



4010

N. 3RD STREET, PHOENIX, AZ

- Move-in ready
- High density capabilities
- Highly compliant to meet the needs of financial service providers, IT or SaaS providers
- PHX02 – 12,000 kW critical load available; Tier III +100kw CE
- PHX04 – 4,800 kW critical load available

Established,
highly connected
data center campus



4010 N. 3rd Street

The site is composed of three data center buildings (PHX01, PHX02, and PHX04) as well as an office area (PHX03). 4010 N 3rd Street is an established highly connected Phoenix Data Center campus with the opportunity to build out new space and/or lease up to 12MW of existing Tier III in one of the United States premier data center markets. The site includes a robust and reliable telecommunications infrastructure completely redundant (Tier IV) and multiple carriers.

PHX02 has 12,000 kW of critical load available. The building contains 2 floors and a roof which includes a 7,883 SF storage warehouse, a 1,979 SF office, as well as 10,034 SF of critical space. The roof can hold 1,400,000 pounds (12-14 stories of steel). PHX02 was built in 2010 and renovated in 2012.

PHX04 has 4,800 kW of critical load available and contains 5,328 SF in critical space and 1,618 SF of MPE Support. PHX04 was built in 2014. It has a redundancy level N+1 and a tier rating of 3.

Power

The Property is served by two substations, Country Club (CC) - 1 feeder, and Metro (MET) - 3 feeders. Country Club feeder supports a total of 24.5 MW to the facility.

Current power	Expansion ability
Country Club (CC) currently service (24.5)	Country Club (CC) able to serve additional power
Metro (MET) currently serving(24.5)	Metro (MET) able to serve additional power



Facility Specs

Heating and Cooling

- PHX02 (2) 1200 Ton York Chillers. Planned expansion of an additional 2,400 Tons
- PHX04 MDC's use Adiabatic Cooling (Evaporative Cooling)

Property Quality

- The property has been awarded LEED Silver (PHX02)

Utilities

- Water – each building is sourced from two water feeds from the City of Phoenix
- Electricity – Arizona Public Services (APS) has two substation feeds

Telecommunications

- CenturyLink, TW Telecom, Level 3, AT&T, SRP telecom, Zayo, Integra Telecom, XO Communications, Cox, Verizon
- Dark Fiber connected to the following carrier hotels -120 E Van Buren, 615 N 48th St, 3402 E University
- 2 meet me rooms – Tier IV complaint

