



818 W 7th Street – DTLA

Existing, Network Dense 2.5 MW Data Center

Expandable to 5 MW with up to 3.5 MW critical load



DOWNTOWN
PROPERTIES

OVERVIEW

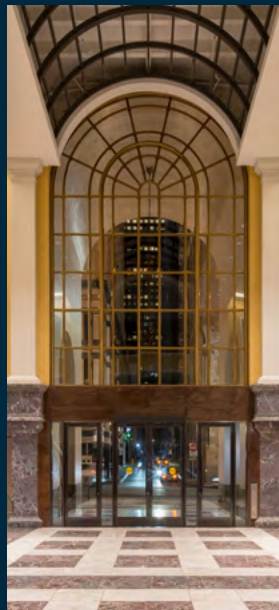
A pivotal, future-proof data center

As the world continues to become increasingly interconnected, data is the vital fuel that pushes the digital economy forward.

In a market with rapidly expanding demand for data center capacity, **818 West 7th Street presents a rare opportunity** to capitalize on prime downtown Los Angeles infrastructure and connectivity, allowing for immediate scale and expansion potential.

Situated near major connectivity hubs like One Wilshire/Coresite and Digital Realty's 600 West 7th Street, **818 has been a top-tier choice for over 20 years, hosting major data center and telecom tenants including Equinix, Lumen, Verizon and Zayo.**

building size	372,194 sf	available data center floor area	66K sf
dedicated substation	5MW	generator capacity*	2.5MW
N+1 cooling capacity	570 tons	on-site security	24/7



*Potential to expand or add more (two existing 3rd floor rooftop pads for additional generator capacity)

SPECIFICATIONS

Key site features

QUALITY

Low latency, high density, scalable, flexible and manageable

“On-net” bulk cable, diverse entrances with multiple direct fiber providers to DTLA data centers

Stable Landlord/ownership with data center experienced management team
(Downtown Properties and affiliate Gaw Capital Advisors)

Proven location with existing data center tenants including Lumen, Verizon, Zayo and Equinix

RESOURCE

24/7 on-site security

Loading and delivery access for dock high, extra wide elevator with 4,000lb capacity

PRICING

Pricing advantage to other DTLA metro locations with rent ramp structure

No cross connect fees

“All in” pricing includes dedicated power and cooling infrastructure, dedicated equipment platform, riser space, and roof space



SPECIFICATIONS

Optimal readiness & flexibility

Dedicated Equipment Platform with:

- 5 MW dedicated substation fed from two grids
- Two (2) 1,250 KW Cummins backup generators
- Two (2) prepared pads for additional backup generators
- Two (2) 15,000 gallon underground fuel tanks

Existing build out is 33,000 sf with expansion for another 33,000 sf with 400 QTY rack capacity in each phase

570 (3x285)Ton N+1 SMARDT Air-Cooled Chiller plant with footprint and taps for phase 2 expansion

