



DIGITAL REALTY



2055 E TECHNOLOGY CIRCLE
TEMPE, ARIZONA

PROPERTY SPECIFICATIONS

2055 E Technology Circle, Tempe



DIGITAL REALTY

Location

- Within the Arizona State University Research Park, Tempe's largest corporate campus

Building Description

- Two-story concrete slab on grade building
- Built in 1988
- Redeveloped as a data center by Digital Realty in 2007

Size

- 76,350 total sq ft
- 34,665 sq ft of 30 inch raised floor
- 17,799 sq ft of office space
- Approximately 25,000 sq ft mechanical rooms supporting raised floor
- Ceiling clearance of 10 ft

Power

- 6.75 MW total power available to the building from the Salt River Project
- Delivered by three (3) underground 26kV feeds from two (2) separate substations
- Stepped down to 480V through three (3) 2000kVA, 3000A transformers
- Power infrastructure supports 3,166 kW of IT load: 800kVA UPS to 225kVA PDUs - expandable to 5.6 MW within 6 months and up to 12-18 MW in 12 to 18 months

Security

- 24x7 manned security, video and biometric security available

Cooling

- 1,564 ton air-cooled water chilled plant consisting of four (4) 391 Ton York chillers in a N+1 configuration, 4 to make 3
- Data center IT Load cooled by 1,120 tons of CRAH cooling configured as N+2

Back-up Power

- Fully redundant power system with diesel generator backup and a battery-backed UPS system
- Diesel generator plant consist of four (4) 2000 kW Cummins generators configured as N+1
- Each generator is equipped with a belly tank of 4,000 gallons
- Two (2) independent N+1 UPS systems with total of 5,600 kVA capacity, one (1) 4 to make 3, and one (1) 3 to make 2
- Backup power systems are fully commissioned, no additional equipment is required to support the full design load of the data center

Network Providers

(Diversified carrier options to 120 East Van Buren)

- Abovenet
- Level 3
- Integra
- AGL Networks
- Qwest
- XO
- AT&T
- Verizon
- Cox

