

Up to 30 MW of Powered Shell Space

The Globe Carrier Hotel Data Center

St. Louis MO



Romans Properties LLC



FIVE 9s DIGITAL

Opportunity

Immediately Available Powered Shell in the Globe Carrier Hotel Data Center:

- Up to 90K SF on the 2nd Floor Available For Lease
- 10 MW just delivered to the floor scalable to 30 MW in 12 months
- Powered Shell Condition
- Available Immediately
- Highly connected carrier hotel data center with numerous fiber providers
- Building-controlled Meet-Me Room (MMR)
- Located in the St. Louis Central Business District
- Visit the following links for building video and photo gallery:

[The Globe Building Video](#)

[The Globe Photo Gallery](#)



Details

Address: 710 N. Tucker Blvd, St. Louis MO

Building: 550,000 SF Premier Carrier Hotel Data Center

Available Space: Up to 90,000 SF~ on the 2nd floor in powered shell condition

Power Access: 10 MW of immediate power availability scalable to 30 MW in 12 months

Meet-Me Room: Building owned Meet-Me Room offering access to numerous fiber providers

Equipment: Ample space designated for exterior equipment including generators, fuel storage & cooling

Floor loading: Up to 250 lbs PSF floor loading

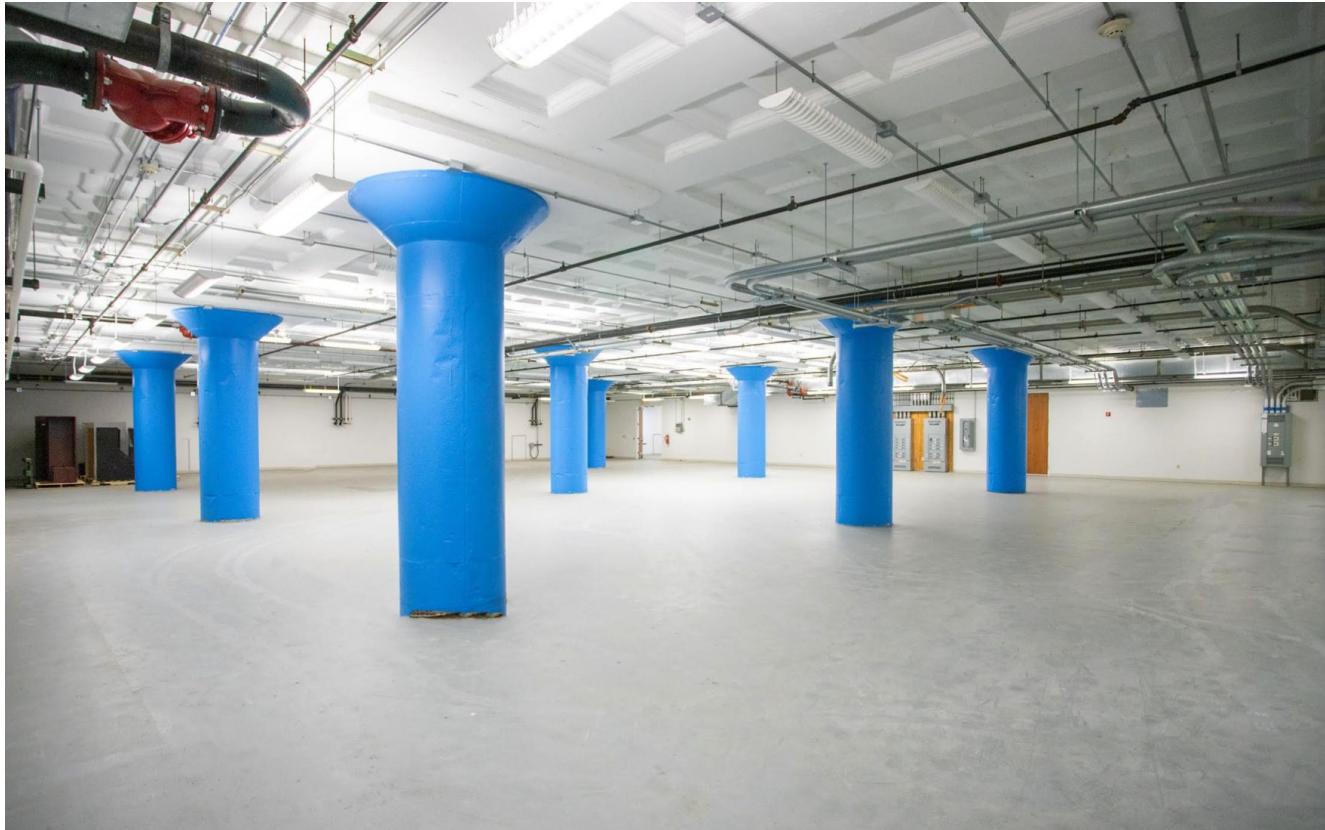
Elevators: Access to freight elevators with 7500 lbs capacity

