



COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

ALPHA DATA CENTER FOR LEASE

4407 ALPHA ROAD
DALLAS, TEXAS 75244

TABLE OF CONTENTS

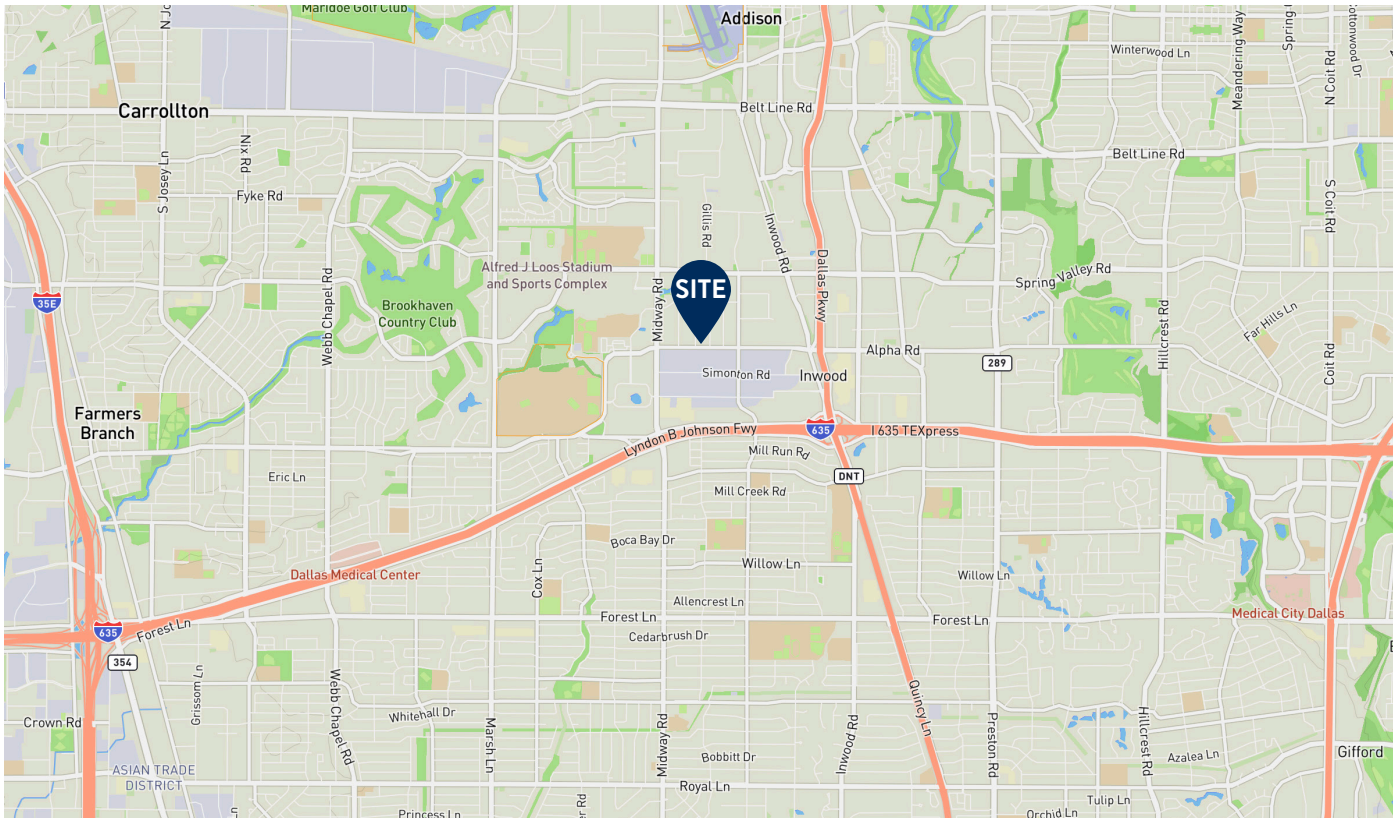
3-4 SPECIFICATIONS

5 FLOOR PLAN

5-6 FLOODPLAIN

7 POWER SUPPLY

8-9 PHOTOS

**LOCATION**

4407 Alpha Road
Dallas, Texas 75244

AVAILABLE SPACE

± 12,100 SF Building
± 1.02 AC Lot

ZONING

Light Industrial

POWER

2.5 MW Delivered to the Building

PRICE

Upon Request

BY THE NUMBERS**Median Household Income**

| 1-mile | 3-miles | 5-miles |
|----------|----------|----------|
| \$64,100 | \$80,200 | \$72,900 |

Population

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 31,700 | 211,000 | 474,000 |

Population Growth (since 2018)

