2121 South Price Road
Chandler, AZ

# Data Center Opportunity

DIGITAL REALTY

JLL®

> To meet aggressive growth demands while remaining flexible to meet our customer's unique requirements we need a partner that was able to perform. Digital Realty offers us the ability to deploy a single cabinet all the way up to large caged environments along with flexible connectivity options. Working collaboratively with the Digital team, we designed a solution providing us everything we need through a consolidated solution. We knew it was the smart choice to stay and grow with Digital.

**Robert Keblusek**
Chief Technology Officer
Sentinel Technologies, Inc.

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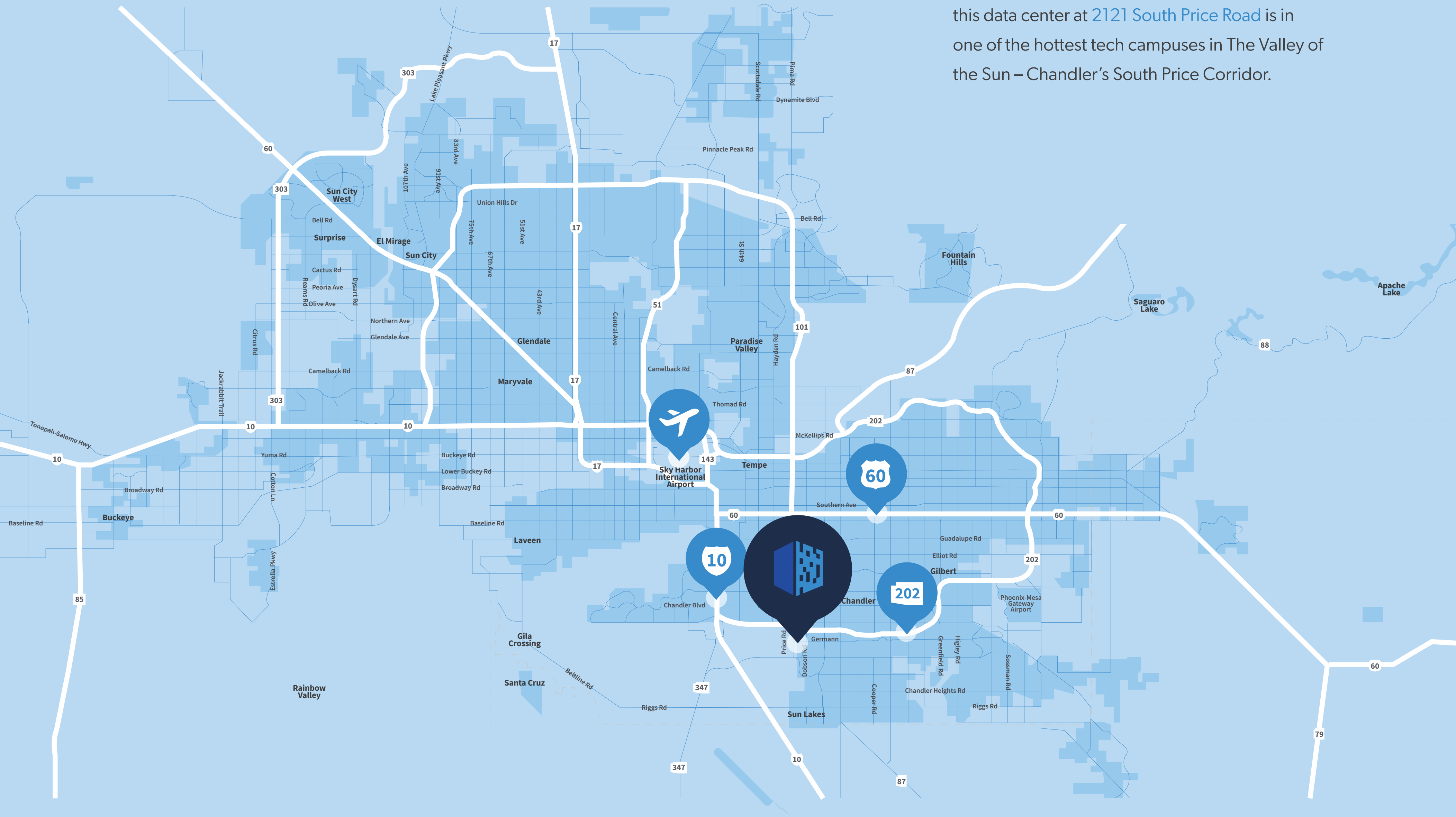
2121 South Price Road is one of the largest data centers in Arizona, totaling approximately 519,000 square feet with 34 MW of critical IT power. The building has a substation capable of providing up to 60 MVA of power to clients ranging from financial services and retail to cloud/IT services and social media platforms.