Security: On-site manned security entrance and 24/7 video surveillance

Globe Tenancy: Data Center, Telecom, Geospatial, Defense, Advanced Manufacturing

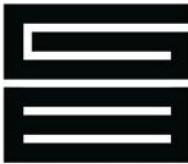


2nd Floor

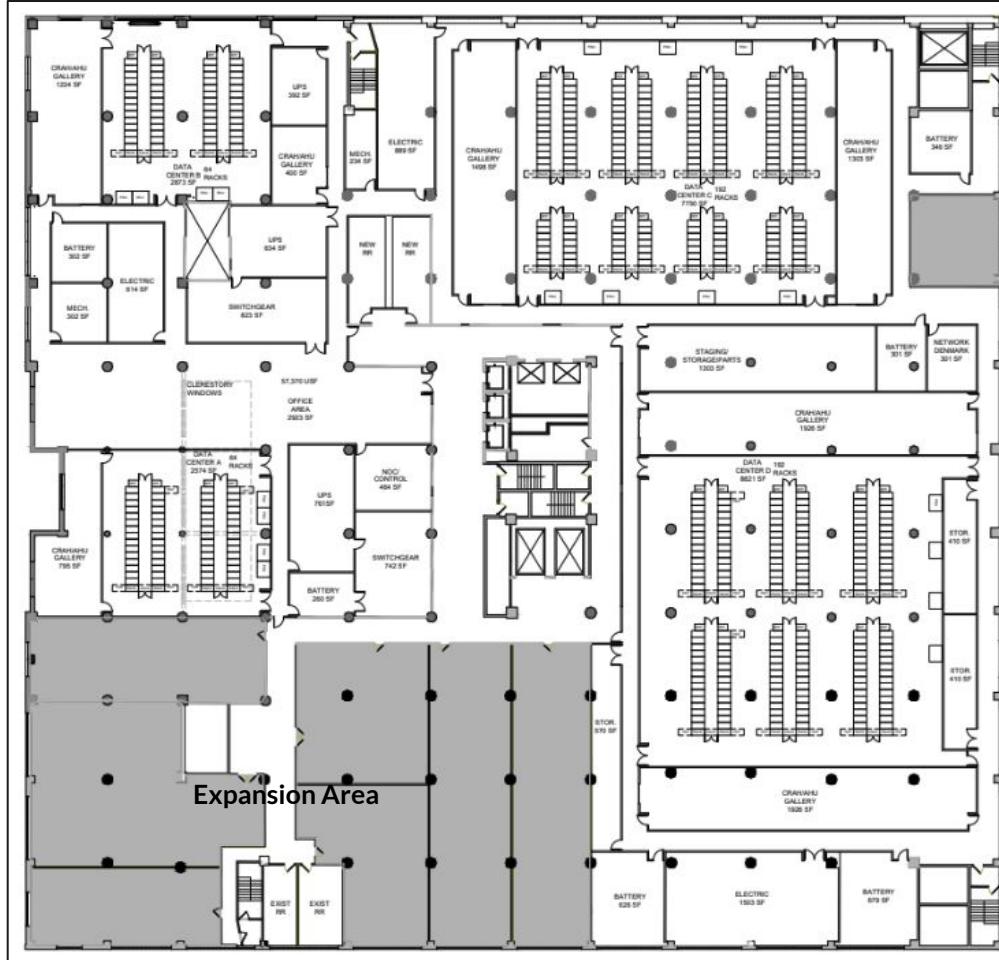


Conceptual Plans 2nd Floor

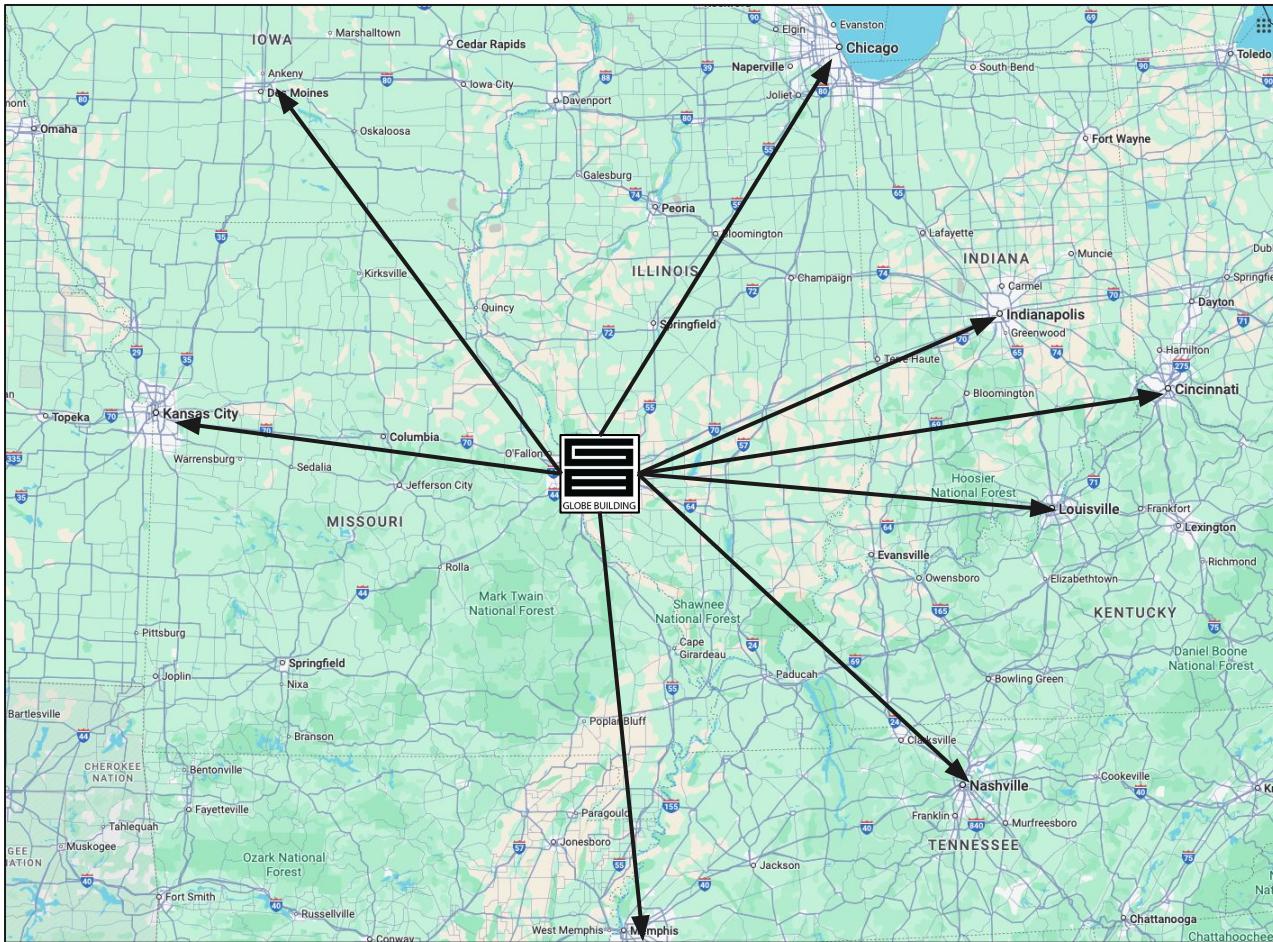
- Conceptual data center floor plan for the 2nd floor
- Area in the building, parking garage, and rooftop for MEP support equipment



