

DOWNTOWN LOS ANGELES

624 SOUTH GRAND AVENUE

ONE WILSHIRE

STRATEGIC DATA CENTER
LEASING OPPORTUNITY

GI PARTNERS

GI | PROPERTY
MANAGEMENT

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ONE WILSHIRE

DATA CENTER



RARE OPPORTUNITY AT THE MOST VITAL CARRIER HOTEL IN THE WESTERN U.S.

One Wilshire is the premier communications hub of the Pacific Rim and is noted industry-wide for unmatched connectivity and world-class telecommunications facility meeting critical space needs.

For the first time in several decades, the exclusive opportunity is now open to secure space and power within one of the most connected buildings in the United States.

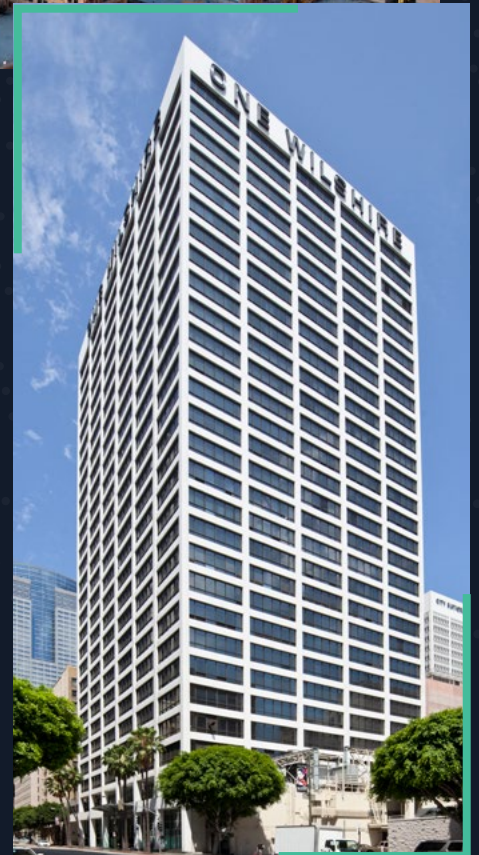
NEW AVAILABILITY

124,951 RSF

TOTAL SQUARE FOOTAGE
(2.285 MW PER FLOOR)

FLOORS 20-24

AVAILABLE FOR LEASE



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A VARIETY OF FEATURES PLACE ONE WILSHIRE AMONG THE MOST ATTRACTIVE CARRIER HOTELS IN THE WORLD:

5 fiber entry points

Termination point for multiple subsea, trans-Pacific fiber cables

Unrivalled carrier access

The densest access to dark and lit fiber in all of the Southwestern U.S.

High-grade, stable utility power from the L.A. Department of Water and Power

Data Compliance: SOC 2 Mapping: NIST, 800-53, ISO 2708 on-site diesel generators

Fuel storage for 24 hours of continuous operation with priority re-fueling status

Exceptional line of sight and multi-tower array for antenna deployment and fiber access to the roof

24/7/365 manned security, card-controlled access

ONE WILSHIRE

One Wilshire is supported by enhanced electrical and mechanical infrastructure that continually undergoes a rigorous preventative maintenance protocol to ensure uptime for its tenants. Ownership continues to make significant investments into the building's critical systems to better serve the needs of its current and future tenants.

BUILDING SPECS

Address: 624 South Grand Avenue in DTLA

Building Size: Approx. 662,000 SF

Floors: 30

Floor Plates: Approx. 24,000 SF



DATA CENTER OVERVIEW

+ Utility Capacity

The utility capacity of the building is currently 32MW and will be increased by 16 MW, for a total of 48 MW of utility capacity

+ Primary Power Risers

6 separate power risers delivering power throughout the building

+ Fiber Entry

Five primary points of entry, diverse fiber risers inside building

+ Antenna Space

Multi-tower array, exceptional line of sight to much of Los Angeles basin, and fiber connectivity to rooftop

