

maplētree | cresa

# 1001

WINDWARD CONCOURSE  
ALPHARETTA GA

DATA CENTER FOR LEASE

1001 Windward Concourse,  
Alpharetta, GA 30005

1989

184,553 SF

19.4 AC

**ADDRESS**

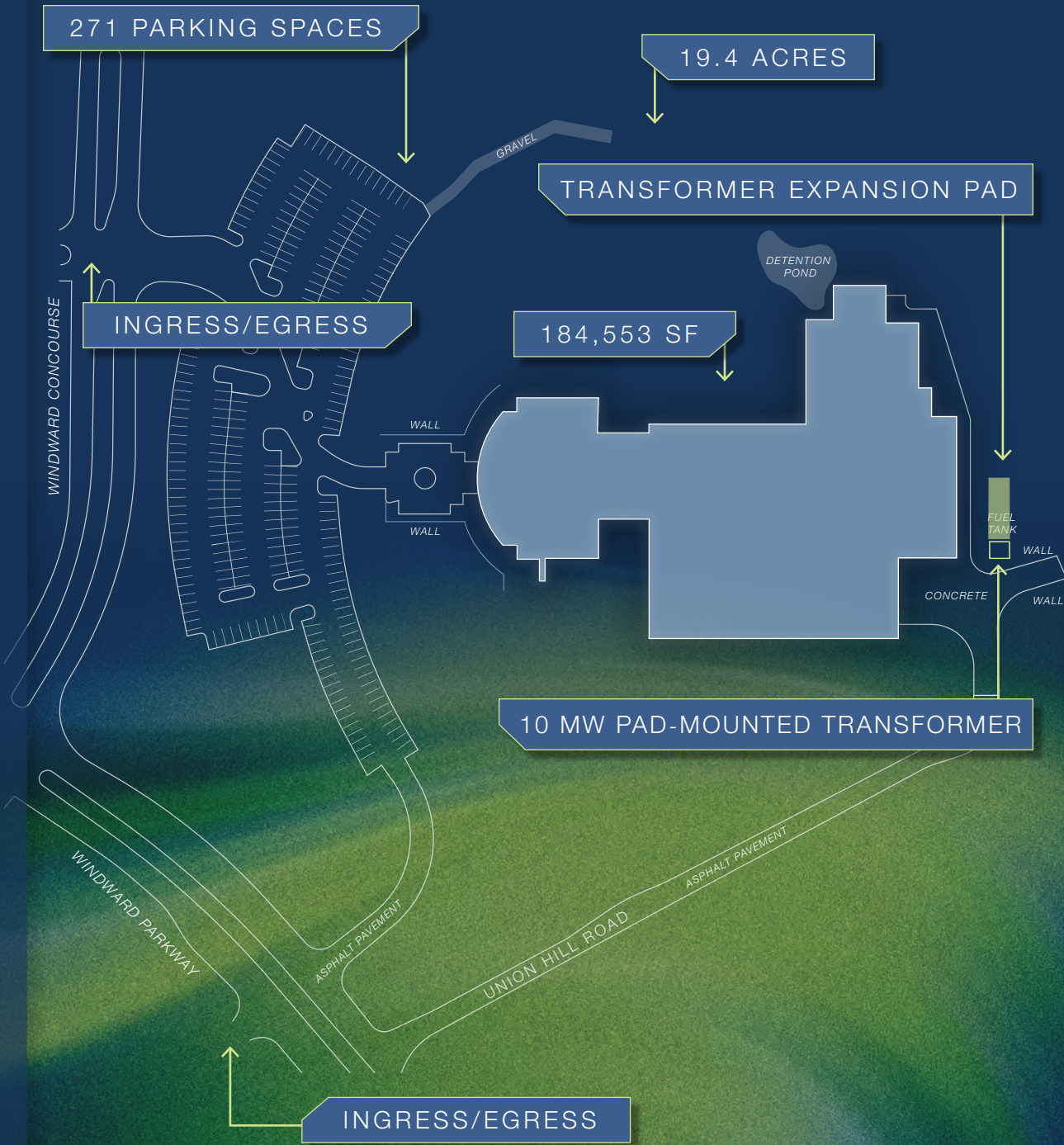
**YEAR BUILT**

**RENTABLE AREA**

**SITE AREA**

# PROPERTY OVERVIEW

<b>ADDRESS:</b>	1001 Windward Concourse, Alpharetta, GA 30005
<b>YEAR BUILT:</b>	1989
<b>TOTAL SF:</b>	184,553 SF
<b>STORAGE BUILDING:</b>	1,955 SF
<b>WHITE SPACE:</b>	84,746 Total SF Basement - 28,212 SF First Floor - 56,534 SF
<b>FLOOR PLATES:</b>	Basement - 82,900 SF First Floor - 79,848 SF Second Floor - 19,850 SF
<b>STORIES:</b>	Two Stories (Basement, First & Second Floor)
<b>TOTAL ACRES:</b>	19.4 AC
<b>PARCEL NUMBER:</b>	21-5560-1048-009-0
<b>CURRENT ZONING:</b>	Conditional Use Permit
<b>LOADING DOCKS:</b>	5 dock doors
<b>ROOF:</b>	Low-slope, fully adhered single ply membrane at the administrative area; spray polyurethane foam-based system at the data center and support areas; and ballasted, single-ply thermoset membrane at the generator wing and storage building
<b>FOUNDATION/SUBSTRUCTURE:</b>	Concrete slab-on-grade with perimeter and interior footings under load bearing structures
<b>SUPERSTRUCTURE:</b>	Concrete tilt-up wall construction with metal deck on steel beams and joists, supported by steel columns and concrete wall panels
<b>FACADE:</b>	Concrete tilt-up wall panels
<b>ELEVATOR(S):</b>	3 total (2 passenger, 1 freight)
<b>PARKING:</b>	271 Parking Spaces



# NEIGHBORING DATA CENTERS

Subject

Operational

Planned

**ICCI**  
WINDWARD CONCOURSE  
ALPHARETTA GA

Strategic  
**DATASPHERE**

**FLEXENTIAL**

**STACK**  
INFRASTRUCTURE

**STACK**  
INFRASTRUCTURE

**Global Infrastructure Partners**  
a part of BlackRock

**365 DataCenters**

120

400

**LOCATED WITHIN AN ESTABLISHED DATA CENTER NODE**  
The property is situated within an established data center cluster along Georgia State Route 400 ("GA-400"), which currently includes six existing data center facilities and one planned development. STACK Infrastructure is developing an approximately 130,000-square-foot facility adjacent to its flagship Alpharetta campus.