GLOBE BUILDING



Location



Aerial



GLOBE BUILDING



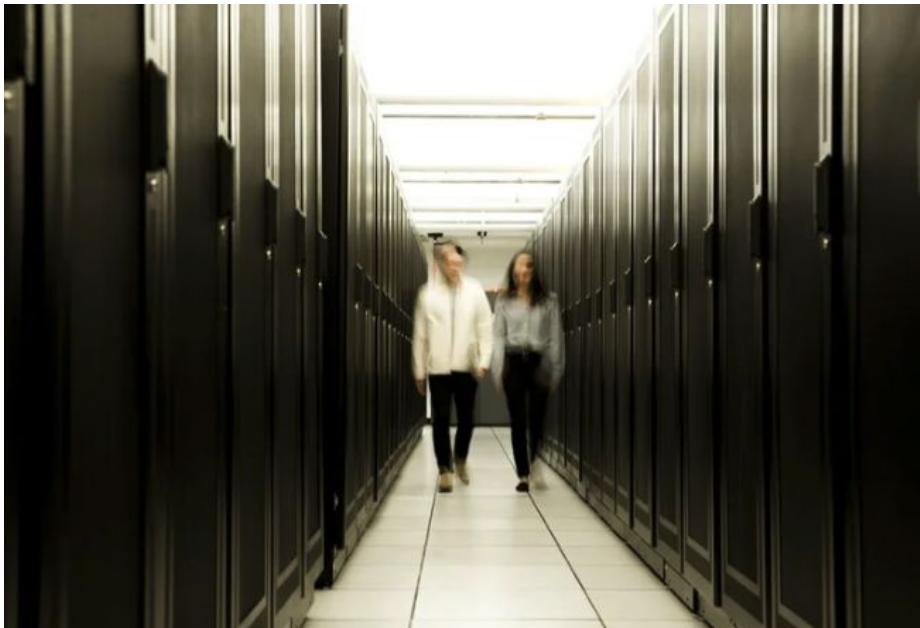
Building



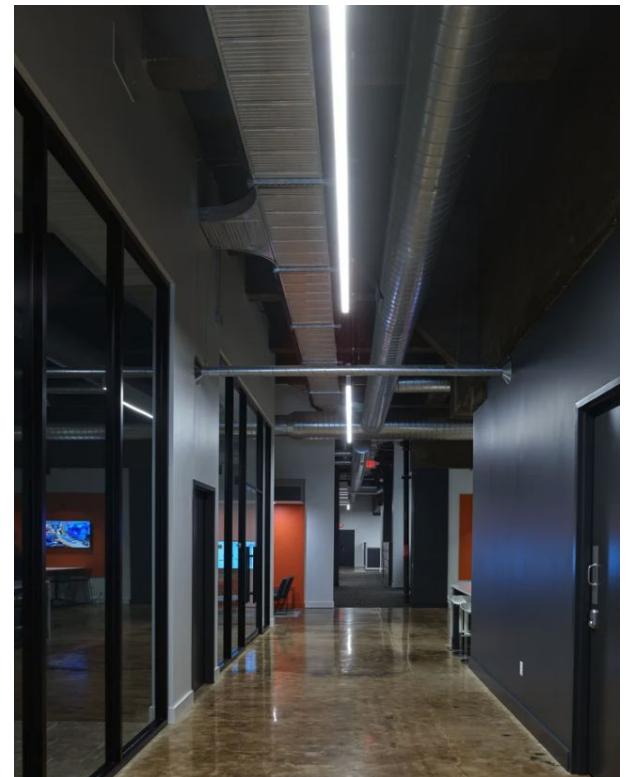
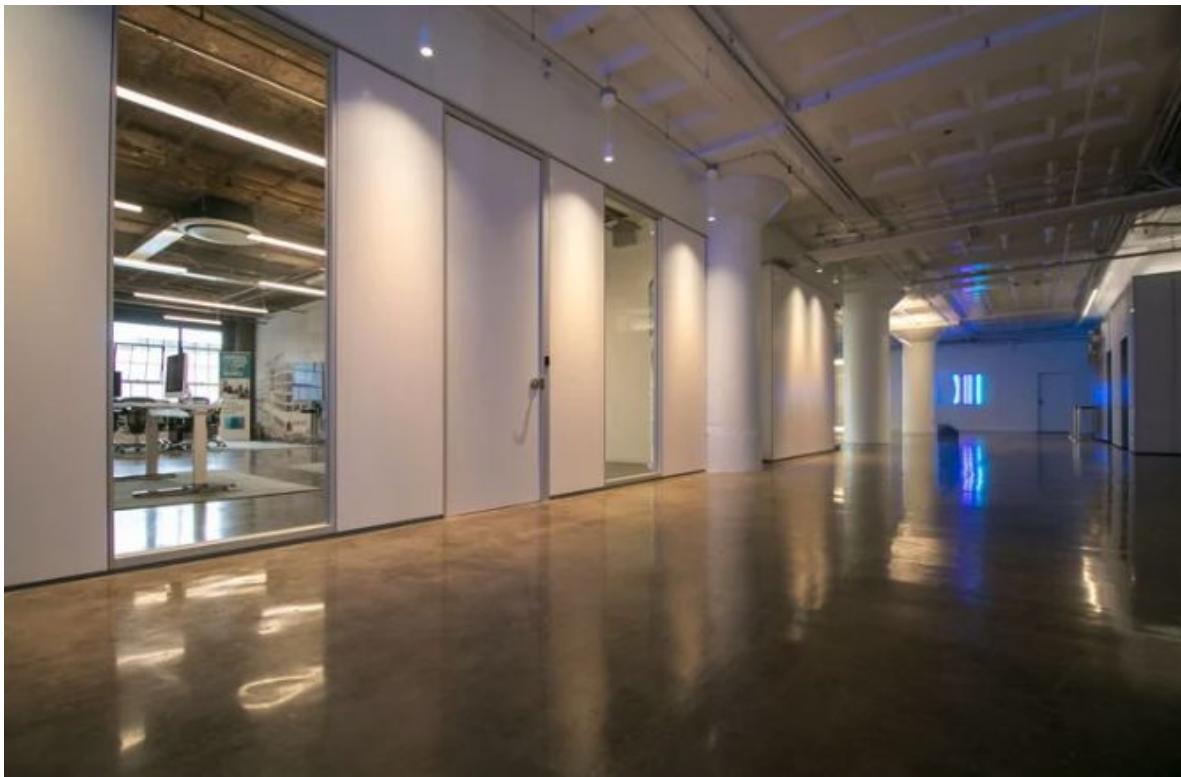
Photos