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| + 10% | + 5% | + 1% |

HIGHLIGHTS

- Centralized Data Center Infrastructure Management connected to environmental and infrastructure devices
- Conveniently located near the convergence of Dallas North Tollway and LBJ Freeway (I-635)
- Alpha Data Center is a secure facility with 24/7 surveillance
- Opportunity to lease the facility managed or unmanaged
- Dual-roof system to reduce heat, improve energy efficiency and protect from the elements
- Carrier-neutral facility with nine different fiber optic providers
- Facility also includes open office area, kitchen and bathrooms
- Servers will not be provided by the landlord; tenant will be responsible for installing their own equipment



Fiber Paths

Racks and enclosures / Both 4 and 2 post telecom racks / All cabling is run overhead on telco grade ladder racking / Fiber to every rack



Fiber Providers

Nine tier-one fiber providers: AT&T, Fiberlight, Level3, Logix, Spectrum, TW Telecom, Verizon, XO Communications, Zayo



Power & Generator

2.5 MW Transformer, 4 x 1,200 AMP 480V AC and 500 kVA 48V DC power capabilities / Diesel generator / Onsite diesel fuel storage / Redundant ATS's and other power infrastructure / Extensive grounding system / Lightning protection / Up to 30KW per cabinet 240v power



Security & Surveillance

24/7/365 State-of-the-art security and access control / Access-restricted data rooms