In close proximity to major freeways, Sky Harbor International Airport (PHX), and Phoenix Metro, this data center at 2121 South Price Road is in one of the hottest tech campuses in The Valley of the Sun – Chandler's South Price Corridor.

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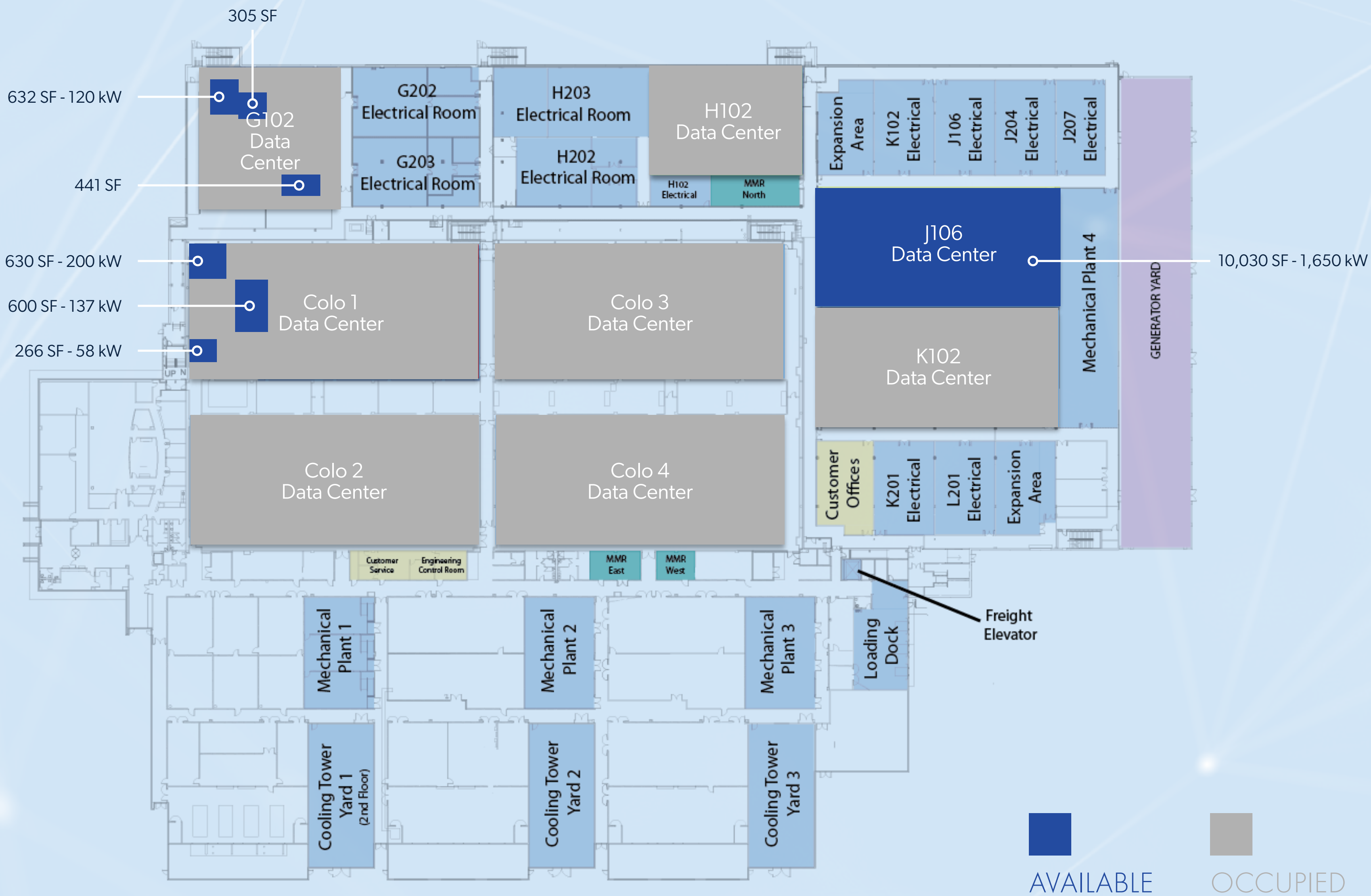
## First floor availability