Photos



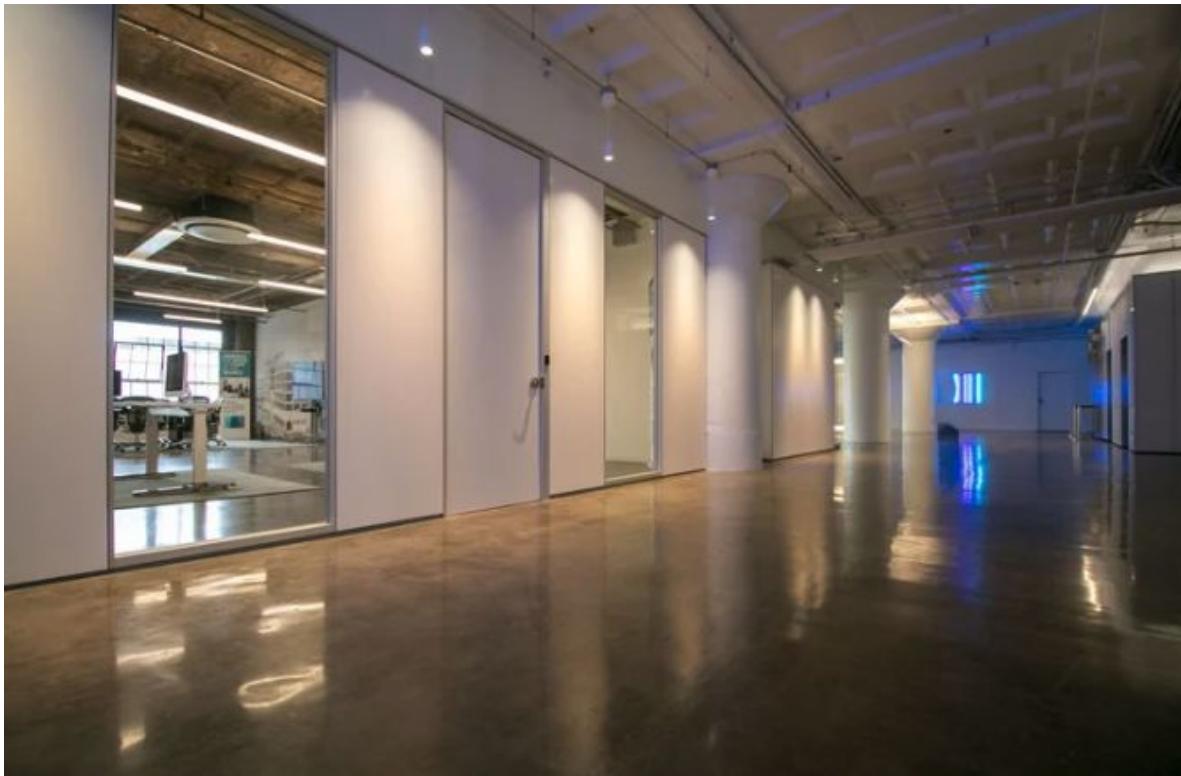
Photos



Connectivity



Interiors



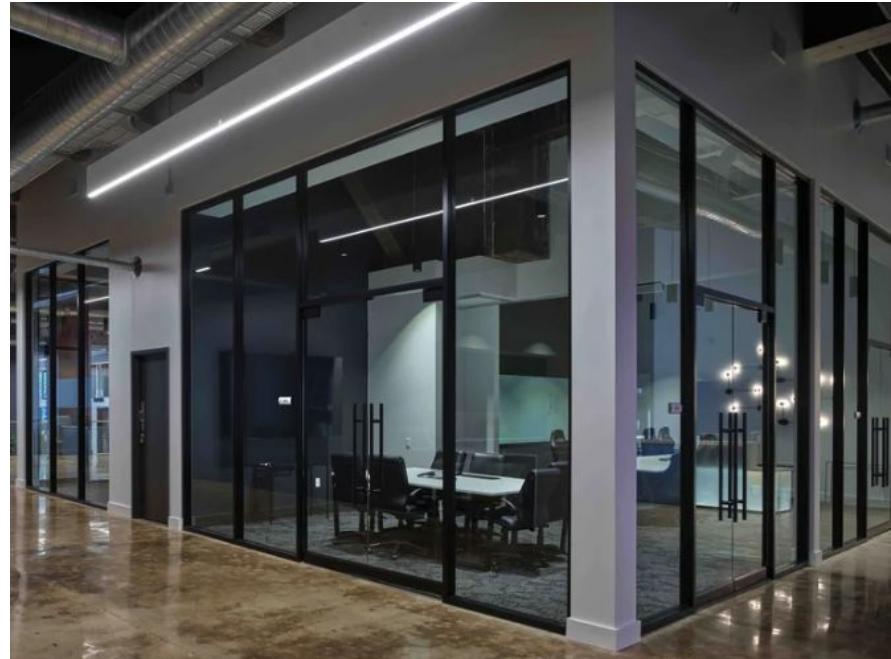
Common Areas



Common Areas



Amenities



Photos

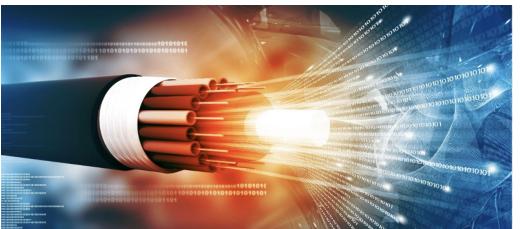


Connectivity