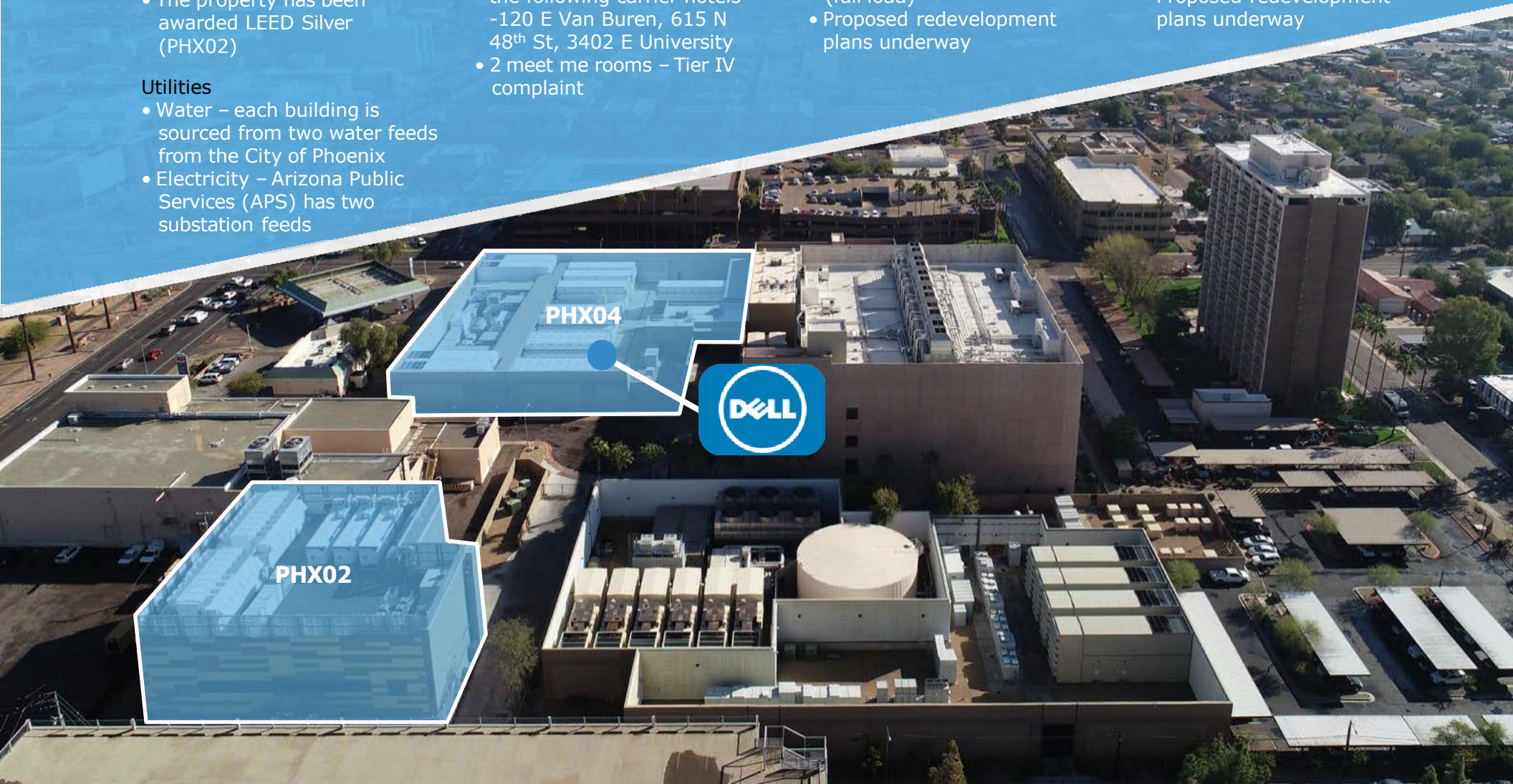
Emergency Power

PHX02

- 4 – 12.47kv 3MW Caterpillar Generators. Adding an additional in 2026
- Individually belly fuel storage – 6000 gallons each
- Estimated 24-hour run time (full load)
- Proposed redevelopment plans underway

PHX04

- 4 – 12.47kv 3MW Caterpillar Generators
- Individual belly fuel storage – 6000 gallons each
- Estimated 24-hour run time (full load)
- Proposed redevelopment plans underway





4010
N 3rd St

4010 N. 3rd Street is within close proximity to major freeways, Downtown Phoenix and Phoenix Sky Harbor. The site is also not under a flight path.

