



1414 MASSACHUSETTS AVENUE

BOXBOROUGH, MA

PREVIOUSLY CISCO SYSTEMS EAST COAST R&D HEADQUARTERS



CISCO MADE A \$28 MILLION INVESTMENT ON PROPERTY INFRASTRUCTURE IMPROVEMENTS

LINCOLN
PROPERTY
COMPANY

TIM LATHAM
Senior Vice President
617.951.4104
tlatham@lpc.com

CHRIS DEVAUX
Vice President
617.951.4124
cdevaux@lpc.com

PROPERTY SPECIFICATIONS

Size	292,513 SF
Year Build	1983 / 1987
Year Renovated	2000, 2008 & 2011
Stories	Two (2)
Lobby/Common	(1) Main Lobby, (1) Cafe, (7) Restroom Sets, (1) Shower
Structure	Steel columns and beams with concrete on metal deck
Foundation	Reinforced concrete spread footings & frost foundation walls with 5" slab on grade
Facade	Brick masonry veneer, metal panels & stucco
Windows	Fixed IGUs in aluminum strap (Installed in 2000)
Roof	Fully adhered EPDM single play
Ceiling Height	16'4" floor to deck; 9' dropped finish throughout
Elevators	Two (2) 2-stop hydraulic with 2,500 lbs capacity
Parking	978 parking spots or 3.34/1,000 RSF
Loading	Six (6) 8'x8' truck height doors, One (1) 8'x14' ramp up



ELECTRICAL:

- » Four (4) services from two (2) separate utility feeds
 - Two (2) transformers @ 2,000 AMPs*
 - One (1) transformer @ 3,000 AMPs*
 - One (1) transformer @ 4,000 AMPs*

*Each are 480/277 V, three-phase, four-wire service

HVAC:

- » VAV System, Conditioned Air provided by eight (8), 130 ton package rooftop units
- » Data Center & Compliance Lab cooled with fifty-eight (58) Liebert Chilled Water Units
- » Non-critical areas cooled by twenty-two (22) chilled-water fan cool units & three (3), 95 ton units

EMERGENCY POWER:

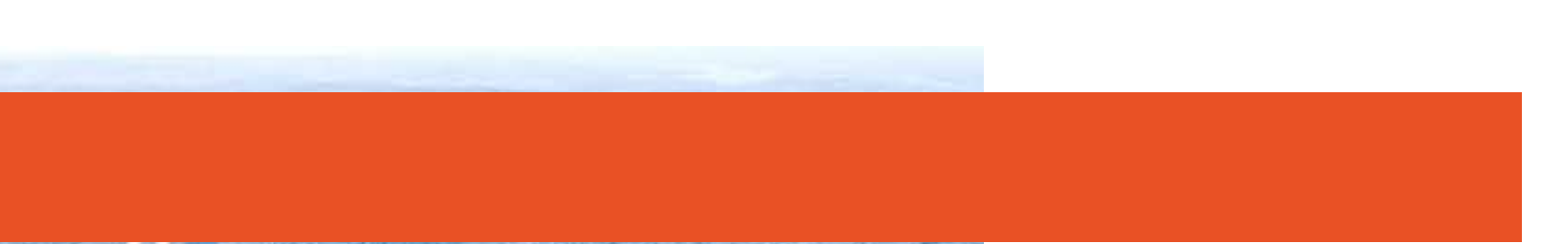
- » Two (2) Caterpillar 1,500 KW generators with 2,500 gallon storage tanks installed in 2013
- » One (1) Caterpillar 250 KW generator with 400 gallon storage tank for Life Safety

DATA CENTER/UPS SYSTEM:

- » Two (2) MGE EPS-6375/44.66, N+1 Redundancy, 375 KW
- » Two (2) Russell Electric 2,500 AMP Main Switches with 3,200 AMP tie-in breaker

SITE OVERVIEW





208ACRE
Secure & Private
Location

19MILES
from Lexington

30MILES
from Cambridge

ANECHOIC CHAMBER



+/- 12,000 RSF

- » One (1) 10-meter semi-anechoic chamber with control center underneath turntable
- » Two (2) 3-meter semi-anechoic chambers
- » Raised floor throughout
- » Two (2) shield rooms/radiated RF immunity chambers
- » Dedicated high-voltage area
- » In-place equipment



ENVIRONMENTAL & VIBRATION TESTING LAB



+/- 8,000 RSF

- » Equipped & wired with ten (10) +/- testing chambers in-place
- » Control room overlooks lab



