systems that provide secure, low-latency connections to global markets. In addition to connectivity, data center operators choose the South Florida market for its accommodative business environment and large concentration of technology/software companies. The region also offers operators a lower cost of power which is 15% below state of Florida average and nearly 25% below other large data center markets like San Jose.

## RAPIDLY GROWING, EASILY ACCESSIBLE LOCATION

Located at the western edge of Miami-Dade County, the area is easily accessible by four major expressways and adjacent to Miami International Airport. As such, Doral has become Miami-Dade county's largest employment center, with more than 150,000 daytime employees and 8,000 businesses. Additionally, the recent mixed-use developments of City Place at Doral, Midtown Doral, and Downtown Doral have contributed to the city's ability to offer a unique walkability in a suburban market that has created a higher quality of life. The city of Doral is now ranked #2 on the most recent America's Top Cities to Live by Forbes.com and has seen the population triple since 2000 with the expectation of continued growth through 2025.



APTUM TECHNOLOGIES  
**DATA CENTER**



**#2**

AMERICA'S TOP CITIES  
TO LIVE (FORBES.COM)



**150K+**

DAYTIME  
EMPLOYEES



**8K+**

DIFFERENT  
BUSINESSES



# APTUM TECHNOLOGIES DATA CENTER

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