

55

MARIETTA


STREAM

Downtown's Connection Hub

55 Marietta Data Center is strategically located in the heart of downtown Atlanta and serves as a vital hub for businesses to deploy their IT infrastructure in immediate proximity to the most connection-rich building in the Southeastern United States – 56 Marietta. 55 Marietta Data Center is home to major colo and telecommunications facilities including CoreSite's AT1, AT&T, CenturyLink, Cogent Communications, Comcast, Fiberlight, Lumen, Southern Company, Verizon, Windstream, and Zayo.

Atlanta — Data Center Capitol

Atlanta is one of the fastest-growing data center markets with the third-largest concentration of Fortune 500 companies in the U.S.

55 Marietta operates as an integral part of the broader Downtown Atlanta data center ecosystem offering low-latency, redundant and secure powered shell space to colo and telecom businesses of all sizes.

26% Year Over Year

Rate Growth (CBRE-2Q2024)



13.8 MW

NET ABSORPTION
IN H1 2024



310.0 MW

TOTAL INVENTORY



\$0.05-0.07

POWER RATE



8.8%

VACANCY



STRUCTURE



cogent

zayo

windstream

CYBER WURX

CORESITE
An American Tower Company

Southern Telecom

COMCAST

FiberLight

LUMEN

verizon

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The Property — Technical Overview

BUILDING/LOCATION

- Across Marietta Street from Digital Realty's 56 Marietta (ATL13) – primary interconnection building in Atlanta
- 21 floors above grade, 425,000 square feet (39,500 square meters)
- Flood Zone: Outside 100-year flood plain
- Secure parking available
- Antenna positions available

STRUCTURE

- 21,000 square foot typical floors
- Up to 1,500-1,800 pounds per cabinet dependent on cabinet aisle orientation (overall 50 to 70 pounds per square foot (2.4-3.4 kN/m²) structural capacity)
- 12'+ clearance from floor slab to structure above
- Elevators: Freight to all tenant floors: 3,500 lbs./1,600 kg; Passenger to all tenant floors – 2,000 lbs./900kg
- Loading dock: Sheltered interior, exterior roll-up door (78" high x 226" wide); secured cages for pallet deliveries adjacent to loading dock
- Column spacing: 22'8" x 26' on center (typical)



Technical Overview Cont.

SERVICES/DELIVERY CONDITIONS

- Powered shell space available
- Carrier-neutral Meet-Me Room controlled by landlord
- Additional Meet-Me Room controlled by CoreSite
- Second generation data hall spaces available (1,000-10,000 square feet)
- Generator floor (accommodates thirteen (13) 1MW gensets) and 35,000-gallon on-site diesel storage (under construction)

SECURITY

- 24/7/365 Onsite Security Personnel
- Ballistic resistant lobby security station
- OpenPath app-based proximity readers at all doors and elevators
- CCTV with 90-day backup

POWER

- 75 watts PSF typical design density
- Recent vault expansion by Georgia Power to accommodate six (6) additional 2000kVA transformers
- Configurable as N, N+1, 2N
- UPS configured so suit tenant needs completion
- Completion on-site condenser water backup storage (25,000 gallons, expandable)

FIBER AND BUILDING ENTRY

- Multiple diverse POEs
- Additional POEs available
- Multiple riser spaces available (converted elevator shafts)
- Dark fiber connection to Digital Realty/Telx facility at 56 Marietta