Shaft space for vertical pathways

11' 5" slab to slab ceiling height

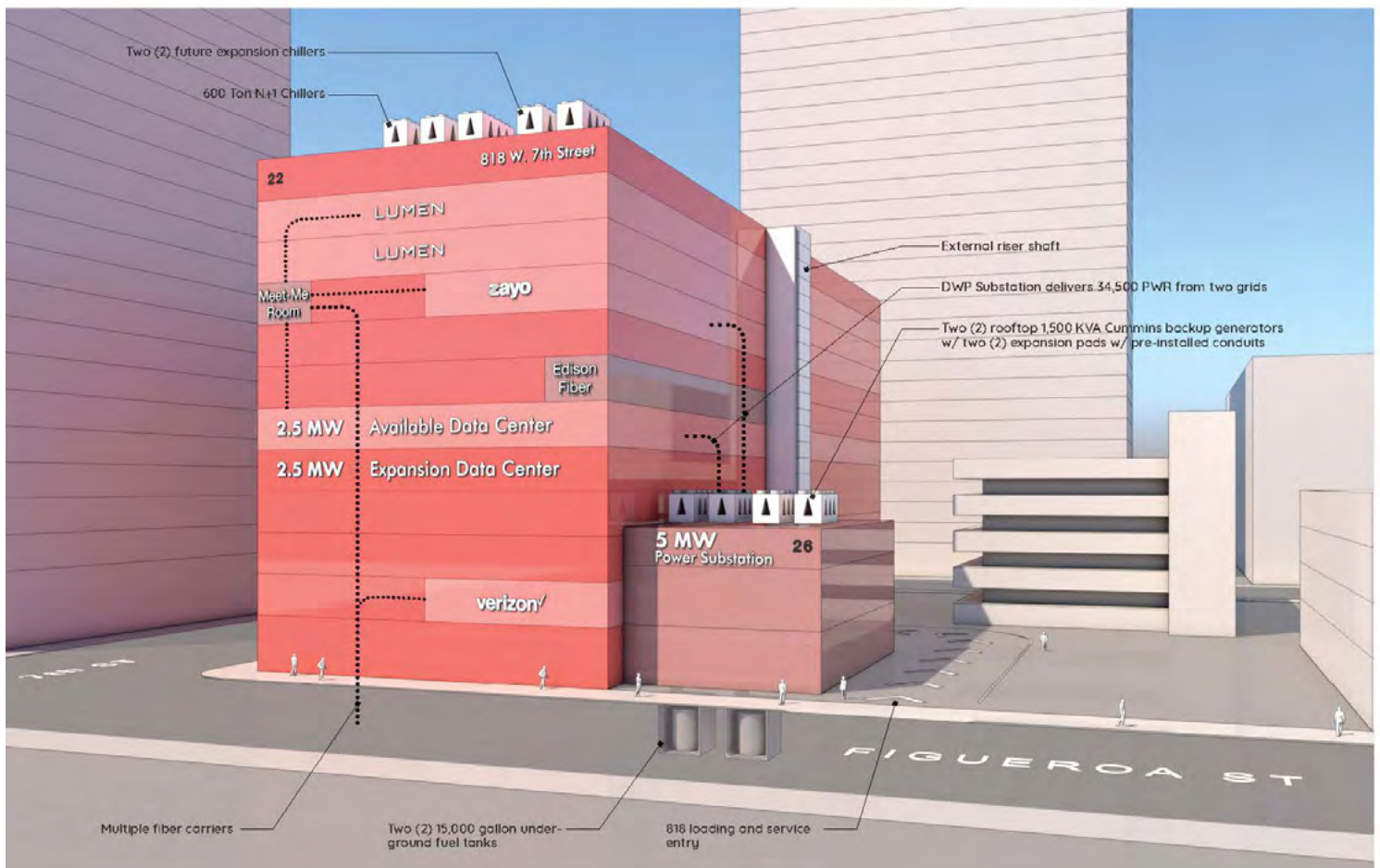
Above standard floor loading

4" slab and **21' column spacing**

Existing 2x500 KVA UPS N+1 and 1200 amp A/B DC power plant

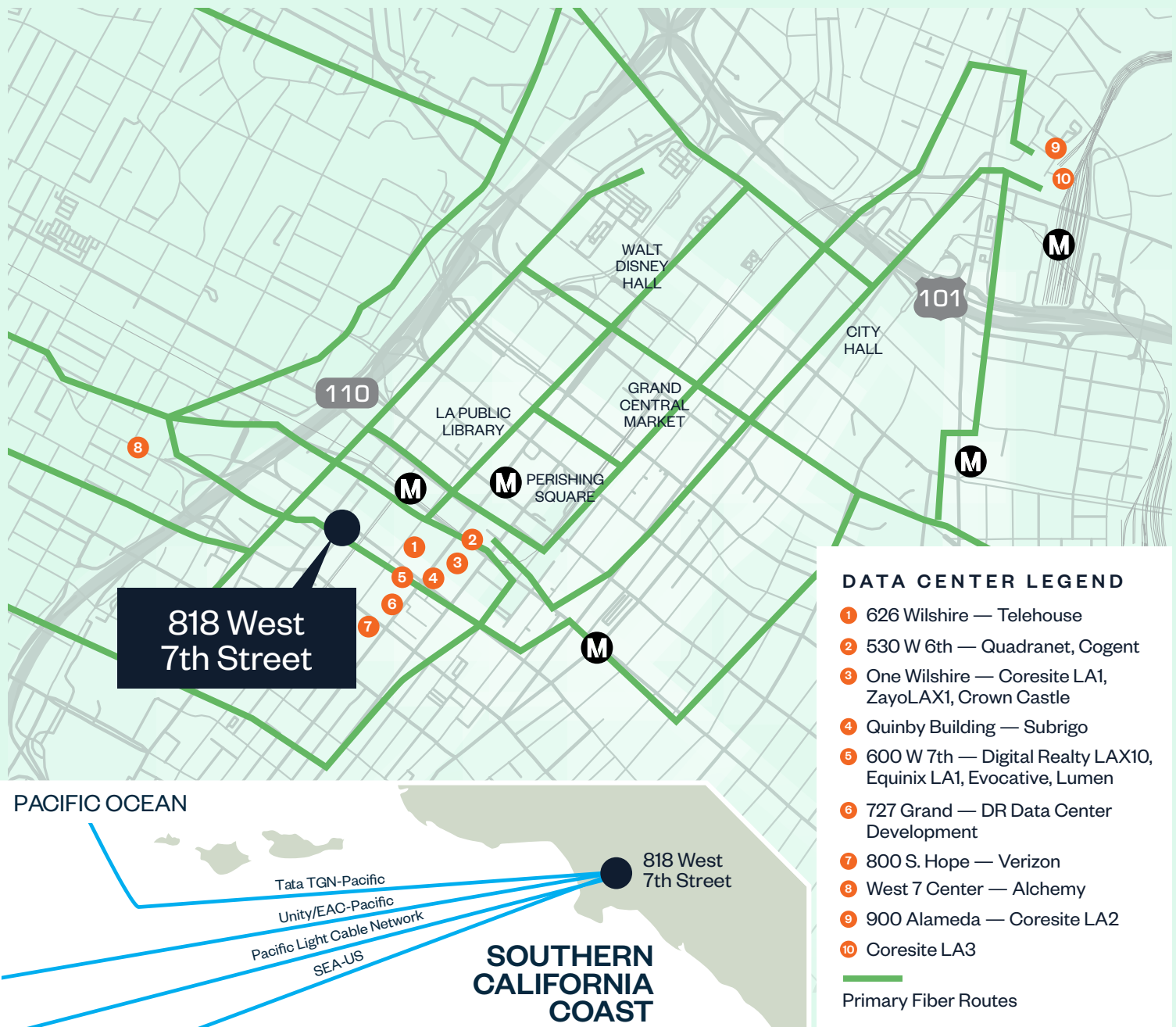
Carriers: ATT, Verizon, Lumen, Zayo, Crown Castle, Frontier, Cogent, Edison Carrier Solutions, Tier Zero, LA DWP, Charter Communications

