

# AVAILABLE HEAVY POWERED CAMPUS FOR LEASE



**2005 EAST TECHNOLOGY CIRCLE  
TEMPE, AZ, 85284**



**± 11.25 TOTAL ACRES**

**DESIGNED FOR 5.6 MW | 3 MW OF COMMITTED SRP POWER TO SITE**

# SITE OVERVIEW MAP

## Location

- + Within the Arizona State University Research Park, Tempe's largest corporate campus
- + Parcel ID 301-53-314

## Building Description

- + ±11.25 Acres, including adjacent vacant land
- + ±60,000 SF building
- + ±17,000 SF of raised floor area
- + Clear height: 12-24 feet
- + 8" thick concrete walls 4" thick roof decks with waterproof membrane
- + CRAC units provide raised floor cooling
- + Fire detection, alarm, and suppression system consists of fully automatic dry pipe sprinkler valves

## Power

- + ± 5.6 MW of gross power designed, 3.0 MW of gross SRP power committed to site
- + 2.2 MW critical built out

## Security

- + 24x7 manned security, video and biometric security available

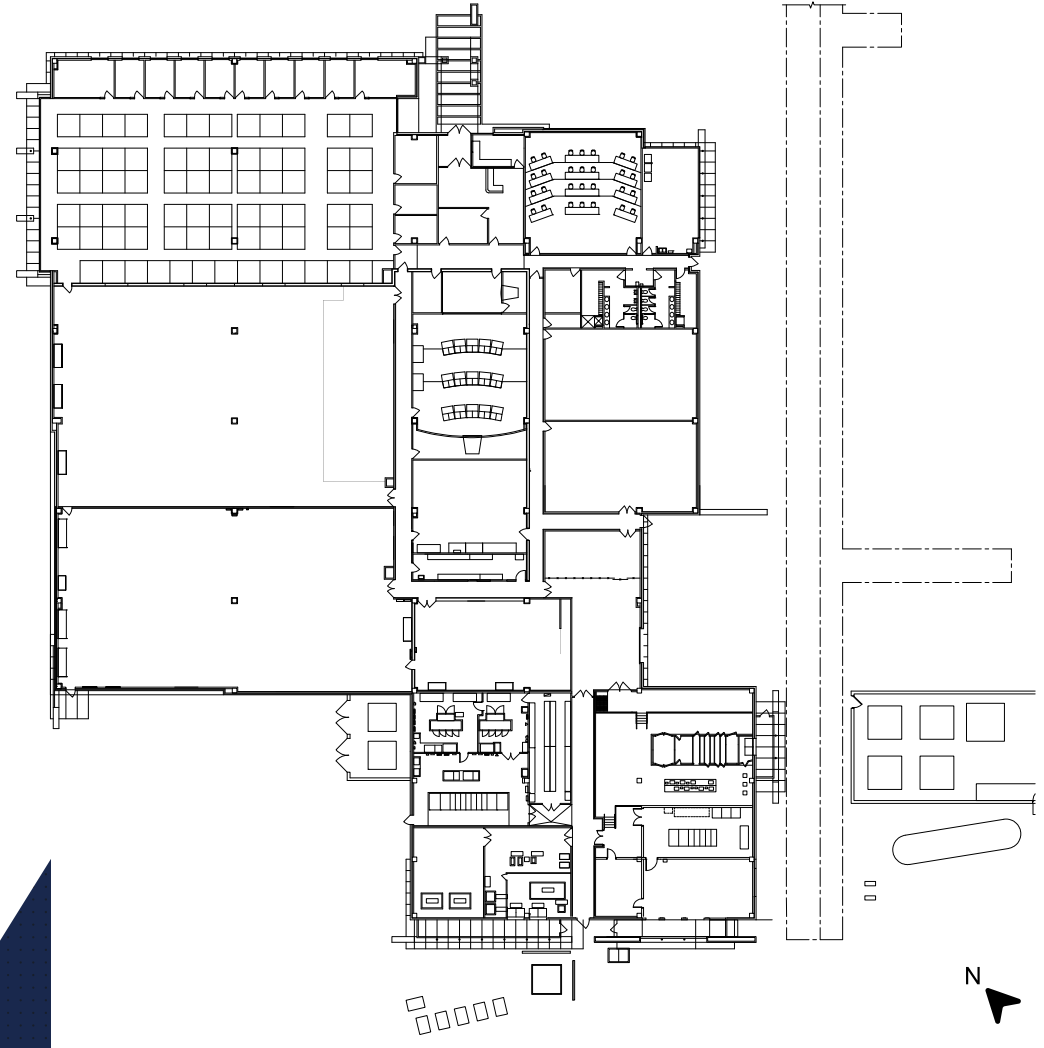
## Redundancy

- + Onsite well

## Network Providers

(Diversified carrier options to 120 East Van Buren)

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



## Ownership

Mapletree operates a data center ownership model as an investor and landlord to data center operators. Operating globally, Mapletree Investments holds 56 data center assets in North America.

# POWER OVERVIEW



## Existing Power Story:

Capacity Drawn from  
Clemans Substation

Designed for 5.6 MW |  
3 MW of Committed SRP Power to site

## Building Power Expansion:

The building is currently being served 3.0 MW of gross power from SRP. Additional capacity to support the building is being discussed with SRP.

## Vacant Land Expansion:

2005 offers the ability for future growth to an additional new building on the existing vacant land.