# FIBER ACCESS

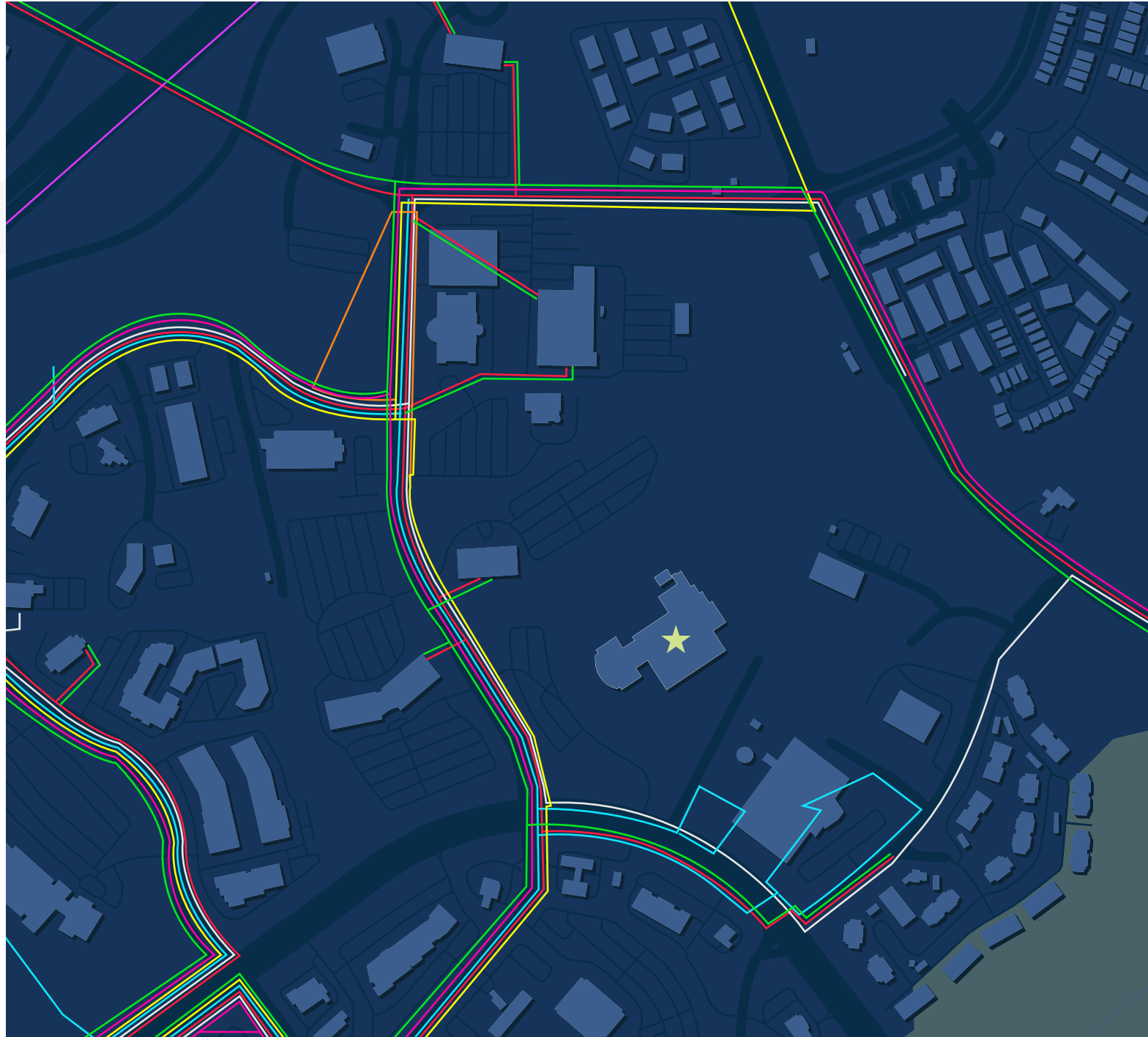
★ 1001 Windward Concourse

## METRO NETWORKS

- Ⓜ Crown Castle
- Ⓜ FiberLight
- Ⓜ LIT Networks
- Ⓜ North Georgia Network
- Ⓜ PBI Fiber - Planned
- Ⓜ Windstream
- Ⓜ Zayo Metro