+ Engineering

24/7/365 on site critical facility engineers

+ Interconnection

Home to the One Wilshire Meet-Me-Room (MMR), which provides the best diverse carrier interconnection in the region

+ Undersea Cables

Termination point for multiple Asia Pacific undersea fiber cables

+ Carrier Access

Unmatched access to over 300 regional, Asia Pacific and major Tier 1 telecommunications carriers

+ Security

24/7/365 on-site security personnel; multiple CCTV at common entries and hallways with 90-day backup; photo badge access

FLOORS 20-24 EXPANSION OPPORTUNITY

+ Available Power Capacity

11.425MW across Floors 20-24 (2.285MW per floor)

+ Water Plant

3,250 ton N+1 centralized condenser water plant delivers 72% free cooling annually

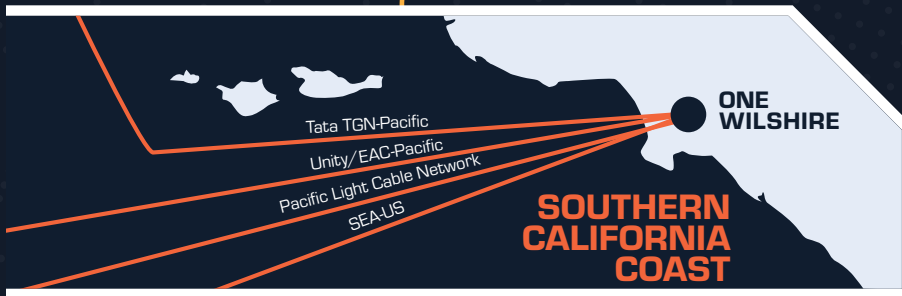
+ Backup Power Generators

Seven (7) 3MW diesel generators with a total available N+1 redundant capacity of 11.425MW of emergency power dedicated to the expansion floors