Downtown
Phoenix

Phoenix
Sky Harbor

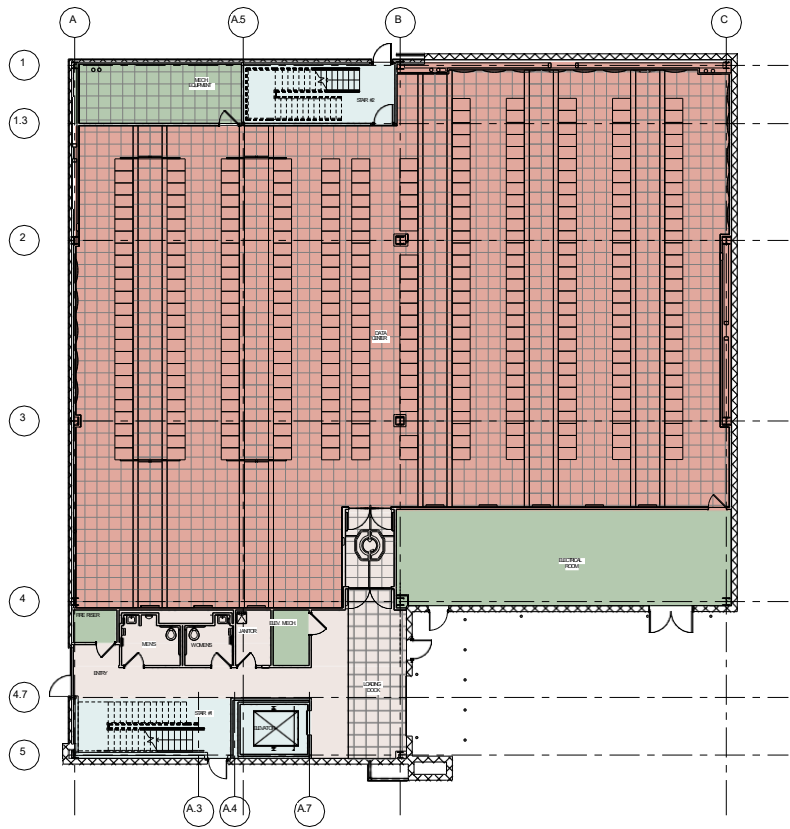
NORTH



Floorplan - PHX02

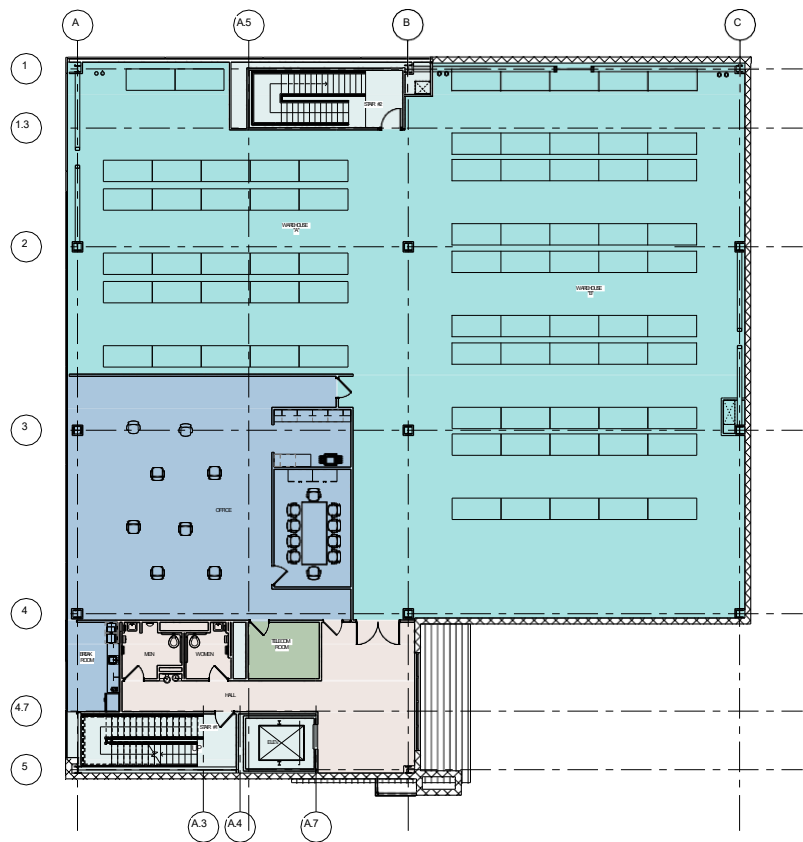
First Floor

- Critical
- MPE Support
- Floor common
- Vertical Penetration



Second Floor

- Floor commons
- MPE Support
- Office
- Storage
- Vertical Penetration



~11,500 SF Floorplates

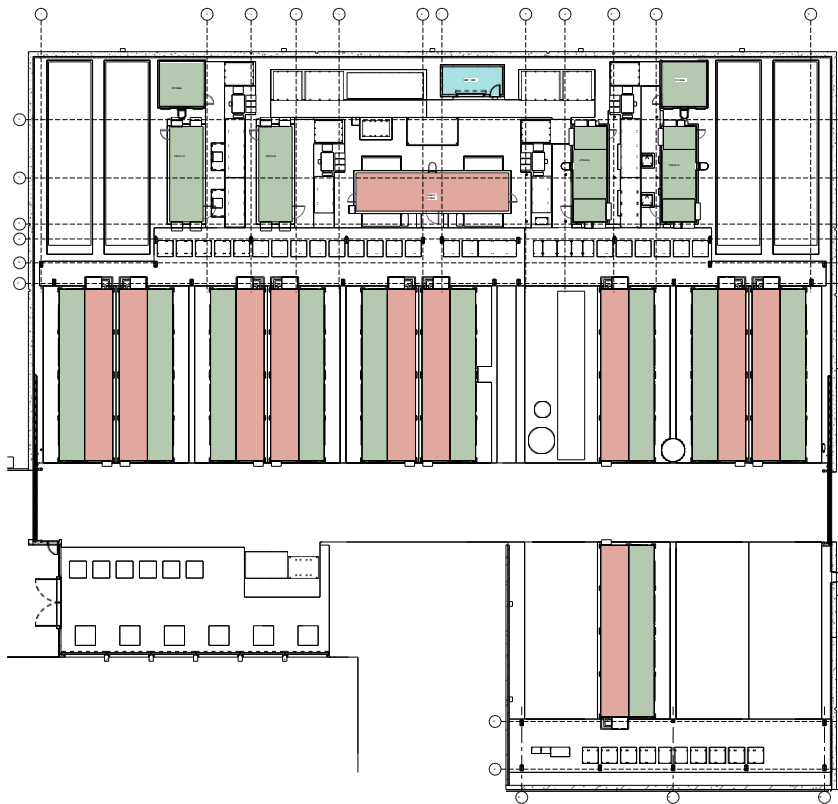
Floorplan - PHX04

Yard Plan

Critical

MPE Support

Storage



~7,000 SF Floorplate



Dell Containers - PHX04

PHX04 Dell Containers

Transforming infrastructure at the edge

Purpose built for edge

- A small, nimble data center designed to enable edge computing
- Provides rapid installation and speeds the storage, processing and analyzing of nearby data

Customizable

- MDCs can be tailored to a variety of configurations and workloads based on customer needs
