

Tier 3+ Data Center



600 NW 62nd Street
Oklahoma City, OK











Tier 3+ Wholesale or Retail Colocation Data Center

Cushman & Wakefield is pleased to offer for lease a state of the art, purpose built Tier III data center facility. The data center is 100% concurrently maintainable and housed in an F5 rated at 318 mph wind resistant building totaling 56,250 SF building with 12,000 SF of raised floor. The ultimate capacity is 2.9MW of critical power, with the capability of as many as 320 cabinets @ 8kW per rack and the current critical load is 500kW and was built by Chesapeake (CHK), a leading producer of high quality, unconventional oil and gas domestic, onshore assets. This facility has served as its corporate data center since it's commissioning in 2014. The data center was designed and certified by the Uptime Institute as a Tier III, concurrently maintainable facility.

In addition, the building also houses a Teir III chilled water plant with a designed capacity of 6,000 ton of cooling and 6MW of critical power serving an existing campus of approximately 800,000 SF.



Executive Summary



Property Summary

Address	600 NW 62nd Street, Oklahoma City, Oklahoma
Acres	3.25 Acres
Expansion Land	Up to 13 acres
Gross Building Area	87,714 SF
Data Center Total	52,925 SF
Existing Raised Floor	12,000 SF
Central Plant	16,789 SF
Office Size	4,000 SF
Critical IT Load Ultimate	2.9MW
CHK Leased Critical Load	500kW
Configuration	2N+1 with 3 independent feeds, each leg supporting 50% of the load
Year Commissioned	Data Center: 2014; Central Plant: 2011