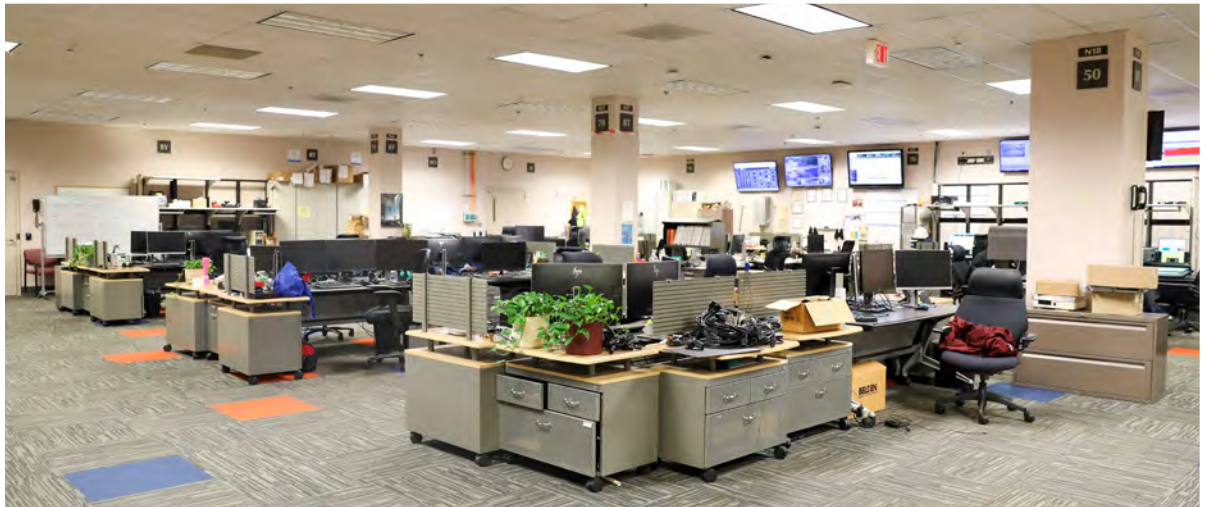
## LONG HAUL NETWORKS

- Ⓜ Zayo North America



DATA CENTER FOR LEASE

# OFFICE SPACE



# DATA CENTER SPACE



DATA CENTER FOR LEASE

# EXTERIOR

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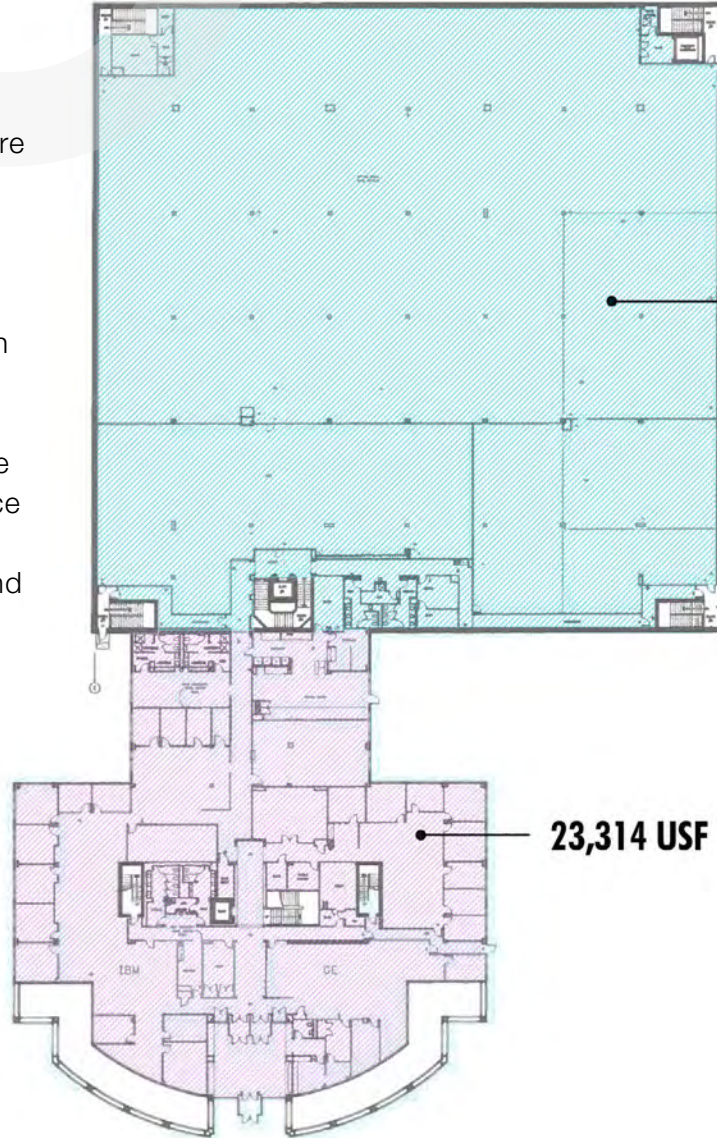


# FLOOR PLANS

## FIRST & SECOND FLOOR


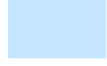
### FIRST FLOOR

The first floor totals approximately 79,848 square feet, consisting of 23,314 square feet of office space and 56,534 square feet of data center space. This level features a combination of administrative areas including