**Select suites available with 400V output PDUs, ladder rack, starline busbar, reinforced flooring, and hot aisle containment suitable for high density 25kW+ racks.**

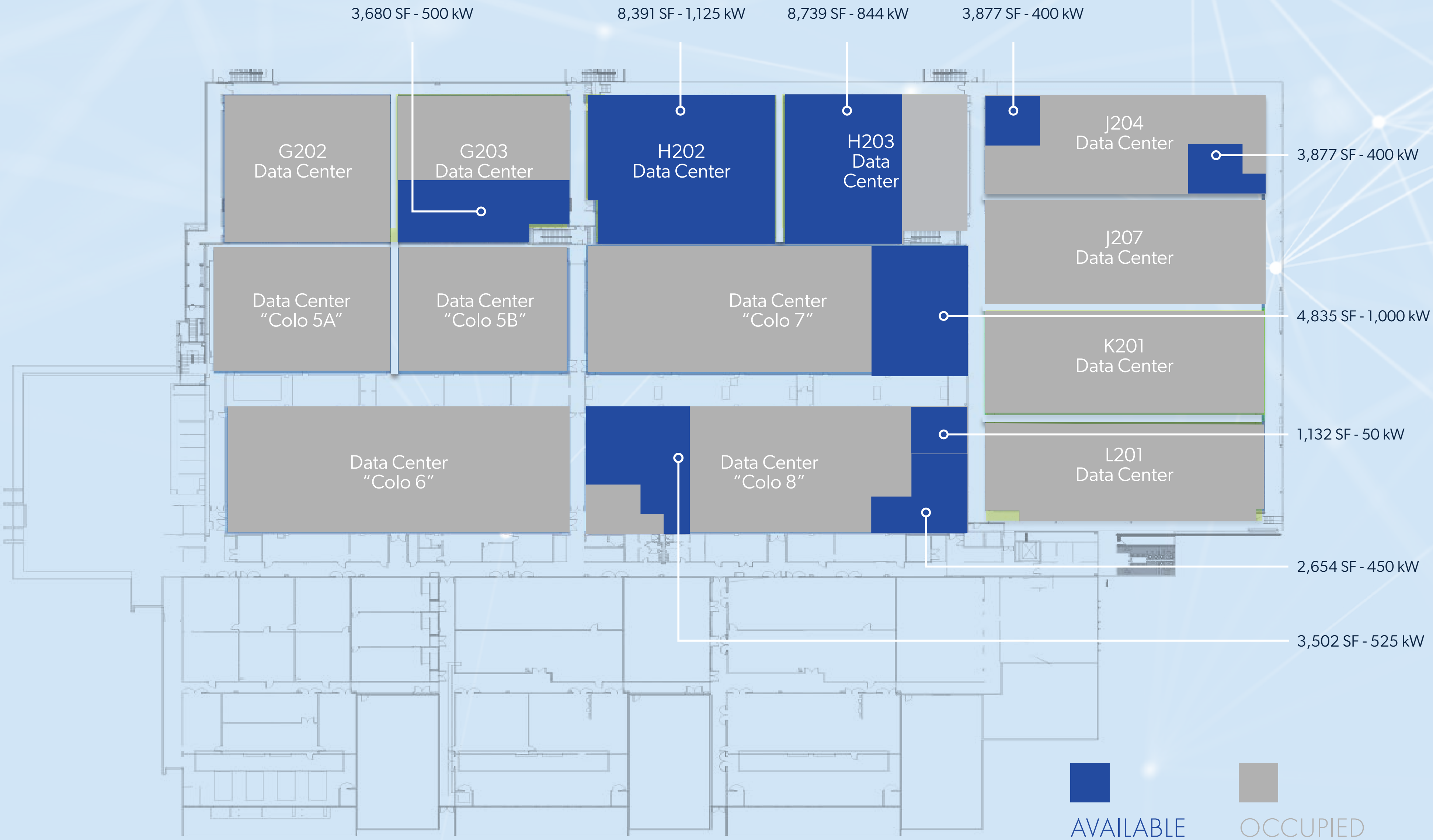
2,165 kW
12,904 SF



## Second floor availability

**Select suites available with 400V output PDUs, ladder rack, starline busbar, reinforced flooring, and hot aisle containment suitable for high density 25kW+ racks.**

6,894 kW
49,710 SF



# Metro Ecosystem

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- 50+ enterprises
- 15+ cloud providers
- 5+ content providers
- 20+ information technology providers
- 25+ network providers

Connectivity

Cloud

- Cloud Connect

Space

- Cabinets (ICB)
- Cages (ICB)
- Private Suites

# Facility Specs

Building
- 2 levels; 519,479 sq ft.

Flood Zone
- Outside 500 year flood plain

Seismic Rating
- Zone B

Utility Power Capacity
- 54,000 (kW)

UPS Power Capacity
- 34,500 (kW)

UPS Redundancy
- N + 1, 2N

Heat Rejection Redundancy
- N + 1, N + 15%

Cooling Plan Redundancy
- N + 1

Roof
- John's Manville TPO Membrane
- Roof Rights Available – ICB

Max Floor Loading
- 150 (lbs/sq. ft.)
  Fiber and Building Entry
- Multiple Diverse Entrances

Remote Hands
- 24x7x365

Security
- 24x7x365 Security
- Personnel
- Biometric / Card Access
- CCTV

Compliance
- SOC 2
- SOC 3
- PCI-DSS
- SOC 2 Mapping: NIST 800-53, HIPAA, and ISO 27001

## Phoenix Market

The Phoenix Market boasts unique, compelling reasons to host a data center in the metropolitan. A few of them below:

## Cost of Power

The cost of electricity across Greater Phoenix is an approximate range of $.065 to $.069 per kilowatt hour. With the power rates in Silicon Valley, California is ranging from $0.11 to $0.15 per kilowatt hour, Arizona offers more than 50% in power cost savings.