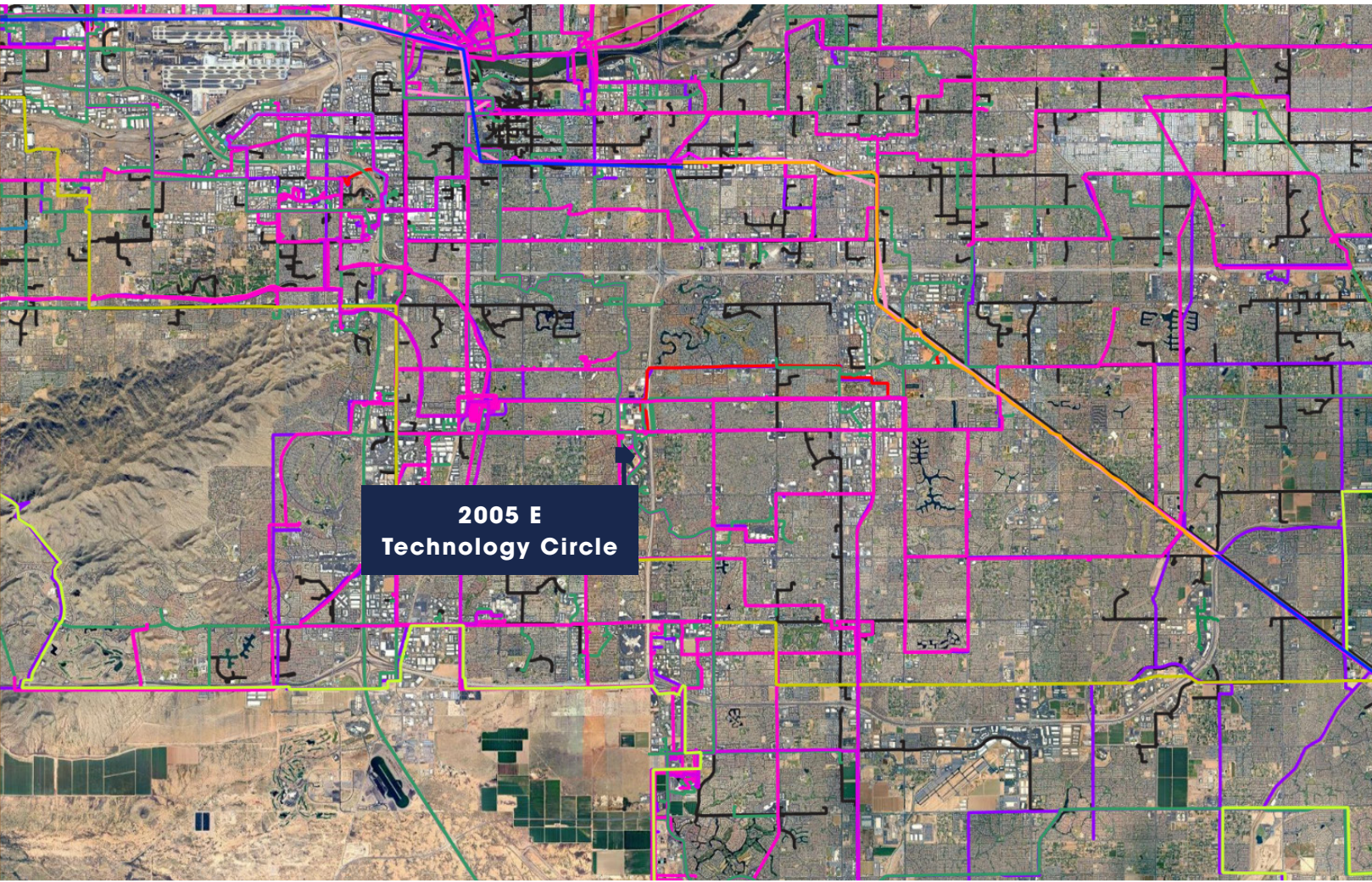
# FACILITY OVERVIEW



# PHOENIX COLOCATION OVERVIEW



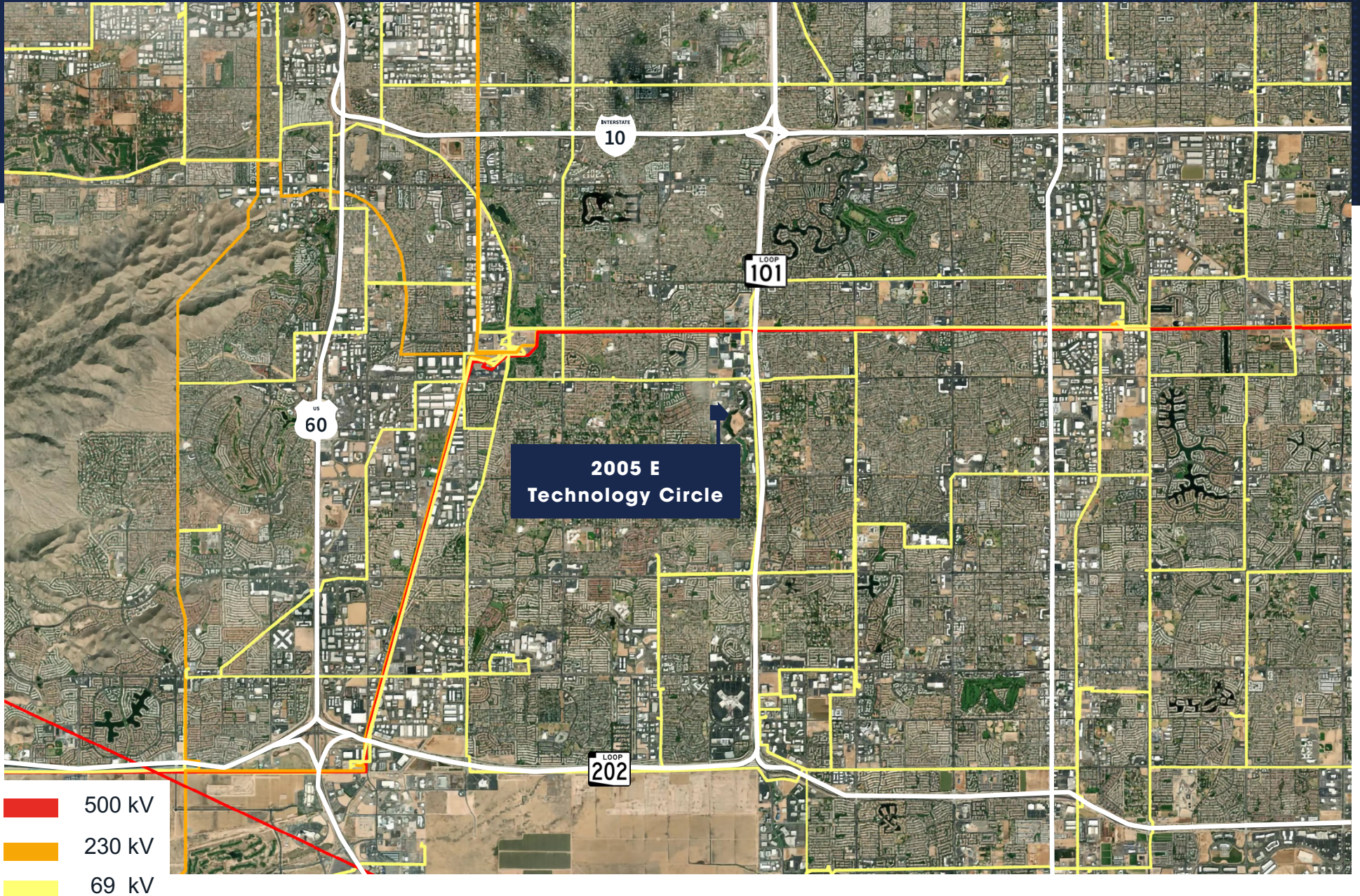
# FIBER OVERVIEW



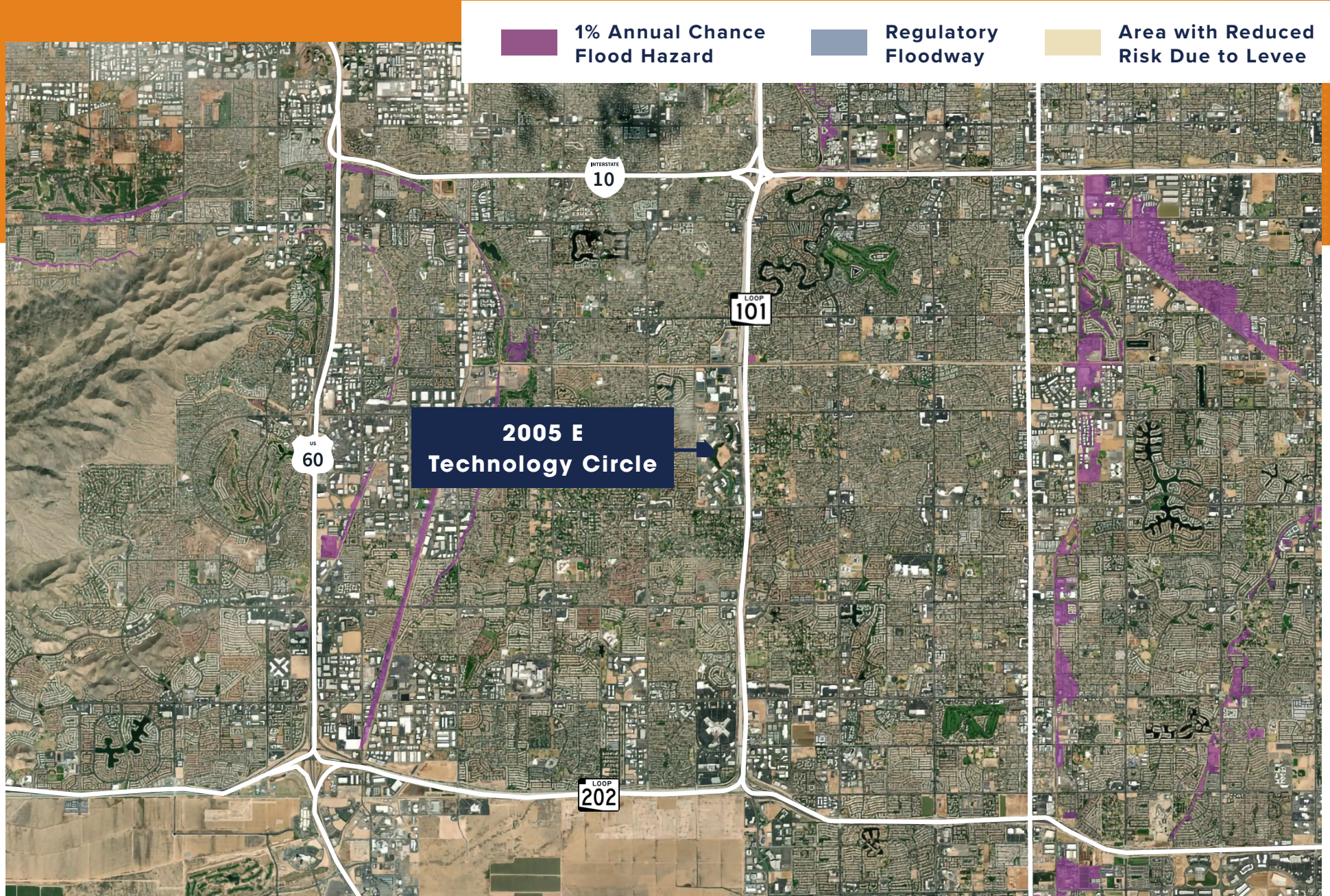
- Sprint Long Haul
- SRP (Salt River Project)
- Syringa Networks Leased LH
- Tru Com
- Uniti Fiber
- Uniti Fiber
- WANRack
- WANRack Planned
- Windstream
- Windstream - Dark
- Windstream Long Haul
- Zayo Long Haul
- Zayo Metro
- Alluvion Communications
- Arelion
- Arelion - North America
- CenturyLink Long Haul
- City of Mesa, AZ
- Crown Castle