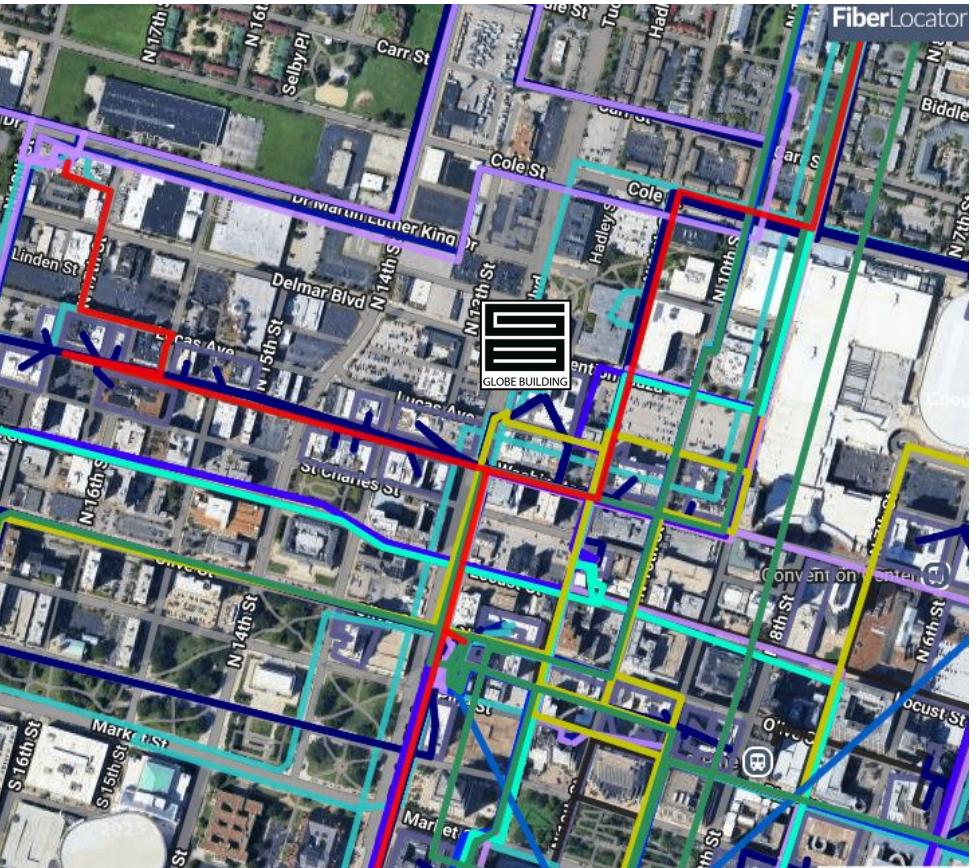


Fiber

- Highly connected carrier hotel data center with numerous diverse metro and long haul fiber connectivity
- Building-owned Meet-Me Room
- Serves as a premier interconnection point for transcontinental fiber