Facility Highlights

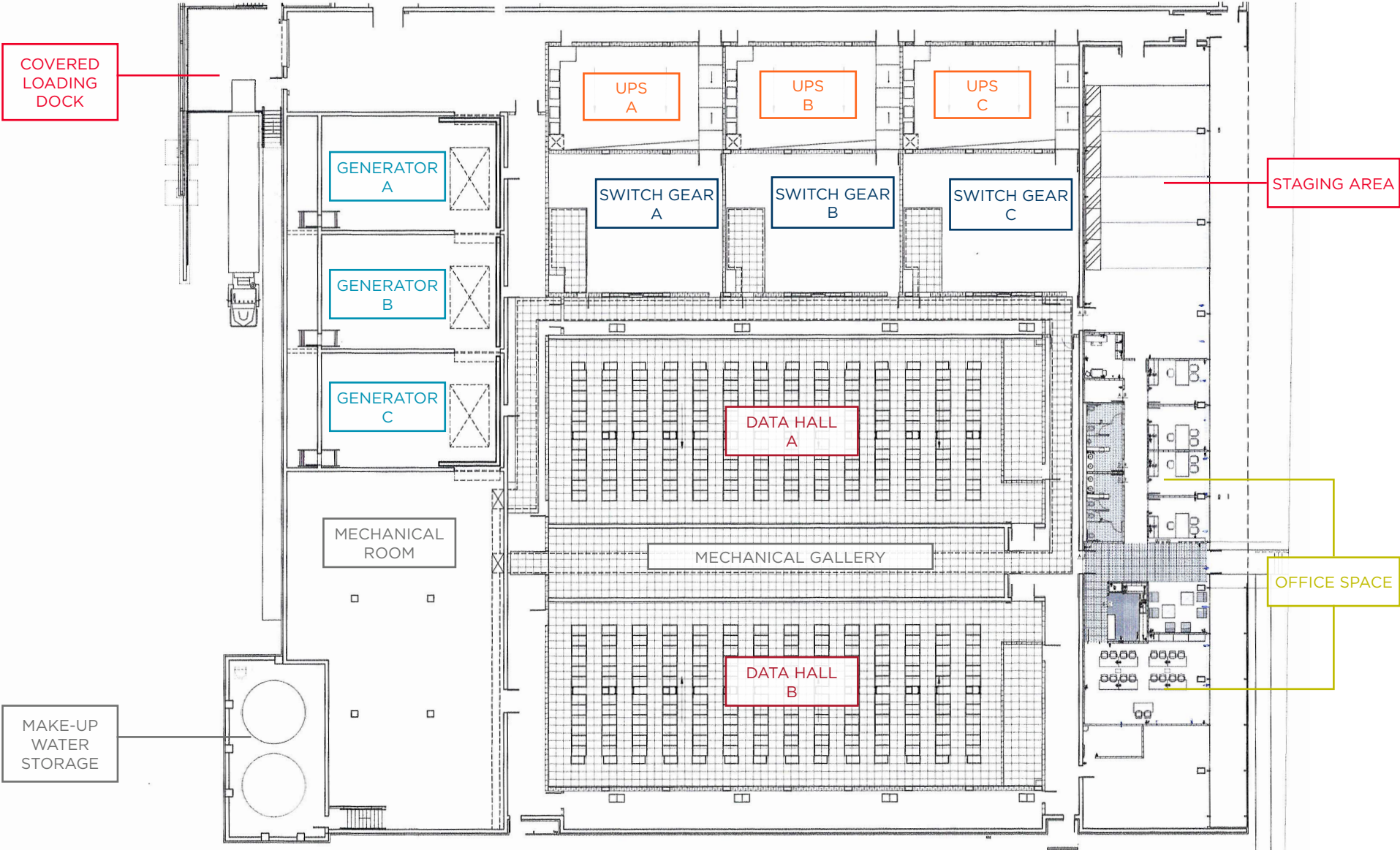


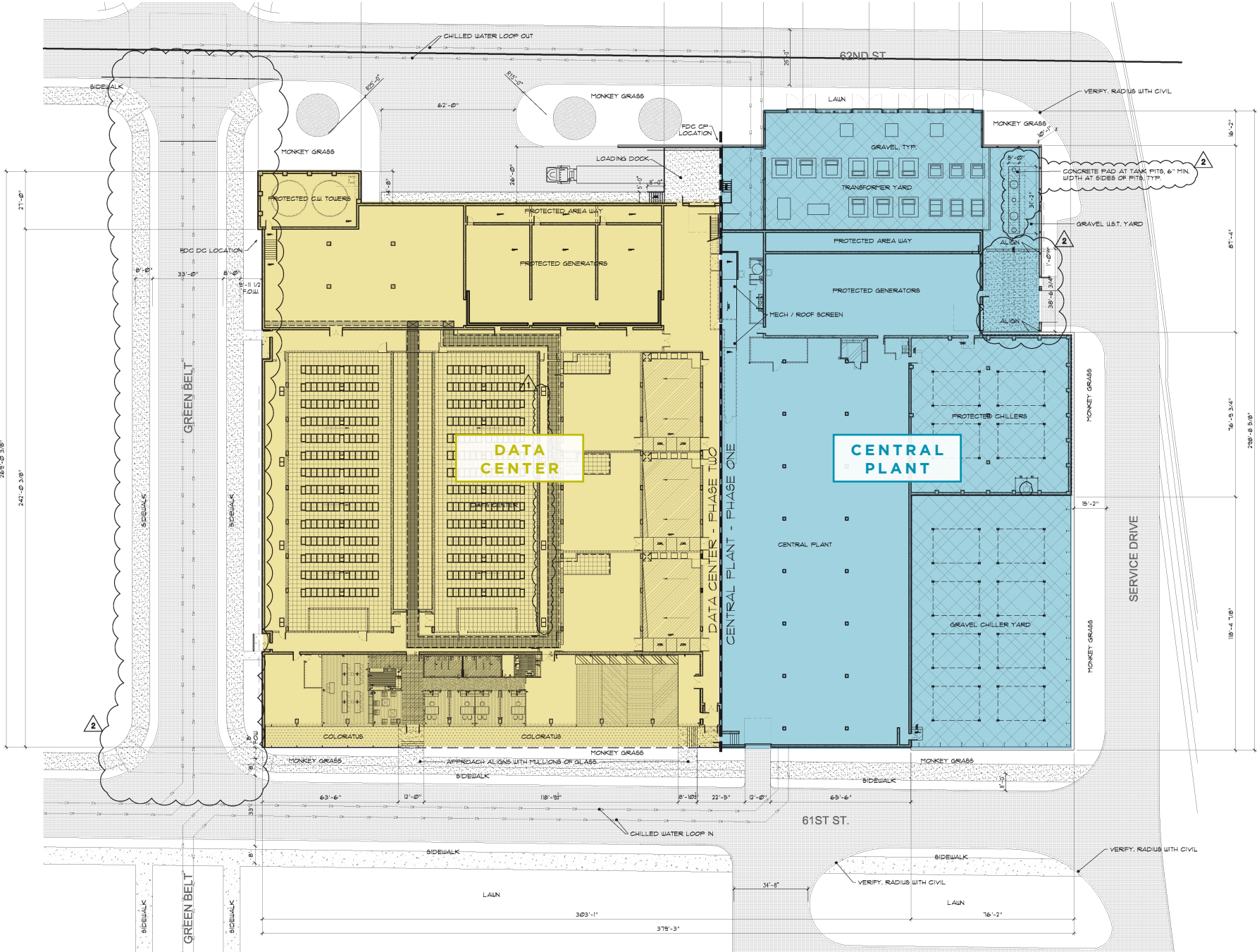
STATE-OF-THE-ART DATA CENTER

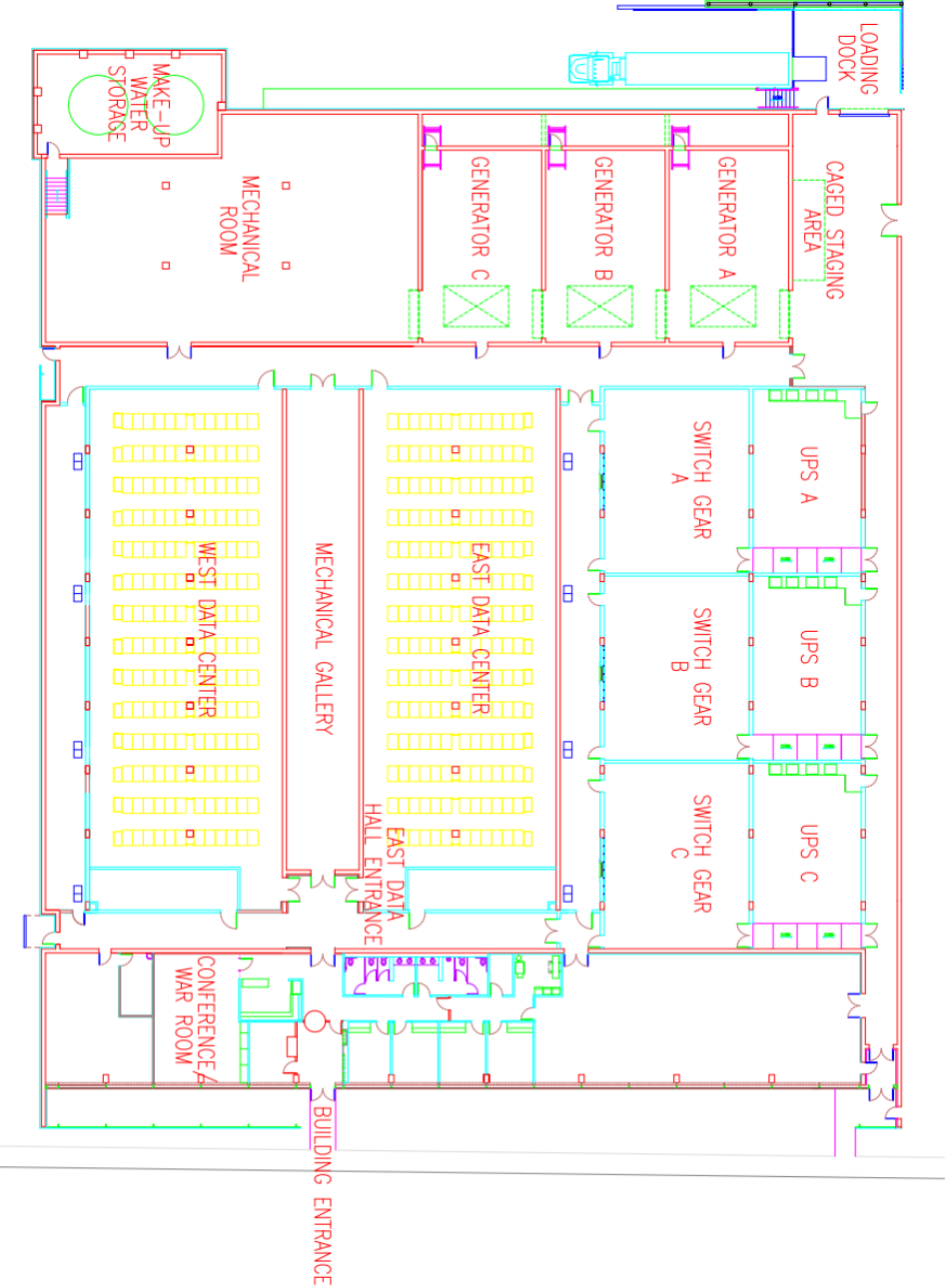
- Largest purpose built stand-alone data center with immediately available leasable space in the State of Oklahoma
- Expansion on two sides up to 13 acres total
- Consistent with Tier III design and construction, the CHK purpose built facility has 2N+1 electrical and mechanical infrastructure with three feeds, each providing 50% support from each feed
- Facility is designed to withstand an F5 tornado, withstanding 318 mph winds and hardened to withstand any natural or man made disasters, with hardened walls for both the facility and equipment yard as well as sufficient setbacks and redundant power and fiber feeds
- 24x7x365 on premise security with all state-of-the-art security systems in place
- Multiple redundant fiber feeds and served by COX, AT&T, CHK private network dark fiber.
- The building HVAC system is efficiently designed so that a new owner can take advantage of free cooling in the non-summer months.