lobby, office, and conference space alongside significant data center space and operational support areas, as well as loading and service functions.



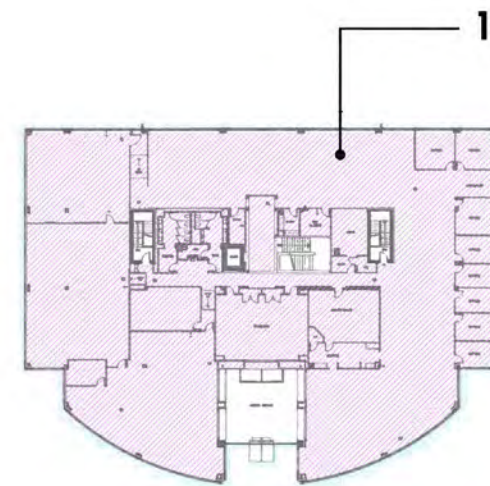
**1st FLOOR**

### AREA SUMMARY

	1st & 2nd OFFICE AREAS	43,164 SF
	1st FLOOR DATA CENTER AREA	56,534 SF
<b>TOTAL SF</b>		<b>99,698 SF</b>

### SECOND FLOOR

The second floor includes approximately 19,850 square feet of office space, configured for administrative and support functions such as open office areas, conference rooms, and training space, with flexibility for future reconfiguration or expansion of technical uses.