HARDWARE & SOFTWARE LAB

+/- 80,000 RSF



DATA CENTER SPACE

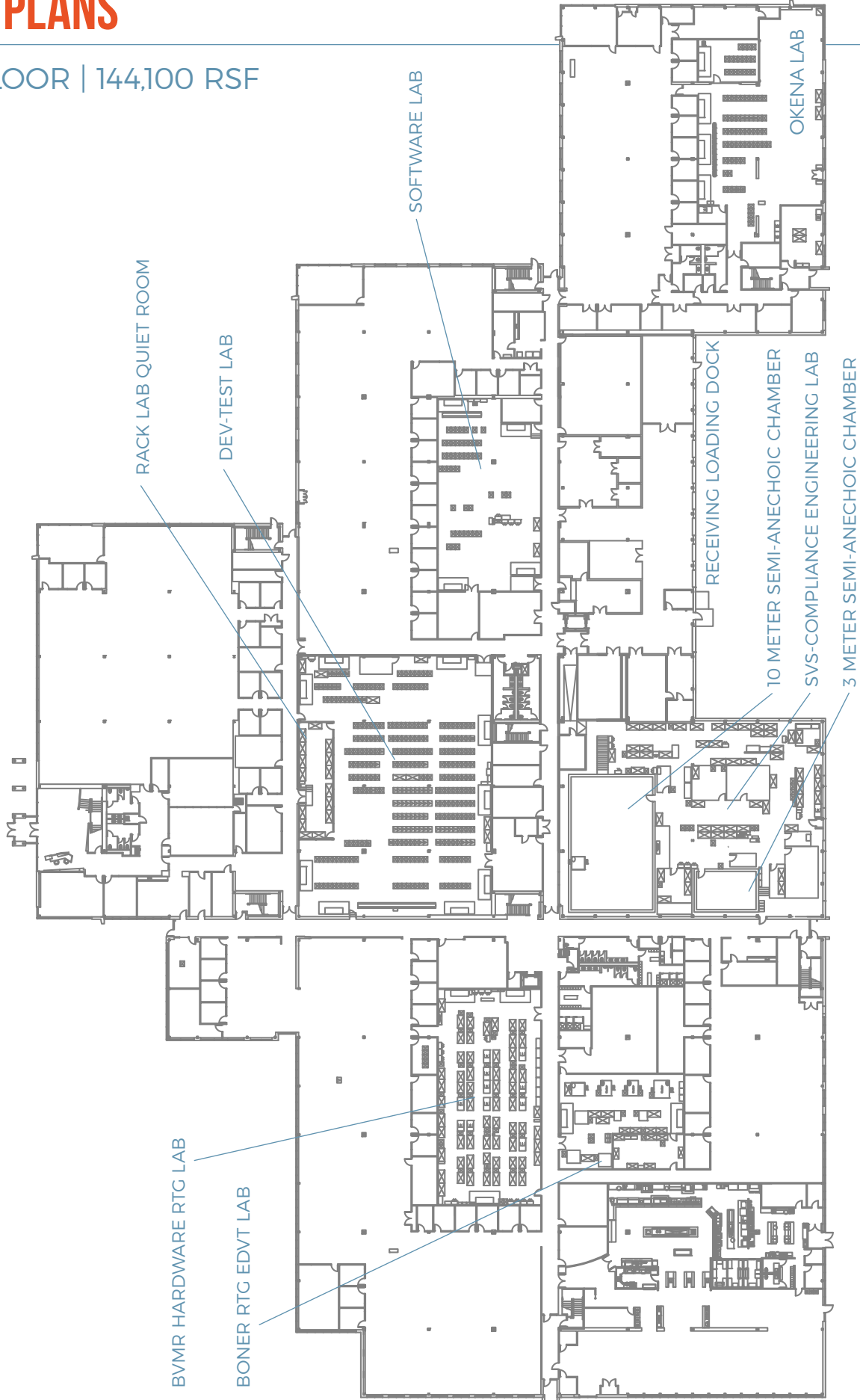


+/- 20,000 RSF

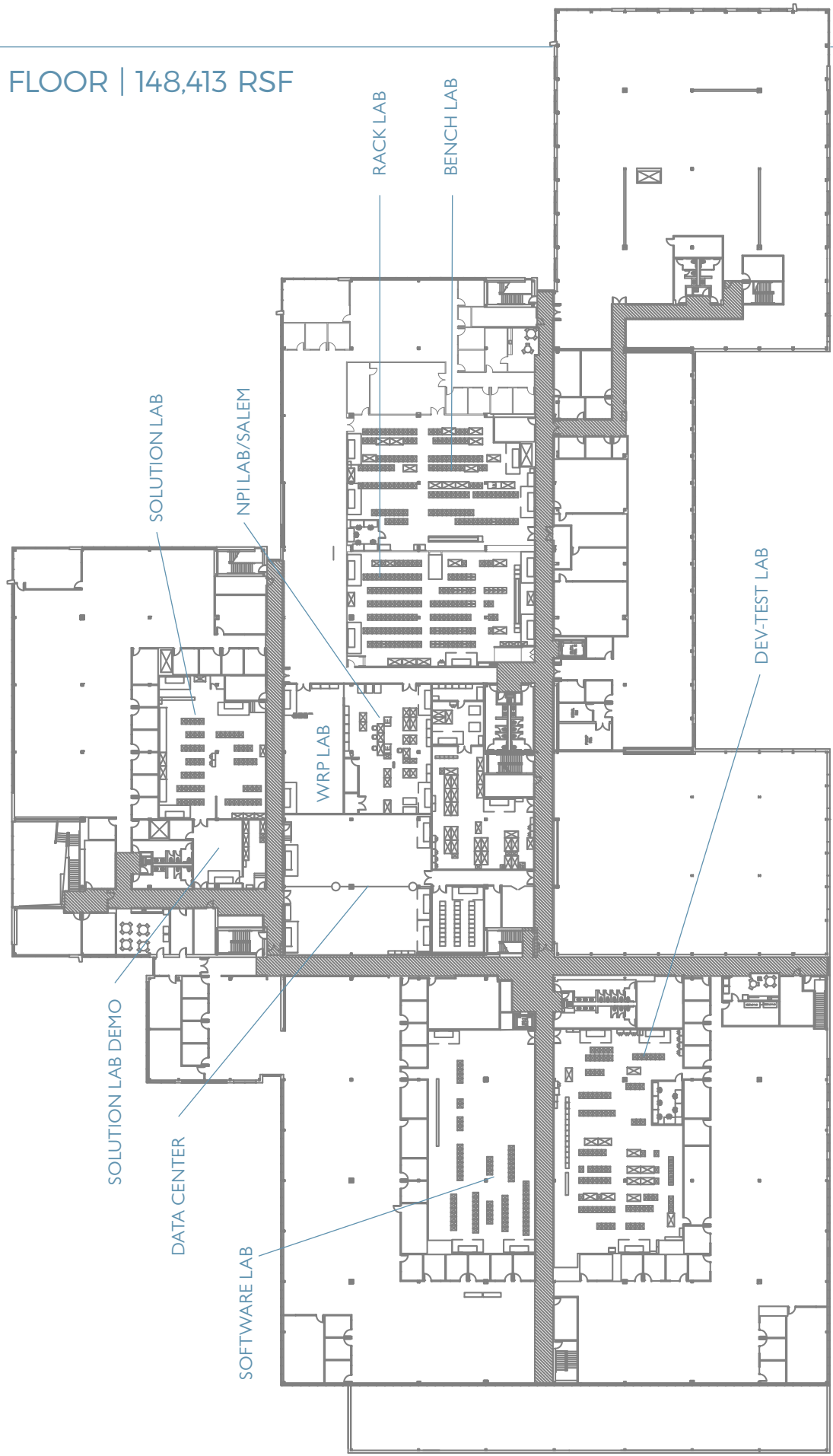
- » Boxborough provides electrical service through town of Littleton and enjoys some of the cheapest electrical costs in Massachusetts
- » Electrical data center serviced with 7500 amps +/- via two (2) separate utility feeders supplying four (4) transformers
- » HVAC data center and compliance lab cooled via 58 Liebert chilled water units
- » Serviced by two (2) Caterpillar 1,500 kw generators with 2,500 gallon storage tanks
- » UPS systems - Two (2) MGE EPS 6375 / 44,66, N+1 redundancy; 375 kVA servicing data center
- » Network operations center in-place

FLOOR PLANS

FIRST FLOOR | 144,100 RSF



SECOND FLOOR | 148,413 RSF





LINCOLN
PROPERTY
COMPANY

TIM LATHAM
Senior Vice President
617.951.4104
tlatham@lpc.com

CHRIS DEVAUX
Vice President
617.951.4124
cdevaux@lpc.com