

+/-61,750 SF
Sublease
(Divisible)
Data Center /
Office

17201

**WATERVIEW
PARKWAY**

17201 WATERVIEW PARKWAY

BUILDING INFORMATION

OFFICE

61,750 RSF (includes 24,000 SF basement)

9.41 Acres

Parking

4.91/1000

253 Spaces

Built 1982

Exterior: tilt wall fabrication

Interior: steel studs with 5/8" sheet rock, firewalls throughout

Oncor

Airport proximity:

DFW 24 Miles

Love Field 21 Miles

Addison 6.8 Miles

ROOF

Roof is fully adhered. Sheet metal deck with an isolated board built-up composition supported by steel trusses and i-beams

Wind ratings

Built to withstand f3 tornado within 1/4 mile distance

COMMUNICATIONS

Carrier neutral facility (Zayo, Centurylink, AT&T, Verizon Business)

Two points of entry with separate MDFs

FIRE

Dry pipe pre-action sprinkler for data halls

Critical facility operations 24/7

Remote/smart hands technology

Vesda equivalent (Honeywell) located in data hall 2

SECURITY

Perimeter fence

2 Parking gated points of entry

Multiple layers of card reader plus biometric access into data halls

2 Building entrance points

Video 36+ cameras in operations

Security console manned 24/7



DATA HALL 1

DATA CENTER - Tier II Equivalent

14,000 SF
10.5 Feet ceiling height
24 Inch (Legacy) Underfloor height
200+ Cabinets

MECHANICAL

Central plant - chillers & cooling towers

	Make	Age	Capacity
Chiller one (1)	York	2000	250 tons
Chiller two (2)	York	1982	275 tons
Chiller three (3)	Daikin	2017	290 tons

Power usage effectiveness (PUE) 1.34

Chilled water plant

Cooling tower storage tanks
(1000 Gallons)

