

Office with Data Center Lease - 47,669 RSF

METROPLEX TECH CENTER

3000 Kellway Drive, Carrollton, Texas 75006



AVAILABLE NOW

BUILDING HIGHLIGHTS



Address:

3000 Kellway Drive,
Carrollton, Texas 75006



Parking:

7.0/1,000



Rent:

\$13.50 SF NNN



Office One:

28,460 RSF



Office Two:

19,189 RSF



Contiguous:

47,669 RSF

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FOR MORE INFORMATION

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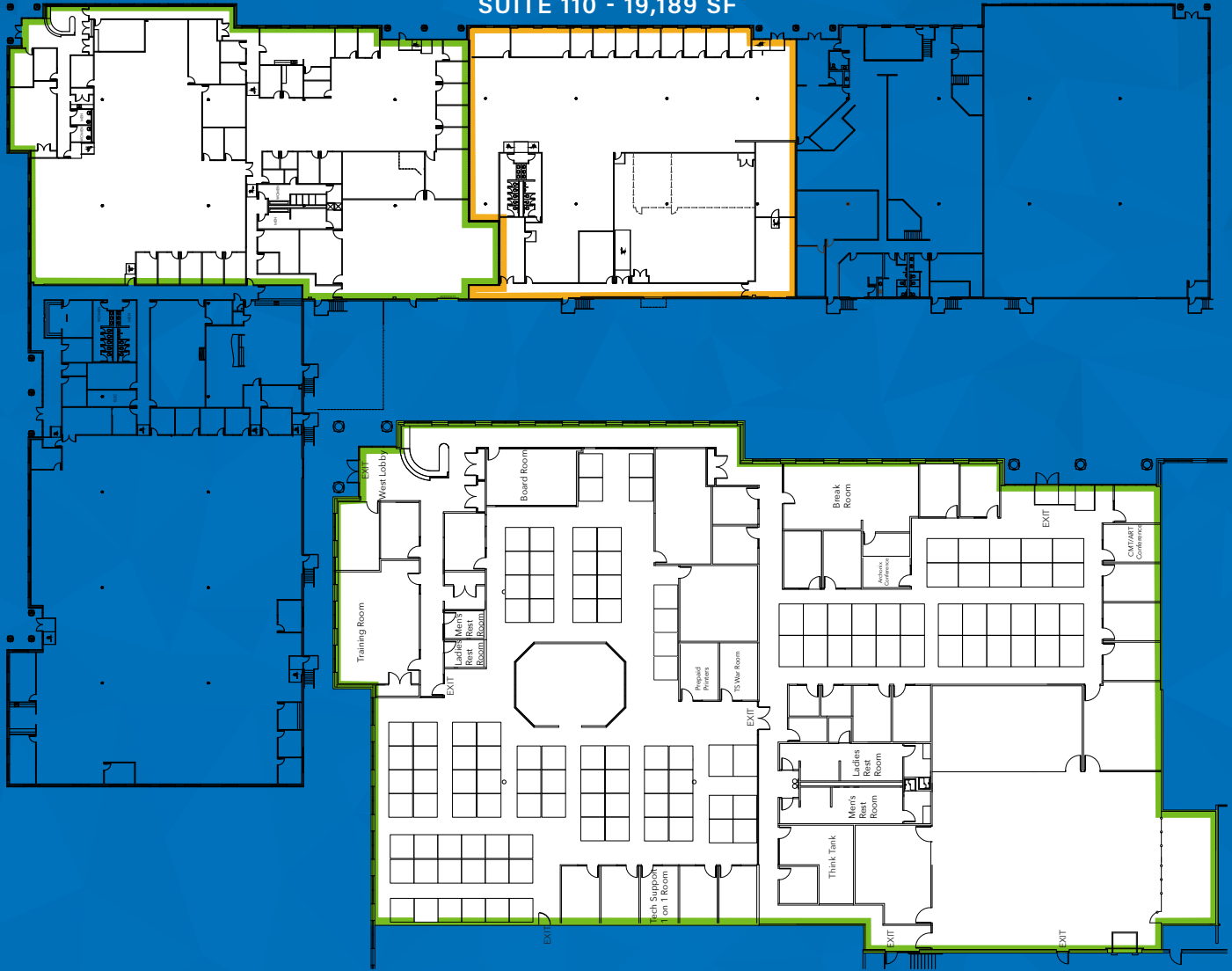
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FLOOR PLAN

SUITE 150 - 28,460 SF

SUITE 110 - 19,189 SF



SUITE 150 - DETAIL

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SIZE

- 2,500 SF Live Data Center; plus:
- 2,500 SF Data Center expansion that is pre-wired
- 18" Raised floor in Data Center
- 4" Raised floor in office area
- Tray System above and below rack locations
- Drop ceiling with anti static tiles
- Sealed space for low dirt ingress
- Separate dedicated power room and IDF

FIRE

- Dedicated FM200 in the live DC with a spare tank ready to use in the secondary
- FM200 in the IDF
- 2 stage dry pipe wet system in the power room space

POWER FEED

- Incoming from building with a fast start 1.2MW genset
- Split in power room to feed dual UPS's 250W each currently with newer batteries
- Redundant feed through EPO's to distribution in DC Room
- 24 Rack locations ready with dual 208v/30A L6-30 feeds
- 1500 KVA Cummins diesel with 1,000 gallon tank 800 KVA load allowed per Lease

COOLING

- 3-20 Ton Liebert units in the datacenter
- Brand new Trane high efficiency roof top HVAC units
- Power room has dedicated 5 ton split system

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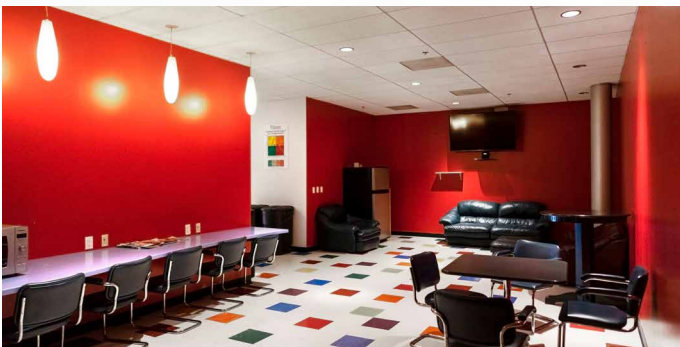
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