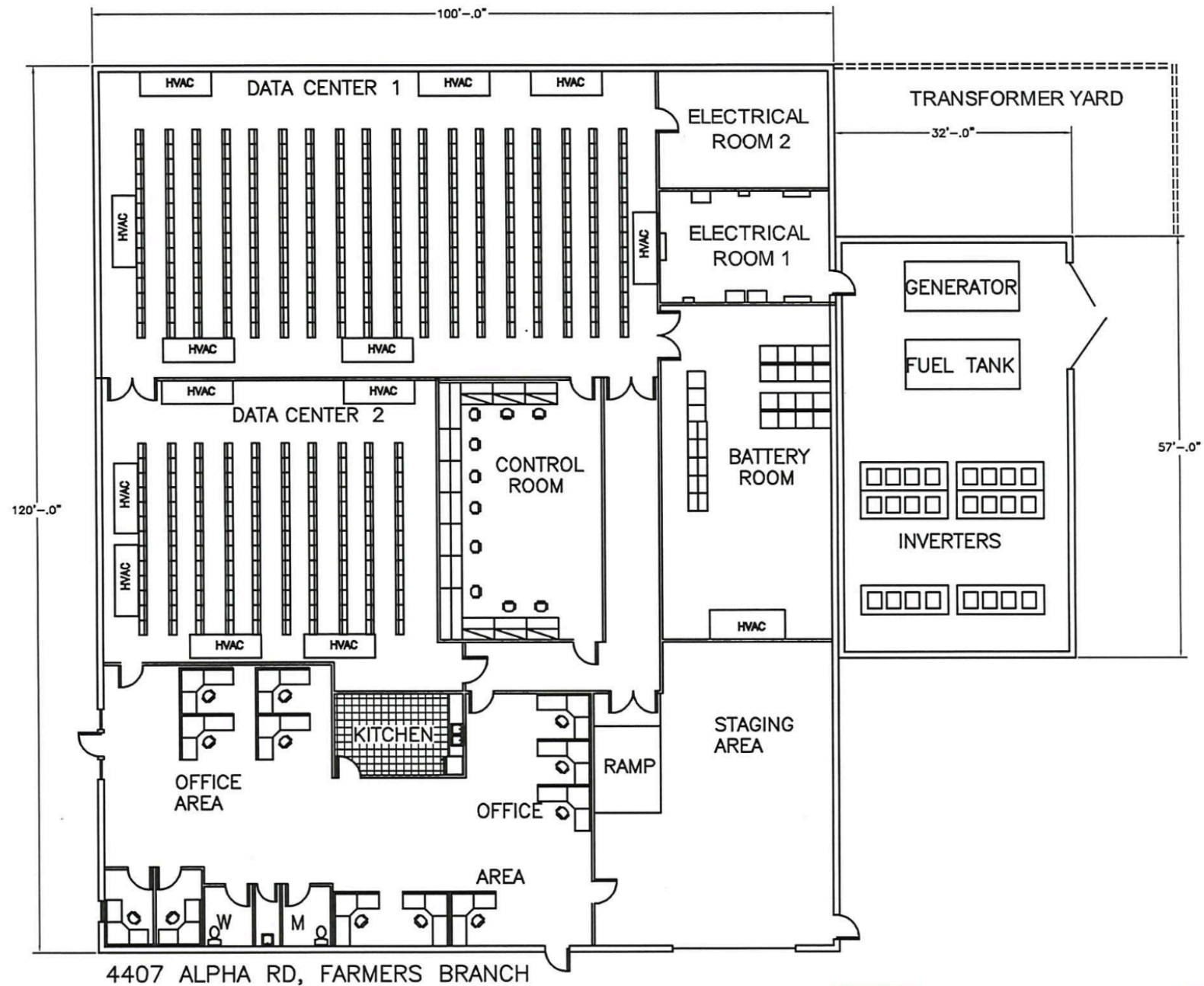
HVAC

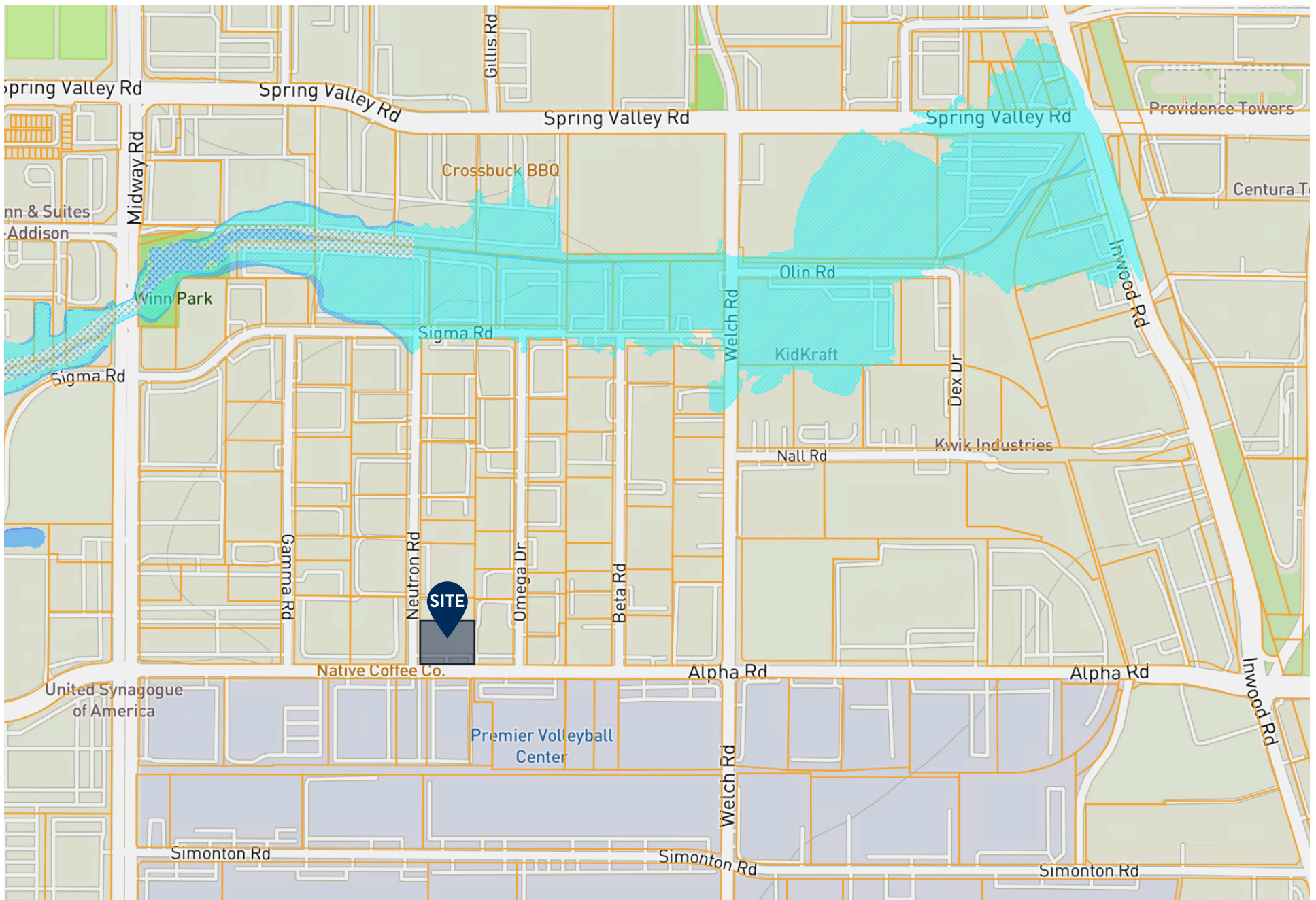
14 Liebert DX A/C Units, 390 tons with outside fan condensers / Plenum ceiling for better airflow throughout server rooms