Basement fed delivery design with data center
computer room air handlers

ELECTRICAL

	Make	Age
1 MW generator	Kohler	2009
1 MW generator	Detroit	2002

Fuel storage/system
24 Hours at full load

Critical IT equipment power load 400 kW

Redundant subtracting office load

Redundant power distribution

Dual feed from Meadowcreek and
Frankford substations

Two points of building entry

UPS

Eaton 2003 (a), 2007 (b)
2A side 500 kVA modules
2B side 500 kVA modules

Summary

200+ CABINETS

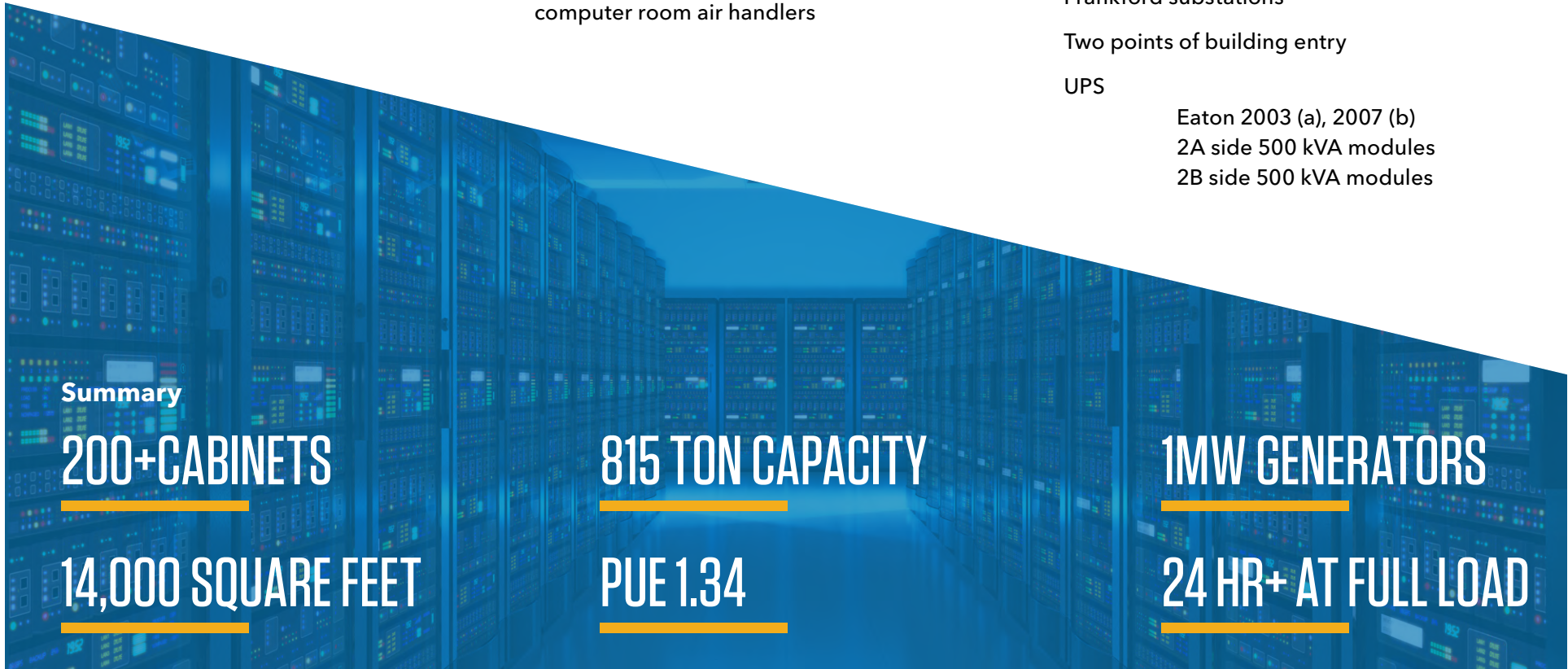
14,000 SQUARE FEET

815 TON CAPACITY

PUE 1.34

1MW GENERATORS

24 HR+ AT FULL LOAD



DATA HALL 2

DATA CENTER - Tier III Equivalent

1,300 SF expandable to 4,300 SF

10.5 Feet ceiling height

Slab floor no under floor height

30 Contained cabinets - can be expanded 100+

MECHANICAL

Central plant - chillers & cooling towers

	Make	Age	Capacity
Air cooled chiller one	York	2017	70 tons
Air cooled chiller two	York	2017	70 tons

Power usage effectiveness (PUE) 1.2

Schneider APC in row coolers (2017)