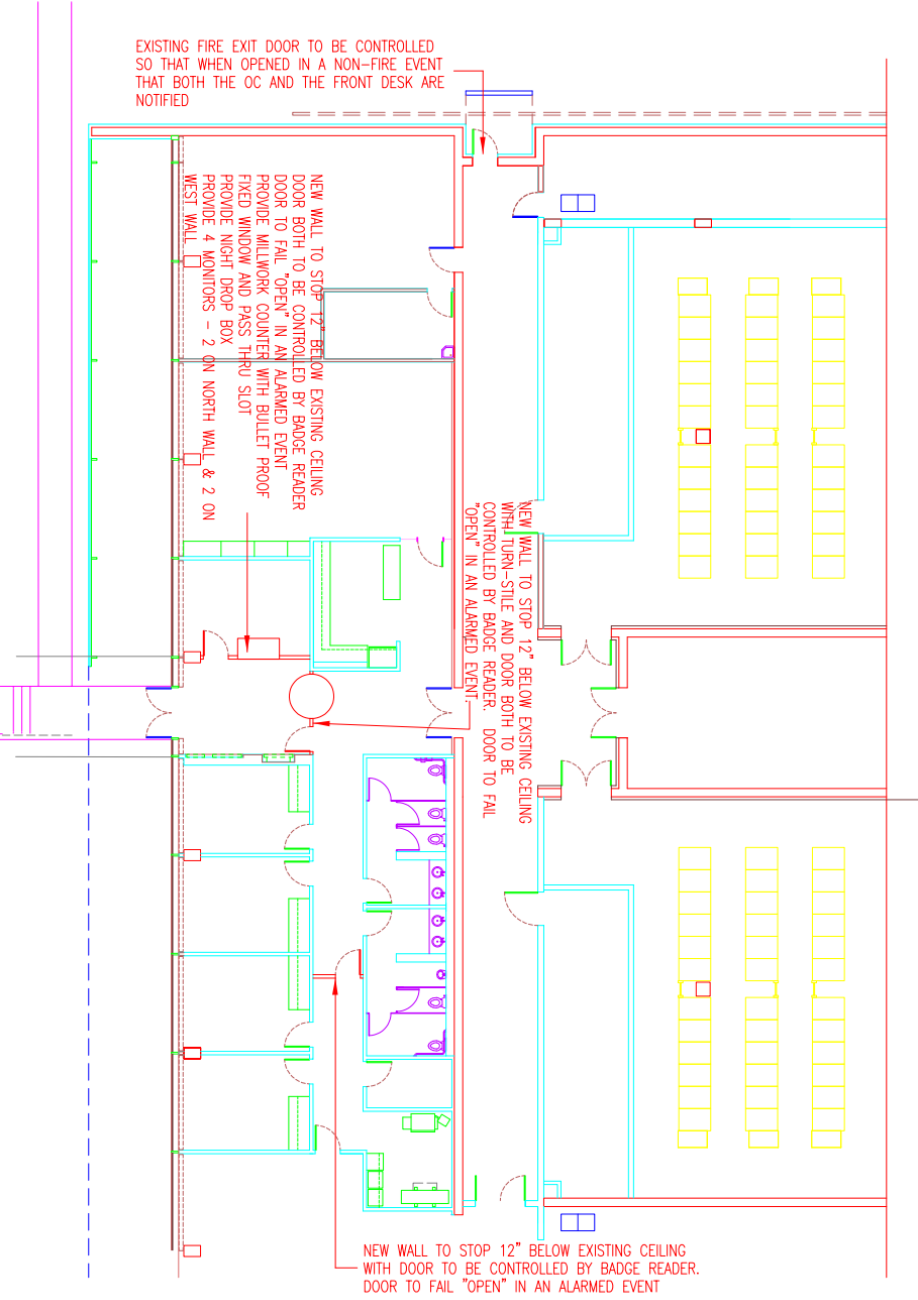
Building Layout

Tier III State-of-the-Art Data Center









Property Description

Address

600 NW 62nd Street,
Oklahoma City, OK

Year Commissioned

2011 Central Plant
2014 Data Center

Gross Building Area

81,714 SF Data Center + Central Plant Combined
28,789 SF Central Plant
52,925 SF Data Center
12,000 SF of Raised Data Center Floor
4,000 SF of Office & Lobby

Typical Floor-to-Floor Height

36 feet

Raised Floor

Height - 36 inches
Tile Size - 24 inches (square)
Design Load - 2,500 Static Load; 2,000 Rolling Load

Loading Dock

2 dock high loading bays

Construction Type

Steel Reinforced/Pour In Place Concrete

Data Center Power

Total Power to Raised Floor

Current - 2.9 MW

Power per Cabinet

(320 designed cabinets)

8kW per rack

Average Power Density (W/SF)

241 watts/SF

Voltage

480V 3-Phase from (3) - 2500kVA transformers

Design Redundancy

2N+1

Remote Power Panels

(2) data halls, each with 14 RPP's per hall
(2) @ 440 Amp and (4) @ 225 Amp inputs
Age of RPP's - 7 years
(28) 42 Pole Branch Circuit Panels