+ Tier Design

Designed to meet Tier III standards

DOWNTOWN LOS ANGELES



- Primary Fiber Routes
- Pacific Submarine Cables
- Major Highways/Roads

CONNECTIVITY MAPS

BUILDING STACK



TYPICAL FLOOR PLATE

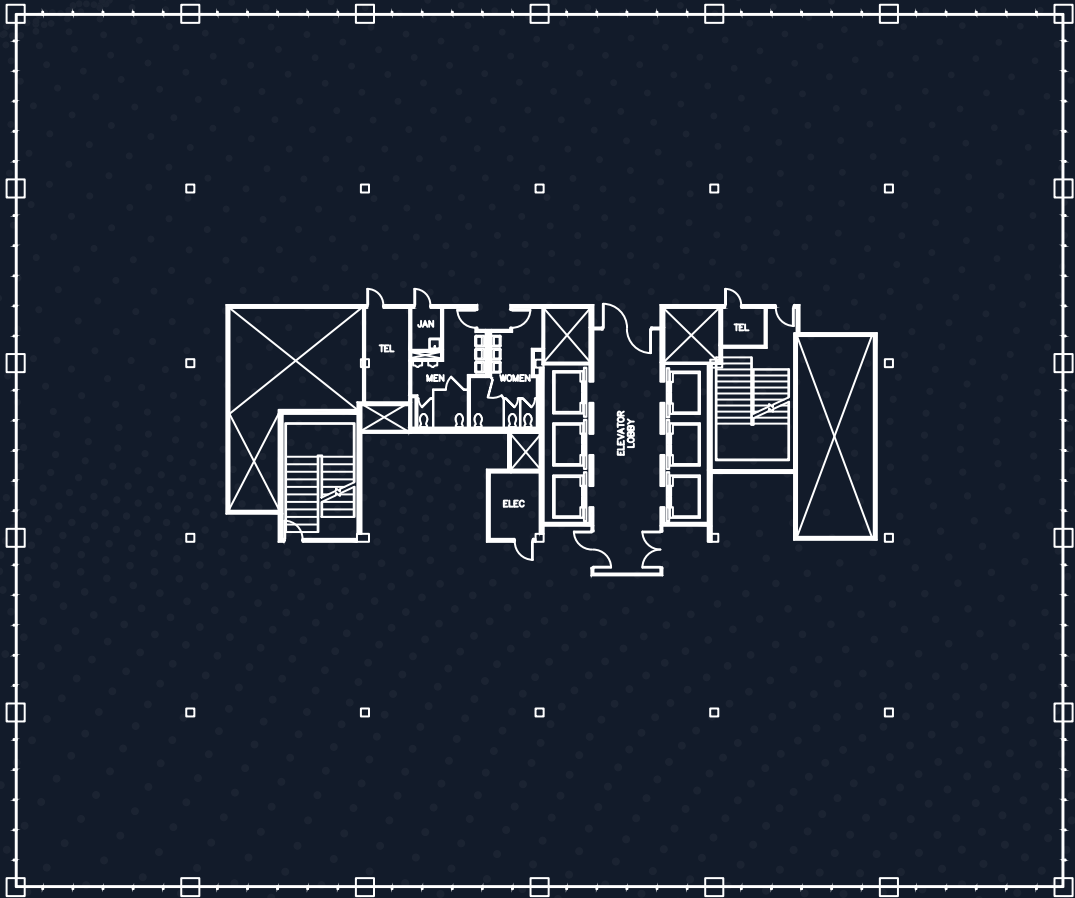
TOTAL OPPORTUNITY

124,951 RSF

TOTAL SQUARE FOOTAGE
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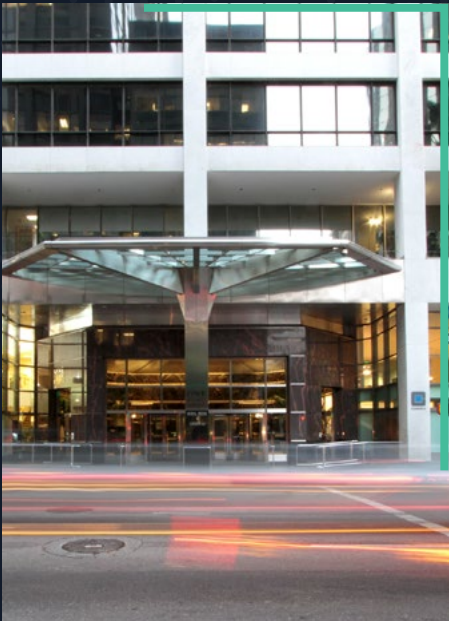
FLOORS 20-24

AVAILABLE FOR LEASE



AVAILABILITIES

| | | | |
|----------|--|-----------|---------------------|
| FLOOR 24 | | 25,203 SF | DELIVERY Q3 2024 |
| FLOOR 23 | | 25,421 SF | DELIVERY Q2 2025 |
| FLOOR 22 | | 25,408 SF | DELIVERY Q4 2024 |
| FLOOR 21 | | 24,539 SF | DELIVERY Q2 2025 |
| FLOOR 20 | | 24,380 SF | DELIVERY Q2 2025 |







ONE WILSHIRE

FULL DETAILS ON THIS STRATEGIC
LEASING OPPORTUNITY TO BE
AVAILABLE STARTING TBD

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GI PARTNERS

MANAGEMENT

Founded in 2001, GI Partners is a private investment firm with over 150 employees and offices in San Francisco, New York, Dallas, Chicago, Greenwich, Scottsdale, and London. The firm has raised more than \$41 billion in capital and invests on behalf of leading institutional investors around the world through its private equity, real estate, and data infrastructure strategies. The private equity team invests primarily in companies in the healthcare, services, and software sectors. The real estate strategy focuses primarily on technology and life sciences properties as well as other specialized types of real estate. The data infrastructure team invests primarily in hard asset infrastructure businesses underpinning the digital economy. For more information, please visit www.gipartners.com.



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