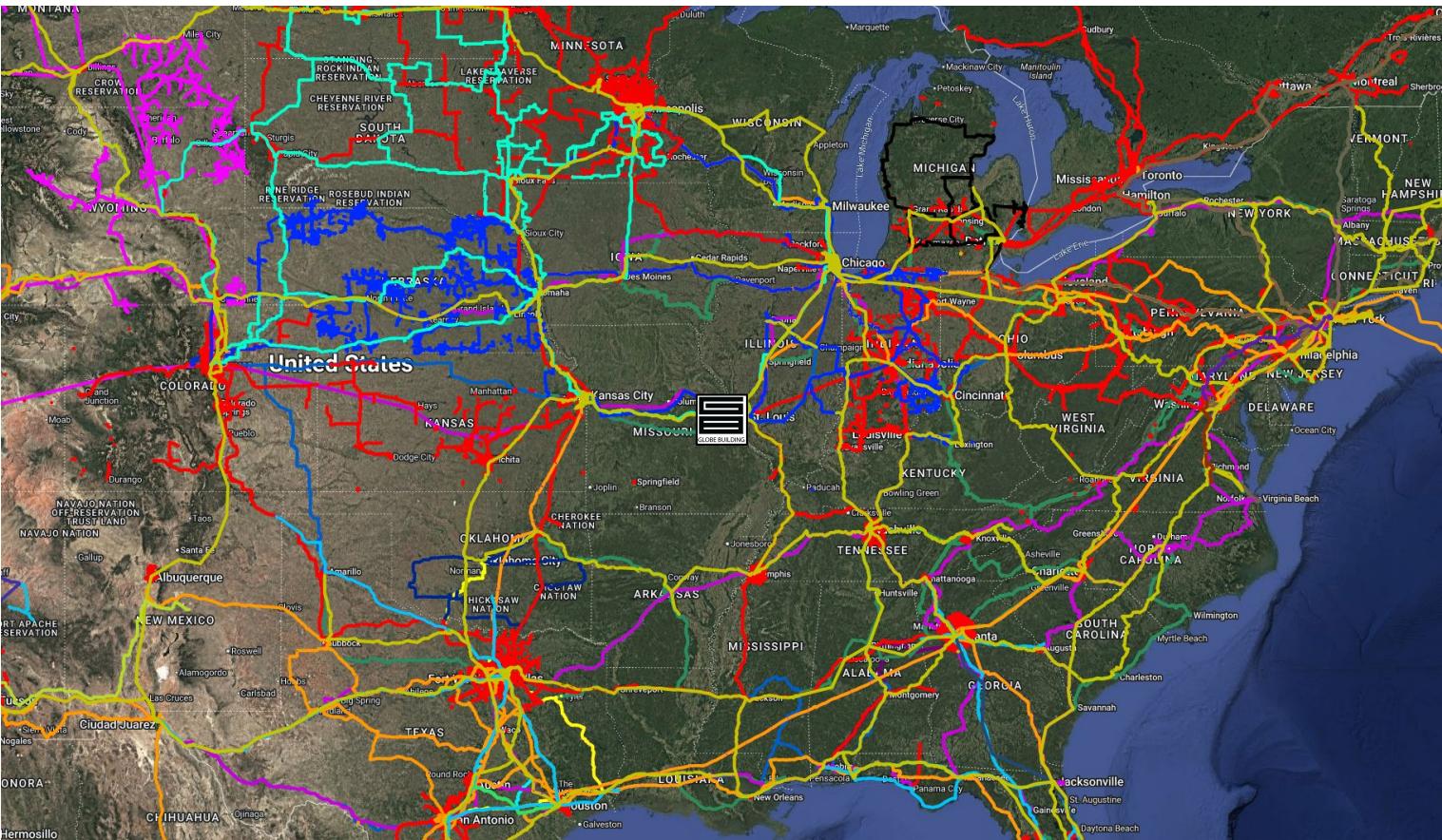


Long Haul Networks	
Ⓐ	Arelion - North America
Ⓑ	EXA Infrastructure - Leased
Ⓒ	Exenet Systems - Leased
Ⓓ	Great Plains Communications
Ⓔ	Midco - Leased
Ⓕ	SDN Communications
Ⓖ	Sprint
Ⓗ	Uniti Fiber
Ⓘ	Windstream
Ⓛ	Zayo North America
Metro Networks	
Ⓐ	Bluebird Fiber
Ⓑ	Crown Castle
Ⓒ	Everstream
Ⓓ	SDN Communications - Leased
Ⓔ	Segra
Ⓕ	Uniti Fiber
Ⓖ	Windstream
Ⓗ	Windstream - Dark
Ⓛ	Zayo Metro