- Options include low to high density formats
- Supports rack scale infrastructure (Like the Dell EMD DSS 9000)

Monitor and manage

- MDCi monitors key functions from a single source, including power and cooling, security and IT
- Alerts and analysts empower optional performance and decision making

Immediate impact

- Put data closer to the user so information can be accessed faster
- See massive performance improvements while creating new service and revenue opportunities



Monolithic

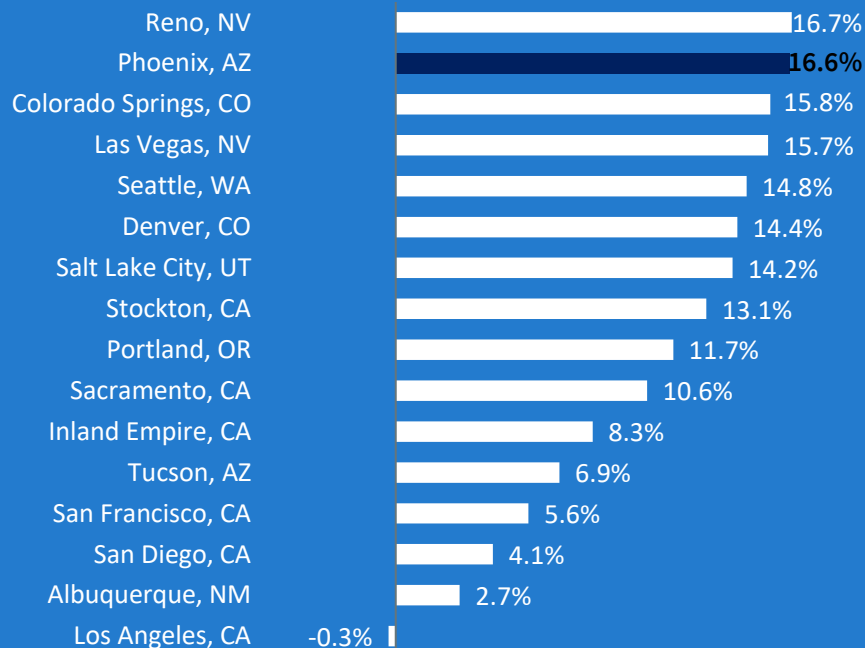
Rack Capacity	< = 24
IT Density	Med - High
IT Workload (avg)	400-800 kW
Power Feed	Single or Dual
Cooling Options	Multiple
Outside/Evaporative	X
Chilled Water	X
Direct Expansion (DX)	
Operation Location	Outside/Inside
Systems MGMT Interface	MDCi options