Property Description

Building Power Supply

Incoming feeds from 2 Substations
59th Street Station
Belle Isle Station

Capacity of Each Incoming Feed

12,500 kW

Redundancy of Incoming Feeds

Completely redundant

Diversity of Incoming Feeds

Completely redundant

Base Building Electrical Plant

Transformers

3 Primary transformers of 2500 kVA each

Age of Transformers

7 Years

Designed Supply Redundancy of Transformers

N+1

Critical IT UPS System

UPS Configuration

- 2N+1
- (12) 550kVA/500 kW Static dual conversion modules, 4 per system

- Design load - 2.9MW
- Run time at full load - 15 minutes for 2.9MW
- Batteries - 2.2V per cell and 8.8V per jar
- Battery Room Temp - 77 degrees
- Hydrogen Detection with alarm system
- Age of Batteries - Current 5 Years with a 20 Year Lifespan

Emergency Generator System

Installed Capacity

2.6MW

Generators

- N+1
- CAT C175-16 Generators
- 40,000 gallon reserve tank
- Each generator with 200 gallon day tank
- 84L V16 4,489hp motors
- Aytron Load Bank Testing (K875A 3000kW operating @ 480V)

Cooling

- Current Cooling Load - 230 tons
- Design Cooling Load - 1100 tons
- Data Hall design Temp - 75°
- (2) - 20,000 gallon backup chilled water storage tanks
- Backup storage cooling at full load (1100 tons) - 15 minutes
- Central Plant output @ 44° with return @ 58°
- (3) 550 ton heat exchangers providing 50° water to CRAC units
- Chilled water pumps on UPS
- CRAC fan motors on UPS with redundant feeds
- (18) 50 ton Liebert CRAC units

Property Description

- Age of CRAC units - 7 years

Fire Protection

Double interlocked pre-action sprinkler system

Critical IT UPS System

Central Plant Specifications

- Initial/current chiller load of 1,500 tons
- Ultimate design chiller capacity of 6,000 tons installed/12,000 ton future
- Independent chiller strings to include electrical, emergency, chiller, pumps and cooling towers
 - (2) 1,000 Ton York Centrifugal Chillers/Toshiba Variable Frequency Driven
 - (2) 2,000 Ton York Centrifugal Chillers/Toshiba Variable Frequency Driven
 - (6) 1,000 Ton Reymisa Fiberglass Cooling Towers/ Variable Frequency Driven
- Variable Primary water distribution with secondary pumps
- Two separate city water sources including an emergency water well (220 gpm)
- BMS (Building Management System) fully integrated with alarming and operational graphics

Central Plant Generators

- 1) CAT 3516 HD engine generators rated at 2000kW/480V
- (2) CAT 3516 HD engine generators rated at 2000kW/4160V
- 40,000 gallons of reserved diesel (filtered at 5 microns)
- 150 gallon day tanks (qty. 3)





EXCELLENT DATA CENTER LOCATION

The CHK Data Center is located just north of Oklahoma City central business district close to middle and upper income housing. Well situated off of I-44 & I-235 offers immediate access to the campus.

Oklahoma City is the largest MSA in the State of Oklahoma with 1.25 million residents and home to the University of Oklahoma, Tinker Air Force Base, and the State Capital of Oklahoma. Additional major employers are Integris Health, the FAA, AT&T, Boeing, Dell, Devon Energy, UPS, the Hertz Corporation, as well Chesapeake Energy.

The site benefits from the following:

- State of Oklahoma capital within 12 miles
- Largest university in the State located within 25 miles
- Oklahoma City Airport within 13 miles
- Extremely low seismic risk
- Extremely low hurricane risk
- Very low operating cost environment
- One of the Top 10 lowest cost of living city in the US
- Very low electricity rates @ \$0.08 per kwh
- Excellent fiber hub for the central US.

Tier 3+ Wholesale & Retail Data Center

For more information regarding the proposed transaction, please contact one of the following individuals:

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