Additional Fiber Lines in the area\*

# POWERLINE OVERVIEW



# FLOOD ZONE OVERVIEW



# PHOENIX H2 2025 OVERVIEW

## Key Themes

- + Demand for expansion remains strong, with operators, tenants, and hyperscale users continuing to pursue Phoenix capacity despite extended 2-3 year power timelines aligned with national grid constraints.
- + While smaller developments remain active, demand continues to increase for gigawatt scale campus opportunities capable of supporting long term, phased growth.
- + The formation of data center clusters in the valley accelerated following the City of Phoenix data center amendment, supporting development in new areas.

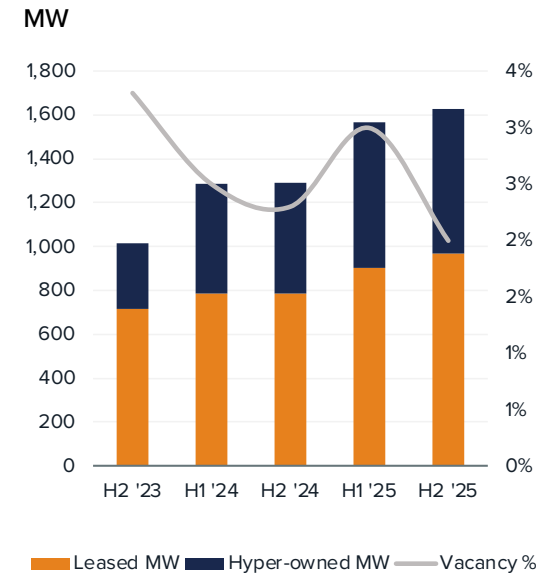
## Fundamentals

Total existing inventory	1652.9 MW
Leased colocation + single-tenant	990.9 MW
Owner-occupied hyperscale	662.0 MW
Total under construction	1,667.4 MW
Total vacancy	2% / 22.8 MW
Rental rates 1-5 MW (\$/kW/mo + E)	\$160-\$220

## Rental Rate Ranges (\$/kWh, Tier 3 Standard)

	Low	High
<250 kW (all in)	300	350
250kW – 1MW	150	250
1-20 MW	150	210
20+ MW	130	150

## Historical Trends



## Market Overview

- + Market participants are deploying innovative strategies to navigate power and zoning limitations, including alternative site configurations phased development approaches and coordination with utility providers.
- + H2 2025 activity greatly accelerated, with development, site acquisitions, and leasing momentum outpacing first half performance as requirements scaled and timelines advanced through the year.
- + Enterprise requirements continue to increase in both size and complexity, driving sustained demand for large format facilities and pushing the average deal sizes beyond the traditional threshold across the region.