Pre-action and VESDA throughout the 6th floor



MAP

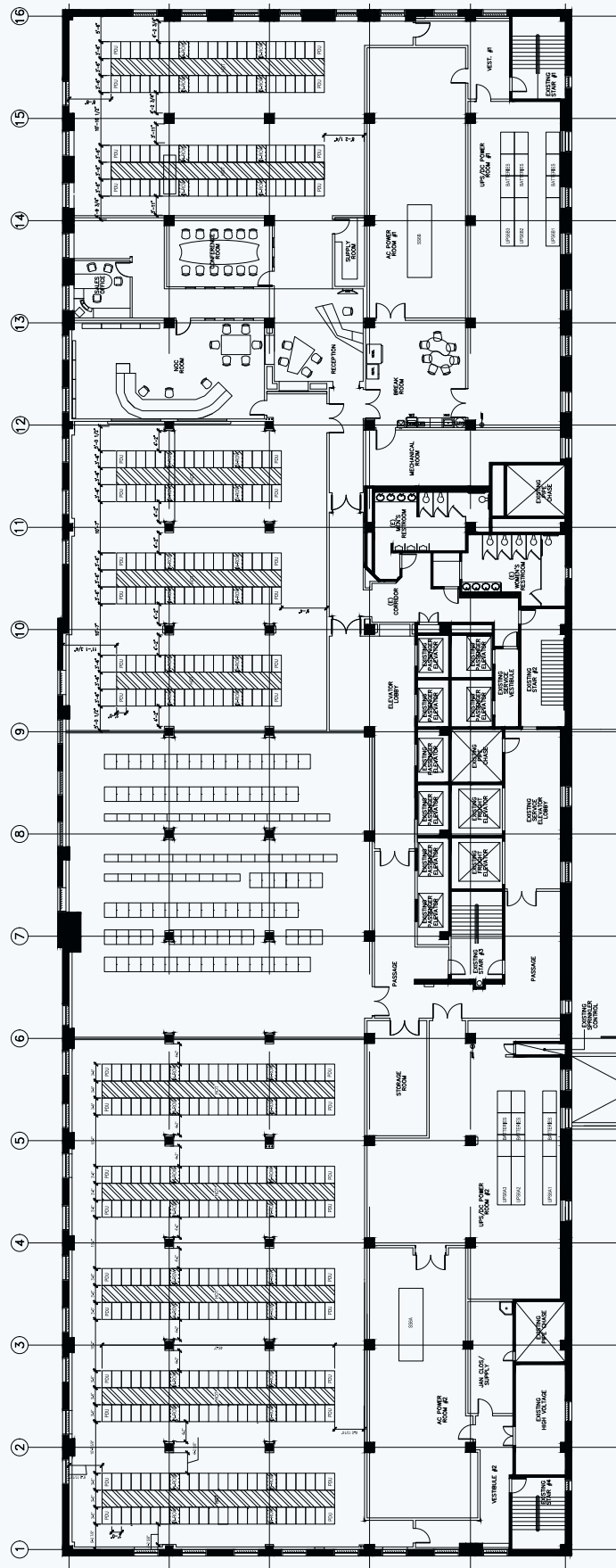
Located within the DTLA data center network



Floor 6

33,000 rsf

(Reflects existing office and mechanical areas with potential rack layout)



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