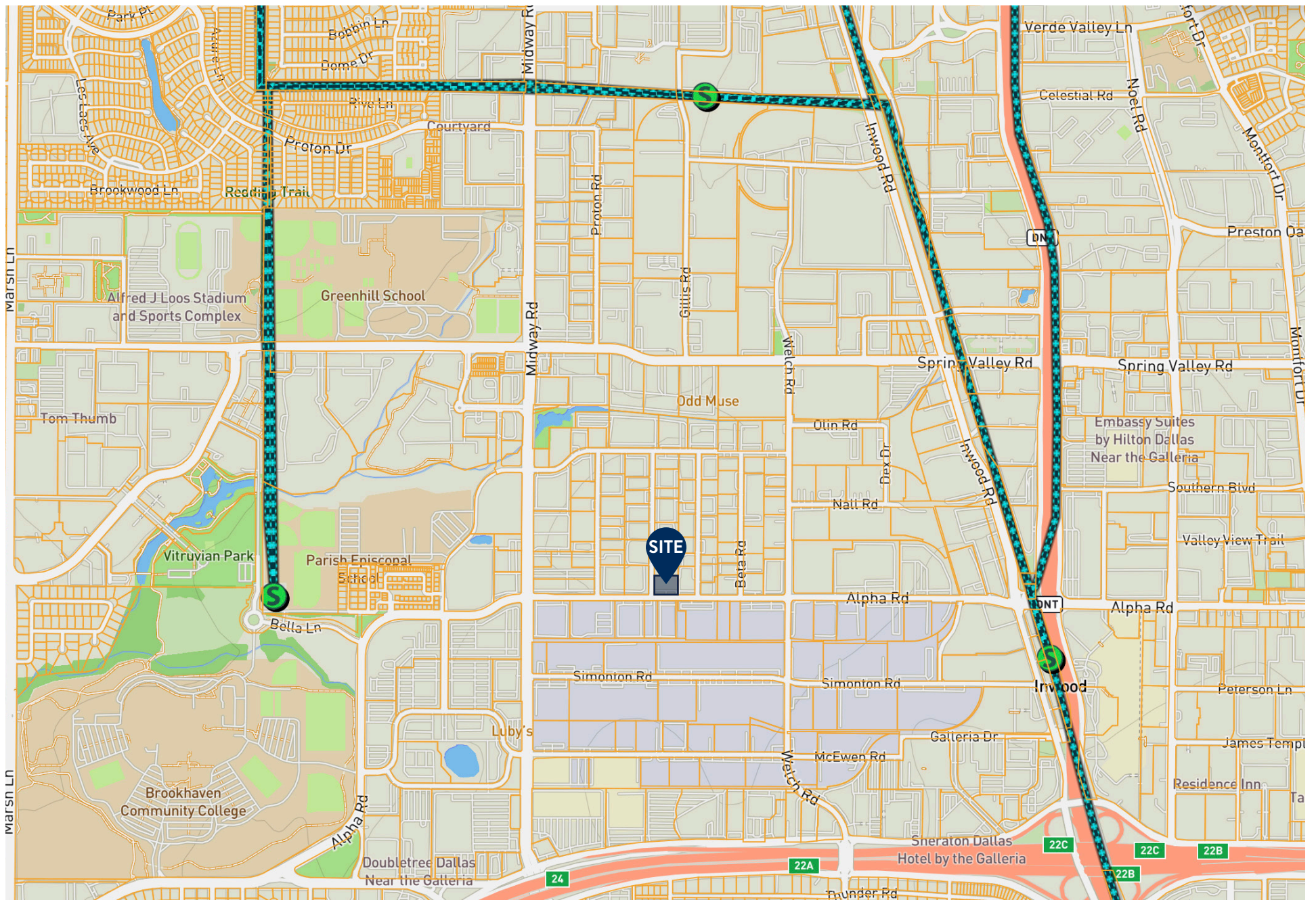


Fire Detection & Suppression

VESDA smoke and fire detection system multiple zoned detection and suppression system / Double interlock dry pipe system throughout facility / FM200 Gas System











LISTING TEAM

SCOTT BUMPAS

214.402.2007

sbumpas@briggsfreeman.com

ELLEN HAYNES

214.923.3490

ehaynes@briggsfreeman.com

REESE DAVIS

214.616.8330

rdavis@briggsfreeman.com

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INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Briggs Freeman Sotheby's International Realty
Licensed Broker/Broker Firm Name
Angela B Thornhill
Designated Broker of Firm
Scott Bumpas
Licensed Supervisor of Sales Agent/Associate
Sales Agent/Associate's Name

287843
License No.
471312
License No.
328098
License No.
License No.

briggsfreeman@briggsfreeman.com
Email
broker@briggsfreeman.com
Email
sbumpas@briggsfreeman.com
Email
Email

214.350.0400
Phone
214.350.0400
Phone
214.402.2007
Phone
Phone