## Outlook

- + Capacity and development constraints in core Phoenix submarkets are expected to continue, driving ongoing expansion in the West Valley and into emerging markets such as Buckeye and Casa Grande.
- + Power studies and utility interconnection timelines are likely to remain extended, resulting in longer lead times for capacity delivery and reinforcing interest in behind the meter and alternative power solutions.
- + Early-stage market positioning through strategic land acquisition have become increasingly critical, as development ready sites become more valuable and competition for viable locations continues to grow across the region.

# ARIZONA TAX INCENTIVES

Even with the highly competitive tax environment in Greater Phoenix and Arizona, there are several tax incentives that can be utilized to mitigate operating costs.

Please note that this is not a comprehensive list of all incentives available. Actual incentives will depend on project parameters and program qualifications and requirements as determined by the Arizona Commerce Authority.

**Colocation Tenants:** A qualified colocation tenant is an entity that enters into a contract with the owner or operator of a computer data center for an IT load of at least 500 kilowatts per month for a period of two or more years.

**Qualifications:** DC may receive the exemptions provided by the incentive for up to ten full calendar years following certification. If the CDC qualifies as a Sustainable Redevelopment Project, the exemptions are available for up to 20 full calendar years. One of the below qualifications must be satisfied to receive benefits within 5 years of certification.

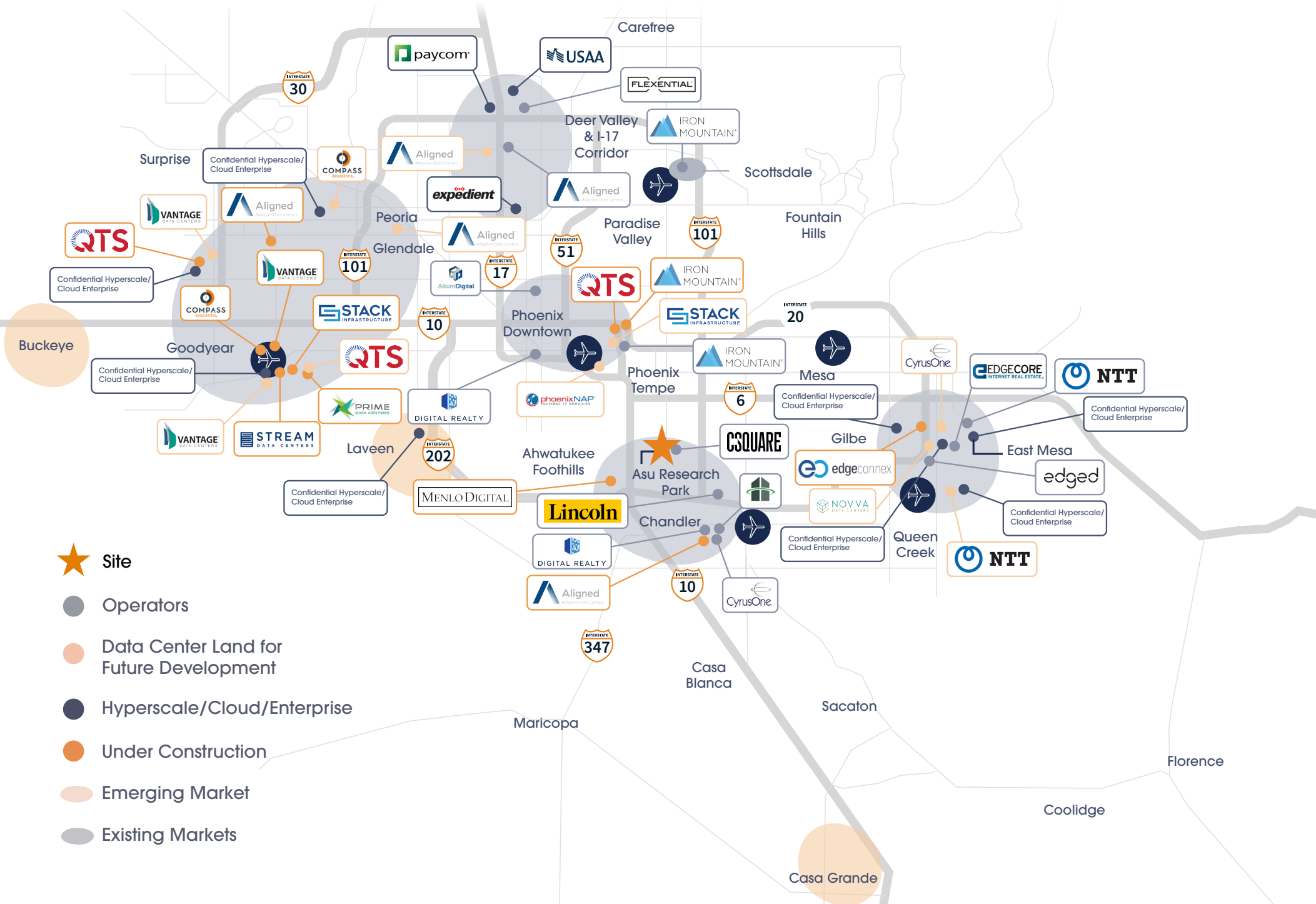
- + Investment of \$50 million if located in Maricopa or Pima County and is not a Greenfield SRP
- + Investment of \$25 million if located in a county other than Maricopa or Pima County and is not a Greenfield SRP
- + Investment of \$200 million if facility is Greenfield SRP