Hot aisle contained

ELECTRICAL

	Make	Age
750 kW generator	Cummins	2017
750 kW generator	Cummins	2017

24 + hours fuel storage at full load

Critical IT equipment power capacity 300 kW redundant

Dual feed substations Meadowcreek and Frankford substations

Two points of building entry

UPS

Eaton 2017

2 A side 200 kW

2 B side 200 kW

Expandable up to 300 redundant kW

Summary

30 TO 100+ CABINETS

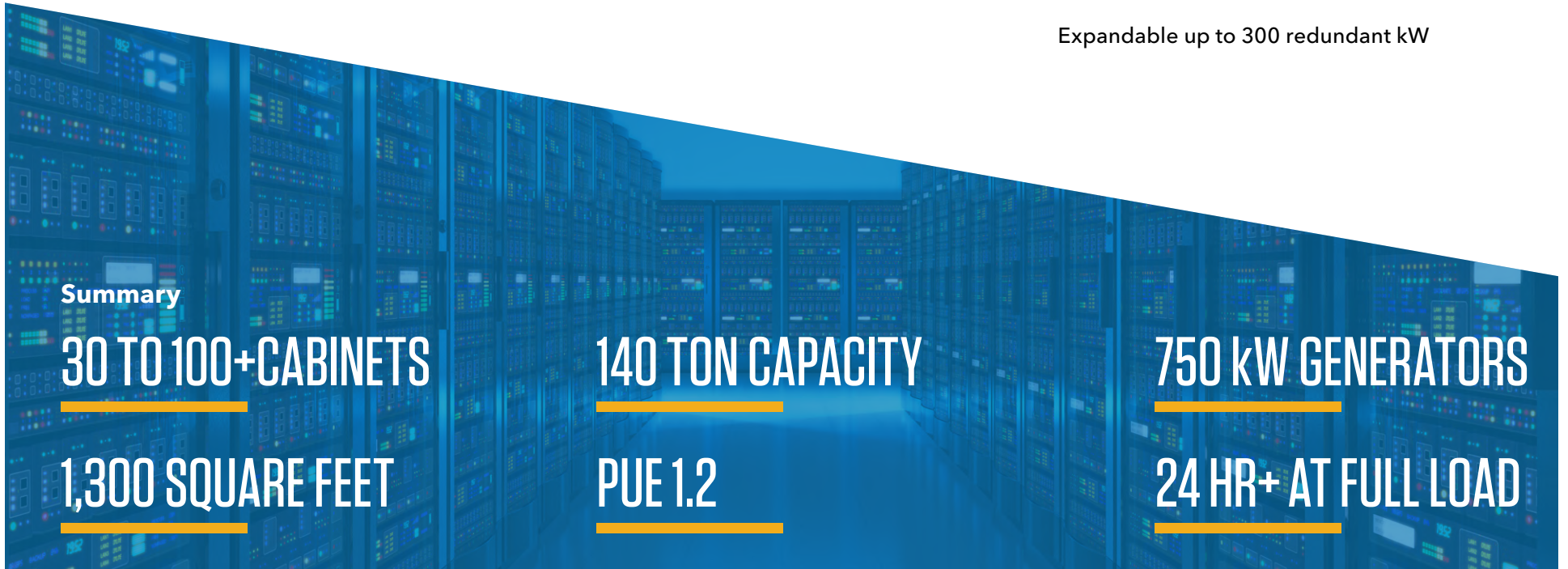
1,300 SQUARE FEET

140 TON CAPACITY

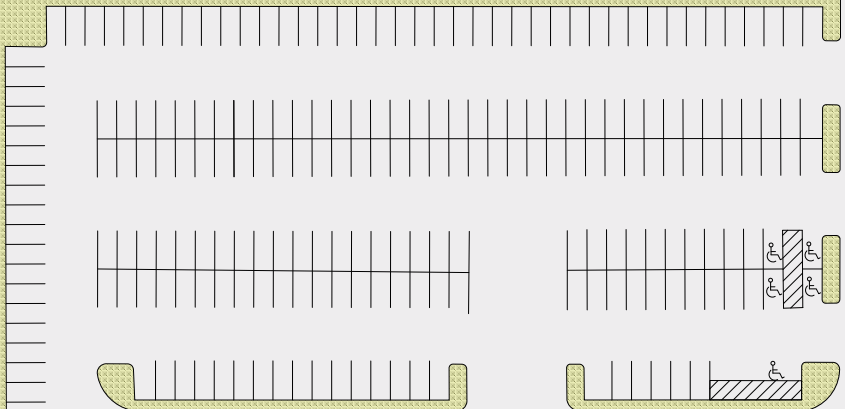
PUE 1.2

750 kW GENERATORS

24 HR+ AT FULL LOAD

