

Signal Hill | 440 W Kennedy Blvd



For lease

18,192 RSF Available

Plug N' Play Data Center Space

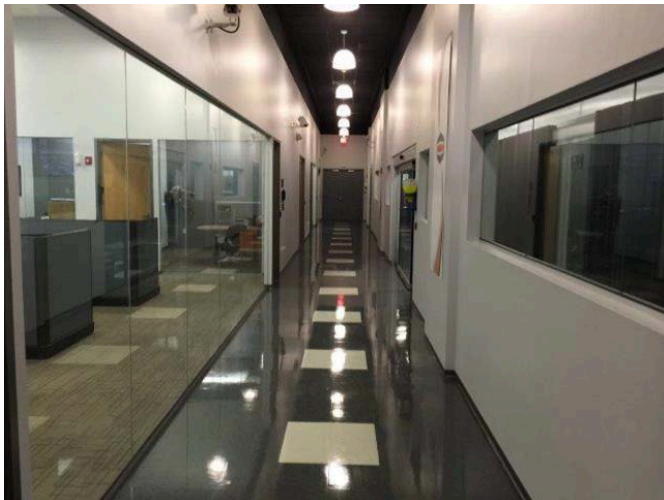
 **JLL** SEE A BRIGHTER WAY

Property Overview

Fully furnished and equipped with switchboards, generators, UPS systems, transformers and 5,000 SF raised floor with closed loop cooling system.

- 18,000 +/- SF total
 - 11,000 SF of Data Center
 - 7,000 SF of Office Space

The Cloud



Plug N' Play Data Center

- Raised Floor Data Center - 4,000 SF
- Non-raised Floor Data Center - 2,000 SF
- Telecom/ Network Room with Raised Floor - 1,000 SF
- Multiple modes of security - IR Recognition System, Magnetic keypad entry, and Powered Sliding Glass Doors to Data Floors.
- Equipped with 3,000-4,000 amp switchboards, 800-1200 amp panels, multiple generators (500-1250 kW) and fuel tanks, 30-ton CRAC units, etc.
- 1,250 kW generator and 5,000 gallon diesel fuel tank, Liebert PDUs, and UPS system.



Plug N' Play Data Center Space

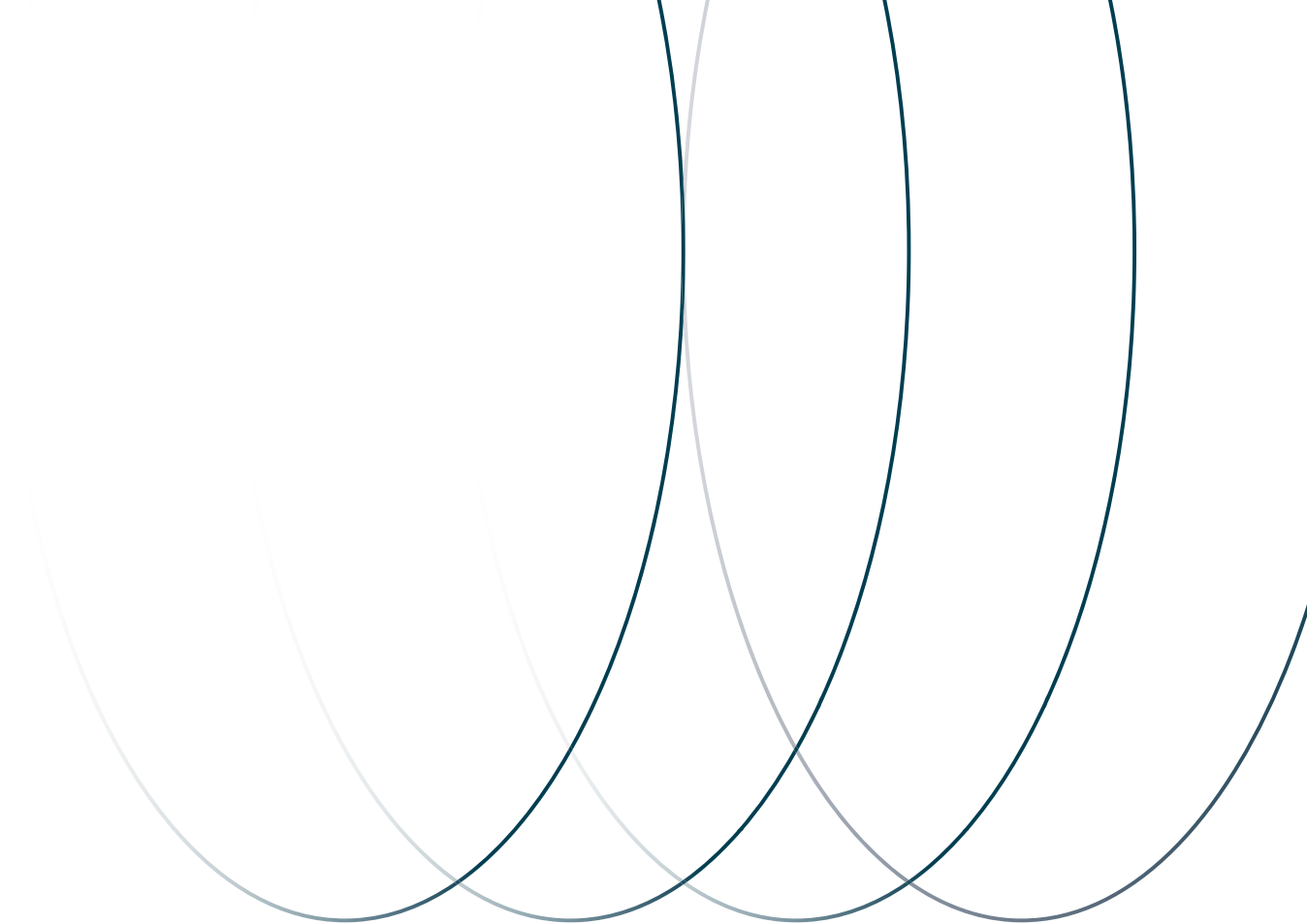


Building Highlights

- 116,742 SF data center facility on 9.71 acre I-1 zoned site
- 2 separate fiber vaults/closets provide access to 7 carriers that serve the building. Additional carriers available on the street.
- The building was built in 1985 and renovated in 2000.
- 13 MW electrical service with 9 massive 600 Amp 12.5 KV switches in place
- SOPREMA TORCH DOWN ROOF with 20 year warranty installed in 2009
- 24' interior clear height
- Advanced video surveillance system in place
- Fully secured with privacy fencing and security gate with key card access
- Ample parking
- Common area lounge with conference facility

Plug N' Play Data Center Space





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