Fire Protection

- Double interlock pre-action sprinkler system
- Overhead smoke detection



PROPERTY SPECIFICATIONS

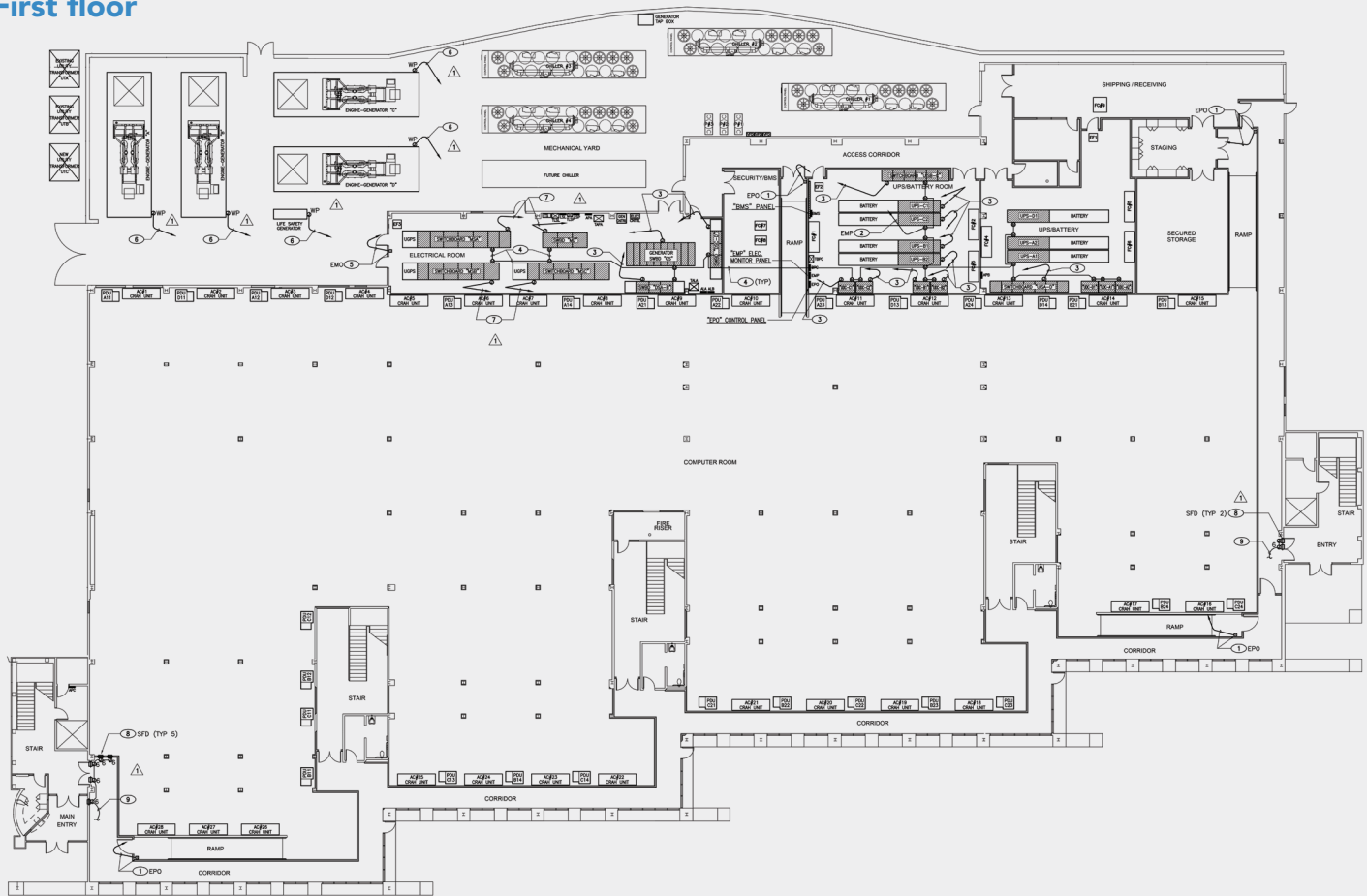
2055 E Technology Circle, Tempe



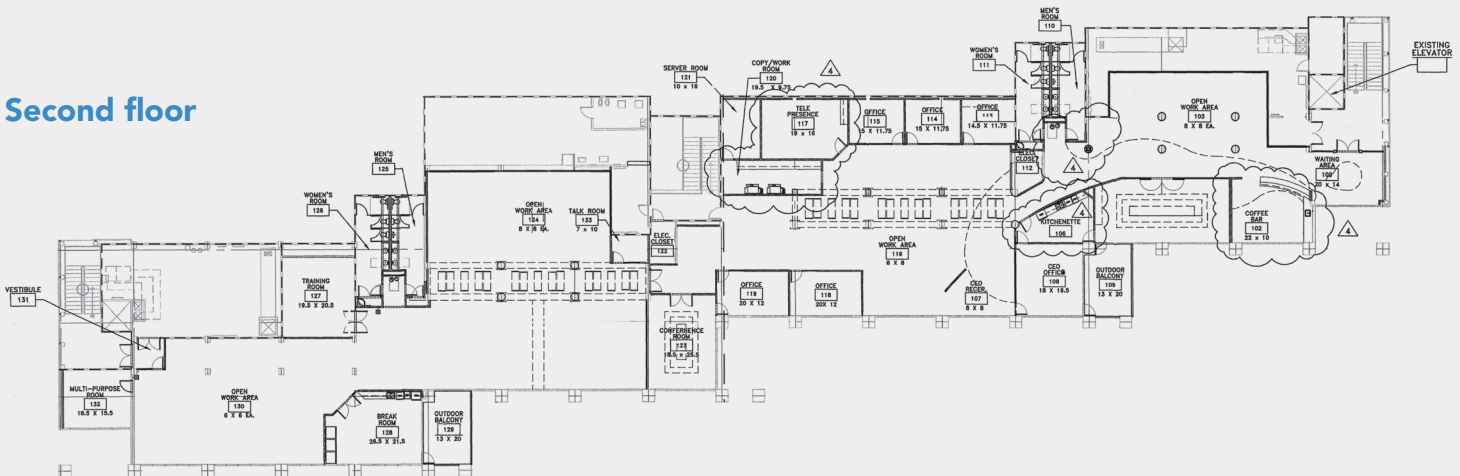
DIGITAL REALTY

Single tenant availability

First floor



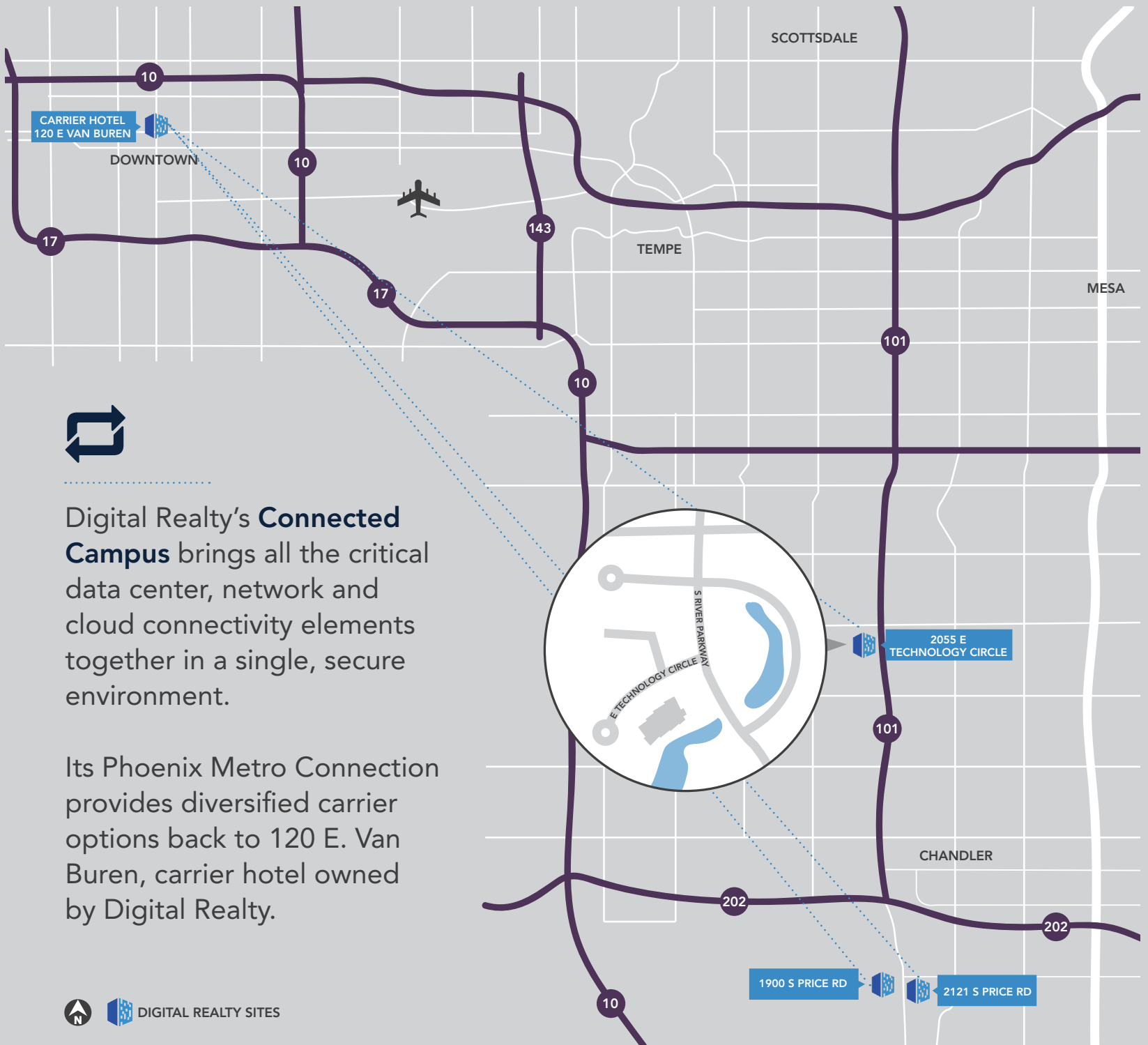
Second floor



LEASING CONTACT:

Mark Bauer +1 602 282 6259 mark.bauer@am.jll.com

THE CONNECTED CAMPUS



Digital Realty's **Connected Campus** brings all the critical data center, network and cloud connectivity elements together in a single, secure environment.

Its Phoenix Metro Connection provides diversified carrier options back to 120 E. Van Buren, carrier hotel owned by Digital Realty.

LOCATED IN THE HEART OF THE ASU RESEARCH PARK

Tempe's largest corporate campus

- › A 320-acre Research Park offering a professional business environment, with mature landscaping and three lakes covering eighteen surface acres
- › Home to well-known research and development companies as well as corporate and regional headquarters
- › Located along the Loop 101 Science and Technology corridor with easy access to US 60 and Loop 202
- › Central location in the Southeast Valley also affords access to an abundant and educated workforce, and provides easy 15-minute access to Phoenix Sky Harbor International Airport
- › Recreation facilities include over six miles of surfaced jogging trails and picnic ramadas