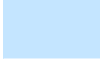


**2nd FLOOR**

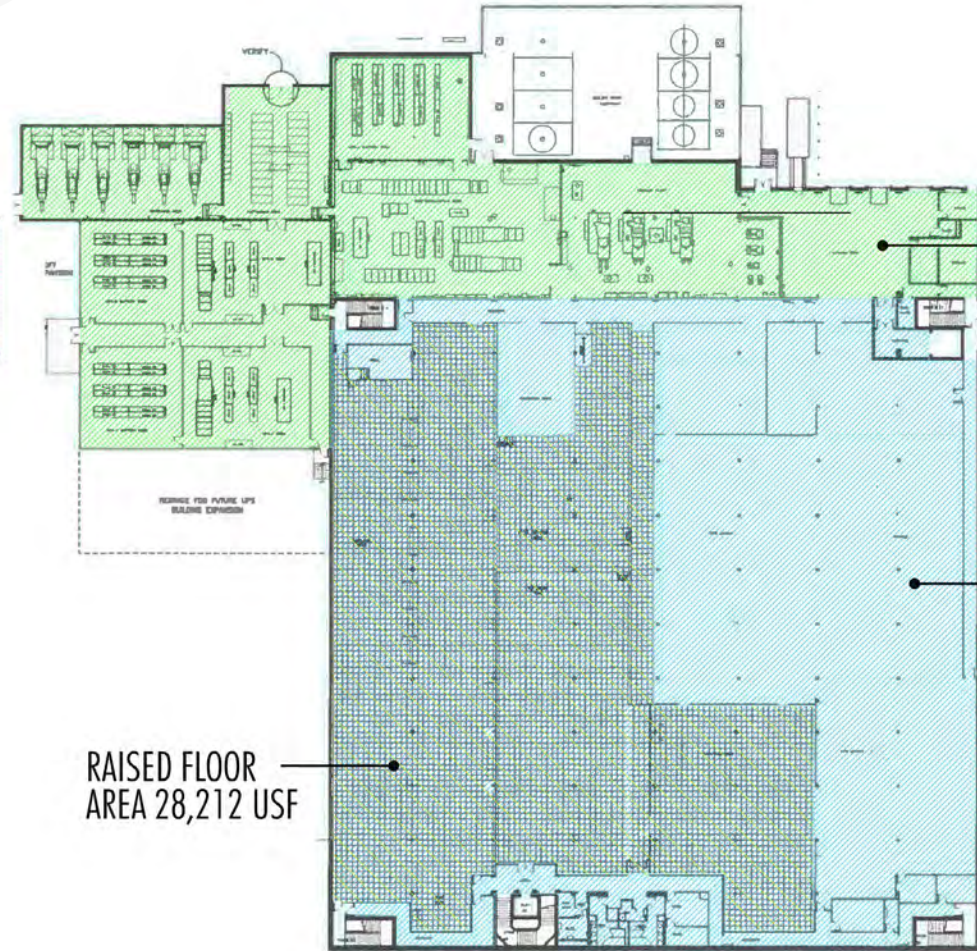
# FLOOR PLANS

## BASEMENT

### AREA SUMMARY

	MECHANICAL AREA	26,050 SF
	BASEMENT DATA CENTER AREA	56,850 SF
<b>TOTAL SF</b>		<b>82,900 SF</b>

**1,955 USF**  
STORAGE  
BUILDING



**26,050 USF**

**56,850 USF**  
(Includes Raised Floor Area)

**RAISED FLOOR  
AREA 28,212 USF**

### BASEMENT LEVEL

The basement level comprises approximately 82,900 square feet, including 26,050 square feet of mechanical and infrastructure space and 56,850 square feet of data center area, of which 28,212 square feet is raised floor. This level is dedicated to mission critical infrastructure, housing core mechanical, electrical, and power systems that support data center operations.

DATA CENTER FOR LEASE

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