MECHANICAL

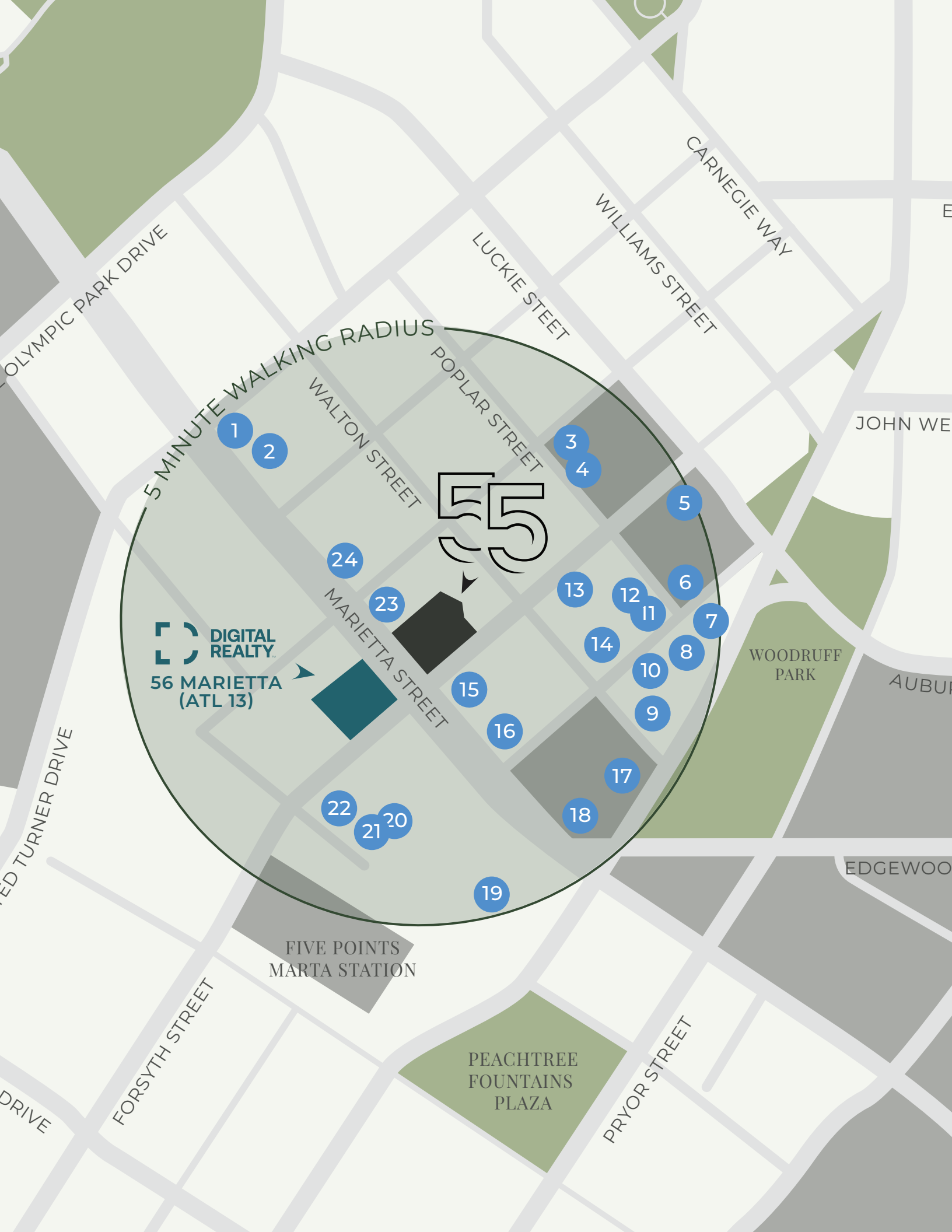
- N+1 redundancy
- Cooling towers feeding multiple condenser loops
- DX cooling also permitted
- Building Automation System by Distech (a Niagara 4 system – EIA-485 with BacNet capability for tenant connections)
- Engineers on-site





Amenities within a 5 Minute Walking Radius

- | | | |
|---------------------------|------------------------------------|------------------------------|
| 1 Milk & Honey Bartending | 9 Chase ATM | 17 Arby's |
| 2 Thrive | 10 Reuben's Deli | 18 SunTrust Bank |
| 3 Slice | 11 NaanStop | 19 Wells Fargo Bank |
| 4 Sidebar | 12 SubWay | 20 Popeyes Louisiana Kitchen |
| 5 Landmark Diner | 13 J.R. Crickets | 21 Burger King |
| 6 Smoothie King | 14 Café Lucia, & Taqueria on Broad | 22 CVS |
| 7 1897 Caffé | 15 United States Postal Services | 23 Jersey Mike's Subs |
| 8 Moe's Southwest Grill | 16 Quiznos | 24 Michael's Café |





20 min drive to Hartsfield-Jackson International Airport (12 miles) via car or train





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