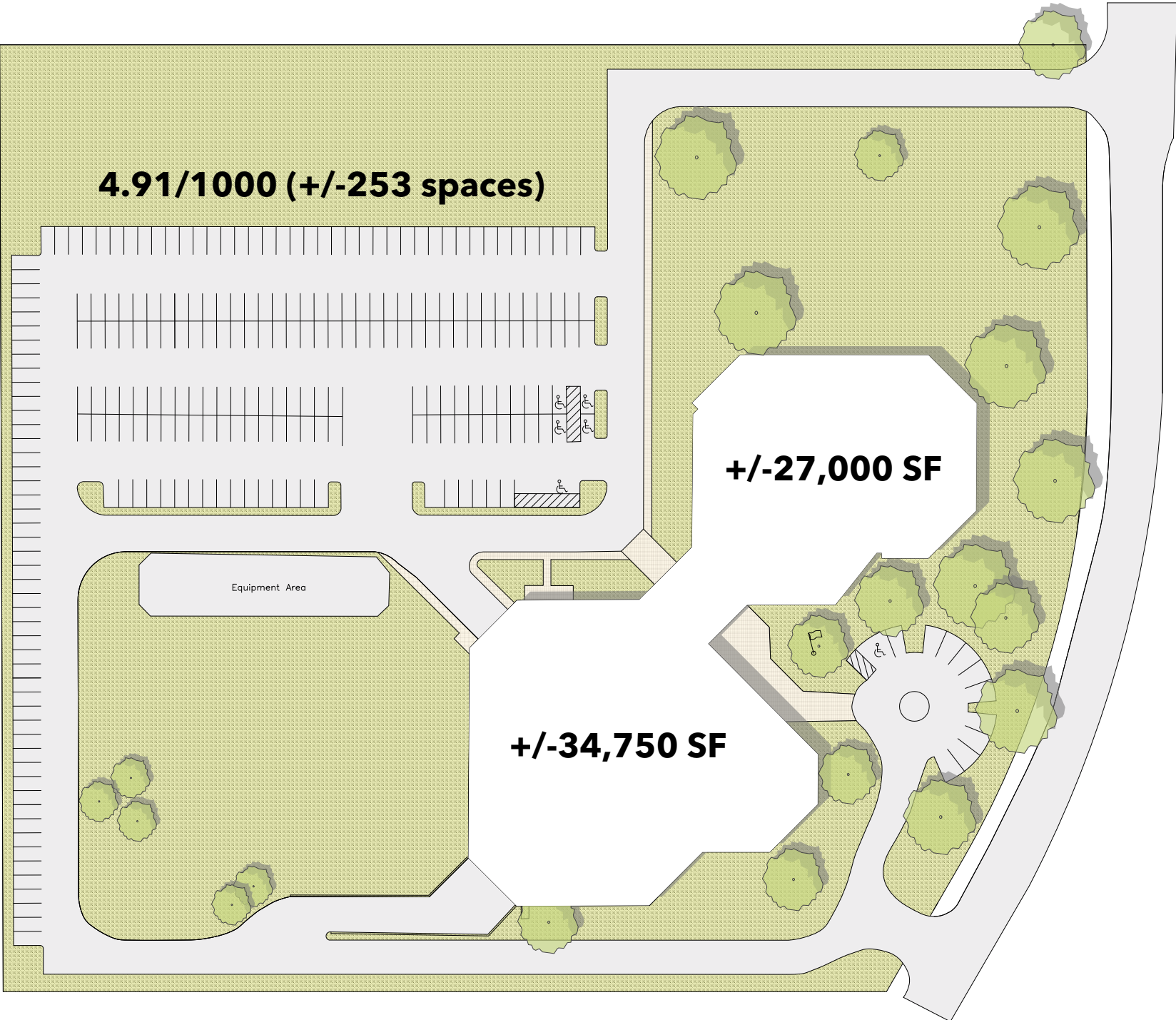


4.91/1000 (+/-253 spaces)



+/-27,000 SF

+/-34,750 SF





FRONT ENTRY

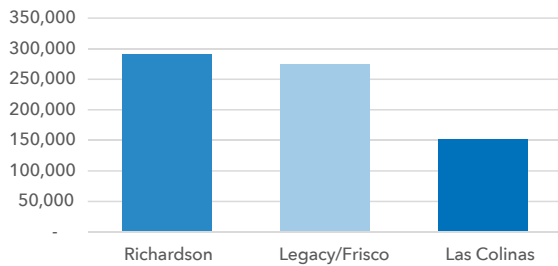


BACK ENTRY

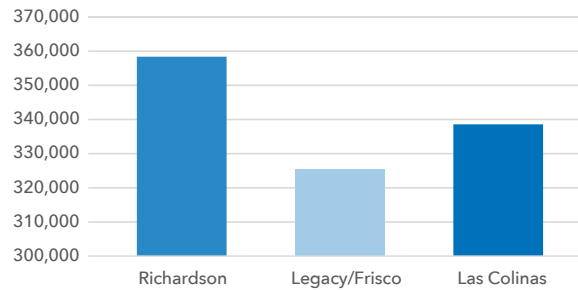
RICHARDSON

BY THE NUMBERS

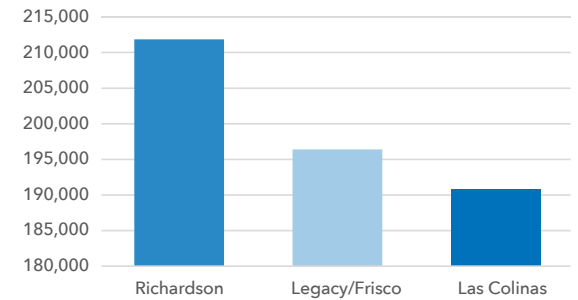
BACHELOR'S DEGREE



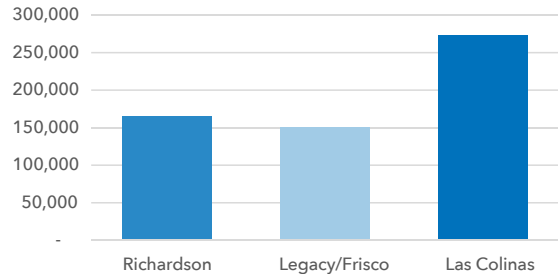
OFFICE-USING



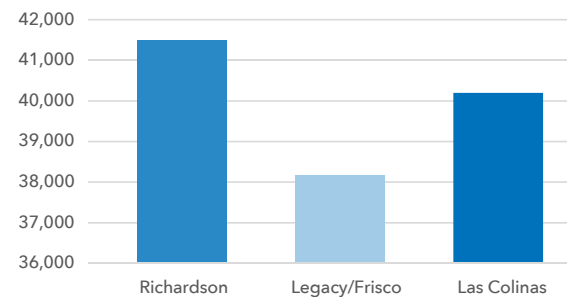
FINANCIAL SERVICES



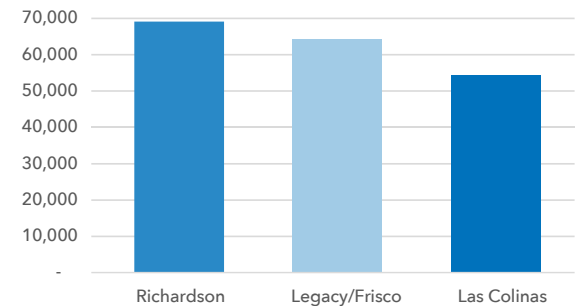
GRADUATE DEGREE



MANAGEMENT



HIGH-TECH



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