Why Phoenix?

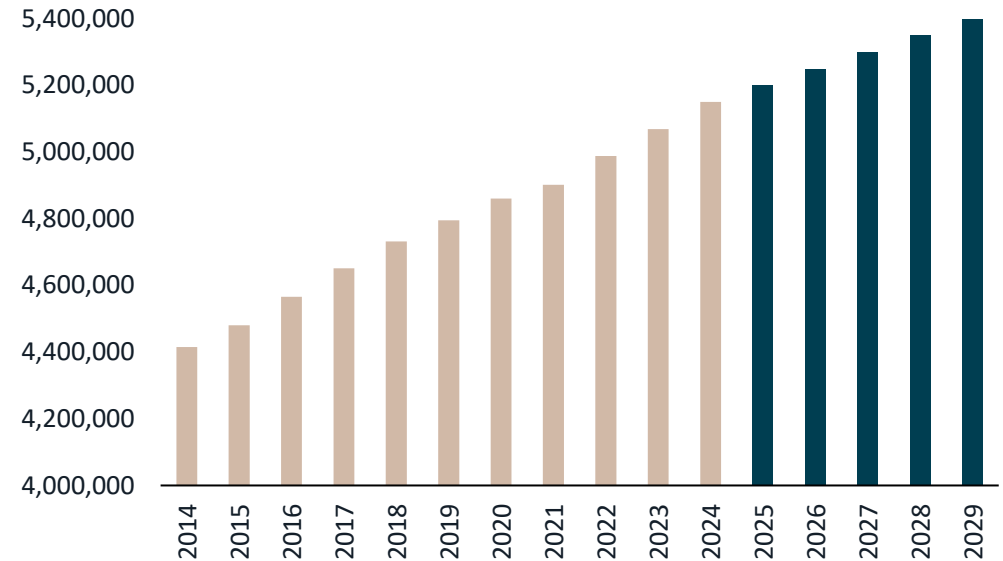
Population growth in major west coast and mountain west markets

Phoenix ranked among the fastest growing markets in the region, with the largest actual increase in total population during the past decade.

10-year population growth (2014-2024)



Total Phoenix market population



700K+

Historical growth during the last 10 years

200K+

Forecasted growth during the next 5 years

Traveling

25.8

minute average commute time



36.3%

Bachelor's degree attainment

26

mile — Phoenix Metro Light Rail
(57 miles planned by 2032)



3

major freeways and 3 beltways with
easy access throughout Metro Phoenix



10

interstate railroads and 2
transcontinental



8

hour drive to the ports of
California and Mexico

Tourism

43.8M

domestic visitors
(+4.8% YoY)

\$4.0B

in total tax revenues
generated by tourism

\$28.1B

total direct visitor
spending

54.7M

scheduled airport
passengers

179,100

jobs supported by
tourism
(+8.2% YoY)

15.4M

national and state park
visitors

Learning



30

acre Phoenix Biomedical Campus
at the University of Arizona and
Northern Arizona

No. 1



most Innovative School in America —
Arizona State University
(U.S. News & World Report, 2015-2019)

Additional Universities & Colleges

More than 40 higher education
institutions nearby and across the
Phoenix market provide an opportunity
for advanced learning



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