An owner, operator or qualified enterprise/colocation tenant of a data center receives sales tax and **use tax exemptions for up to 10 calendar** years following the year certification of the data center was issued. To qualify, a minimum capital investment must be made within five years of the of the date of certification.

- + **\$9,000** corporate income tax credit per job (\$3,000 employee/year)
- + Capped at **10,000 jobs per year**
- + **2nd lowest tax rates** among competitive markets
- + Employer must offer to pay at least **65%** of employee health insurance premium

Companies can use additional depreciation to depreciate their property quicker. Property will be valued at **25% of its scheduled depreciated value** in year one (**25% \* depreciation factor \* property value**) and 100% by year six (**100% \* depreciation factor \* property value**).

# PHOENIX DATA CENTERS CLUSTER MAP



★ Site

● Operators

● Data Center Land for Future Development

● Hyperscale/Cloud/Enterprise

● Under Construction

● Emerging Market

● Existing Markets

# WHY PHOENIX FOR DATA CENTERS

## TOP 5

U.S Data Center Market with Strong AI-Driven Absorption Trends

*JLL Research 2025*

## 2<sup>nd</sup>

Nationally for planned Data Center Development – 4.2 GW

*AZ Big Media 2025*

**Major** southwest fiber hub with direct connectivity to California Markets

*JLL Research 2025*

### Utilities

- + One of the most dependable electric grids in the nation
- + No natural disasters
- + Large network of fiber (60+ fiber, telecom, broadband, and wireless leaders)

### Operating Costs

- + Substantially lower corporate income tax rates in Arizona
- + Competitive cost advantages include no Business Inventory Tax and programs that reward qualified companies, such as the Quality Jobs Tax Credit and the Qualified Facilities Refundable Tax Credit



# WHY ARIZONA FOR DATA CENTERS

Colocations in market from industry leaders such as *Aligned, QTS, Digital Realty Trust, CyrusOne, Iron Mountain, Vantage, Stack, NTT, Compass,* and *STREAM*.

Phoenix is home to major cloud providers including *Apple, AWS, Google, Meta, Microsoft, and Oracle*, as well as corporate enterprise users such as *American Express, Charles Schwab, GoDaddy, and PayPal*.

## Great Place to Do Business

Greater Phoenix is fast-paced, dynamic and possesses an unapologetic willingness to get things done making it one of the top cities to do business. The region has a pioneering spirit and welcoming attitude toward people and business. When you expand or relocate your business to Greater Phoenix, you join a community rich with opportunity, innovation and economic vibrancy.

## Strong Connectivity

Internet connectivity is robust with a heavy concentration of top-tier telecommunication providers. According to the Ookla Net Index, Internet speed and mobile networks in the greater Phoenix region are among the countries fastest. Plus, a high concentration of network providers engenders competition.





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