Fiber

- Long haul US fiber system
- Serves as an interconnection point for transeasten, transwestern, northern and southern fiber transport



St. Louis MO

ST. LOUIS HIGHLIGHTS

ST. LOUIS OVERVIEW

The St. Louis Metropolitan Statistical Area is the largest Metropolitan Area in Missouri, and the 19th largest in the United States, and has a total population of 2.8 million. The Metropolitan Area is bisected by the Mississippi River where eastern Missouri meets western Illinois.



2.8M
POPULATION | **19TH**
LARGEST MSA



ST. LOUIS MARKET NOTABLE FEATURES

- #1** Four relatively uncontested interstate highways connect the St. Louis area to locations north, south, east, and west
- #2** Located within 500 miles of 30 % of the U.S. population, the St. Louis region is the sixth largest center for wholesale trade not located on a coastal port or international border crossing.
- #3** Trucks leaving the St. Louis area can reach 70 percent of the U.S. population within 48 hours.
- #4** Interstates 55, 70 and 84 connect St. Louis to Chicago, Kansas City, Denver, Memphis and New Orleans.

Tax Incentives





Missouri Department of
Economic Development
HELPING MISSOURIANS PROSPER

DATA CENTER SALES TAX EXEMPTION PROGRAM

PURPOSE
Incentivize the location and expansion of data centers in the State of Missouri by providing an exemption, for a period of time, of the sales and utility taxes associated with a variety of activities necessary to build a new facility or expand an existing facility.

HOW THE PROGRAM WORKS
An eligible data center company (or a consortium of eligible companies) who plan to locate at a new facility or expand an existing facility apply to the State with a Notice of Intent which describes their proposed "plan". That "plan" includes the estimates of construction or rehab materials; machinery and equipment purchases; and utility costs over a designated term at the facility (no more than 10 years for an expanding facility and no more than 15 years for a new facility). The "plan" also includes the number of new jobs to be hired over the term at the facility within a required time frame.

The Department of Economic Development, in cooperation with the Department of Revenue determine the applicant's eligibility including company type (by NAICS code) and whether the company's plan will meet the statutory thresholds for program participation. The Department of Economic Development also determines if the fiscal impact of the proposed plan provides a positive net fiscal return to the State. If so, the Department offers a conditional approval. Once the thresholds have been met, the company may apply to receive a sales tax exemption certificate for each year of their benefit term. The first year may include a refund of any sales taxes paid for a period prior to meeting the thresholds.

The thresholds for participation for an expanding facility include: at least 5 new full time jobs with average wages at 150% of county average wage within 24 months and \$5 million dollars in new investment within 12 months of the conditional approval of the Notice of Intent.

The thresholds for participation for a new facility include: at least 10 new full time jobs with average wages at or above 150% of county average wage and \$25 million dollars in new investment within 36 months of the conditional approval of the Notice of Intent.

The "consortium" of eligible companies may aggregate their jobs and investment at the same facility to achieve the thresholds. Exemption certificates may be issued to multiple companies inside the same facility.

AUTHORIZATION
144.810 RSMo.

ELIGIBLE AREAS
Statewide.

ELIGIBLE APPLICANTS

- Taxpayer(s) primarily engaged in data processing, hosting and related services (NAICS 518210); or
- Taxpayer(s) primarily engaged in internet publishing and broadcasting and web search portals at the business facility (NAICS 519130)

PROGRAM BENEFITS

Existing Facilities: An exemption on state and local sales and use taxes used for expanding operations as defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 10 years.

New Facilities: An exemption of 100% of the state and local sales and use taxes defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 15 years.

APPLICATION/APPROVAL PROCEDURE

Project taxpayer (applicant) submits the following:

- Notice of Intent (NOI)
- List of all employees at the facility
- E-Verify Memorandum of Understanding (MOU)
- Tax clearance for each "project taxpayer"
- Agreement recognizing the responsibilities of each taxpayer (if there are multiple taxpayers)
- Project Plan



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