



BEHREND DRIVE

DATA CENTER & OFFICE CAMPUS



100% LEASED TO AN ABSOLUTE NET INVESTMENT GRADE CREDIT TENANT

THE OFFERING

Jones Lang LaSalle, Inc. (“JLL”), as the exclusive advisor, is pleased to announce the opportunity to purchase the Behrend Drive Data Center and Office Campus located at 3151 & 3202 W. Behrend Dr. in Phoenix, Arizona (“Behrend Drive” or the “Properties”). The Properties are well-positioned on approximately 28.53 acres in the North Phoenix submarket with close proximity to a full diamond interchange and the I-17 and Arizona State Route 101.

Behrend Drive consists of two buildings, 3151 W Behrend Drive (“IPC”), a 300,000 SF data center, and 3202 W Behrend Drive (“TRCW”), a 213,361 SF building containing approximately 40,000 SF of data center environment with the remaining floors utilized as office space. The Properties are 100% leased to an established Fortune 100 company pursuant to absolute net leases. The Properties, which currently offer approximately 12 MW of installed capacity, are located adjacent to the Yorkshire substation which has excess land allowing for ample power expansion opportunities. The data center and office campus presents investors with a rare opportunity to acquire two world-class technology and mission critical facilities in a nation leading data center market.

PROPERTY SUMMARY



BUILDING	IPC	TRCW
ADDRESS	3151 W Behrend Dr	3202 W Behrend Dr
PARCEL NUMBER	206-12-206	206-12-208A & 206-12-208B
SITE AREA	9.62 Acres	18.91 Acres
BUILDING SF	300,000 SF	213,361 SF
DATA CENTER %	100%	19%
INSTALLED CAPACITY	10 MW	2 MW





PREMIER LOCATION



EXCEPTIONAL DATA CENTER MARKET



GOVERNMENT INCENTIVES



STABLE IN-PLACE CASH FLOWS



INVESTMENT GRADE ANCHOR TENANT



RARE ABSOLUTE NET DATA CENTER / OFFICE CAMPUS OPPORTUNITY



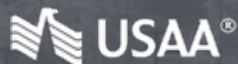
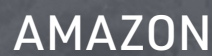
PREMIER LOCATION

- The Properties are well positioned in the North Phoenix sub-market with close proximity to a full diamond interchange and the I-17 and Arizona State Route 101.
- **Extremely Low Risk from Natural Disasters:** The Phoenix market is attractive due to low risk of earthquakes, tsunamis, hurricanes, snowstorms, and wildfires, which results in less risk of downtime and greater physical security than almost every other city in the nation.
- **Great Place to do Business:** The cost of doing business in Arizona is significantly below the national average and scores below the national average in cost of living categories, such as groceries, housing, utilities, transportation, and healthcare. Phoenix provides affordable and diverse housing and low personal income taxes and property taxes.
- **20-Year Exemption from Sales Tax:** With Arizona's premier Tax Incentive program, companies can qualify as a "sustainable redevelopment project" and its tenants can receive a 20 year sales tax exemption on IT equipment if the tenant contracts for at least 500 kW per month for over two years. (For more information please visit: <https://www.billtrack50.com/BillDetail/1282377>)
- **Affordable Power Supply:** Arizona public utilities generate power from a variety of stable sources and charge substantially less per kWh than other western states and also have tariffs specifically designed to allow for renewable energy supply to specific consumers.
- **Reliable and Strong Connectivity:** Internet connectivity is robust with a heavy concentration of top-tier telecommunication providers. According to the Ookla Net Index, Internet speed and mobile networks in the greater Phoenix region are among the country's fastest. In addition, Arizona ranks #1 in power grid reliability in the country according to the U.S. Energy Information Administration.
- **Power Expansion Opportunities:** The Behrend Drive Property offers exceptional power expansion opportunities through close proximity to the Deer-Valley Commerce substation and Yorkshire substation. JLL completed a study which confirmed Arizona Public Service ("APS") can provide additional power in excess of 100MW to the site.

15+
BLUE-CHIP TENANTS
IN NEIGHBORING
AREA



BLUE-CHIP NEIGHBORING TENANTS:







PROPERTY OVERVIEW

The Properties are 100% leased pursuant to absolute net leases to an investment grade tenant, whose parent is an established Fortune 100 company. The data center and office campus presents investors a rare opportunity to acquire two world-class technology and mission critical facilities in a nation-leading data center market.

PROPERTY AREA BREAKDOWN

IPC BUILDING

ADDRESS	3151 W BEHREND DR.
PARCEL	206-12-206
PARKING	127 SPACES
YEAR BUILT	1989
RENTABLE SF	300,000 SF
DESIGN CAPACITY	10 MW
SITE AREA	9.62 AC
FAR	0.72
STORIES	3
ZONING	CP/BP

TRCW BUILDING

ADDRESS	3202 W BEHREND DR.
PARCEL	206-12-208A, 206-12-208B
PARKING	1,460 SPACES
YEAR BUILT	2001 / RENOVATED 2008
RENTABLE SF	213,361 SF
DESIGN CAPACITY	2 MW
SITE AREA	18.91 AC
FAR	0.26
STORIES	4 INCLUDING 1 BELOW GRADE
ZONING	CP/BP

TOTAL

YEAR BUILT	1989 / 2001
RENTABLE SF	513,361 SF
PARKING	1,587 SPACES
DESIGN CAPACITY	12 MW
SITE AREA	28.53 AC
FAR	0.42



206-12-206



Yorkshire Substation - close proximity to substation with 2.7 excess acres owned by APS for expansion.

206-12-208B

206-12-208A



BEHREND DRIVE

DATA CENTER & OFFICE CAMPUS

INVESTMENT SALE ADVISORS

MARK BAUER
Senior Managing Director
mark.bauer@am.jll.com
+1 602 282 6259
License SA032516000

CARL BEARDSLEY
Director
carl.beardsley@am.jll.com
+1 602 282 6339
License SA665863000

BEN GEELAN
Senior Director
ben.geelan@am.jll.com
+1 602 648 8712
License SA692832000

ZANE COFFMAN
Analyst
zane.coffman@am.jll.com
+1 480 313 5662

DEBT/EQUITY PLACEMENT

KEVIN MACKENZIE
Executive Managing Director
kevin.mackenzie@am.jll.com
+1 602 282 6304
License SA692832000

ALEX WITT
Managing Director
alex.witt@am.jll.com
+1 415 395 4976