## Phoenix Energy Supply

Arizona's diverse fuel supply mix decreases the risk of fuel unavailability, smooths our prices and safeguards against regulation. The Palo Verde Nuclear Generating Station just outside of Phoenix is the largest nuclear facility in the country rated 3,937 net MW per year.

## Taxes

Sales tax exemptions for sales and use taxes are provided for data center equipment for owners, operators and colocation tenants of computer data centers who are certified by the Arizona Commerce Authority (ACA).

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**Multiple long-haul routes**
connecting Phoenix to California and the Midwest

**Arizona Computer Data Center**
(CDC) Program that abates sales & transaction privilege taxes for qualifying data center operators/developers and end user customers

**High quality end users such as**
eBay, PayPal, GoDaddy, American Express, Charles Schwab and many others

**Proximity to California**
& low cost of doing business

**APS & SRP rank as top business**
service providers delivering quality, reliable and redundant power service

**Highly skilled, low-cost**
workforce in STEM-related industries

**State-of-the-art, highest**
availability power, water, and telecommunications infrastructure

**Minimalist regulatory**
approach – no corporate franchise tax and constitutionally recognized as a Right to Work state

**Diverse fuel mix including many**
renewable energy resources; Arizona ranked second in 2015 in solar energy generation

**Ranked in the top 10**
for low catastrophic and natural disaster risk

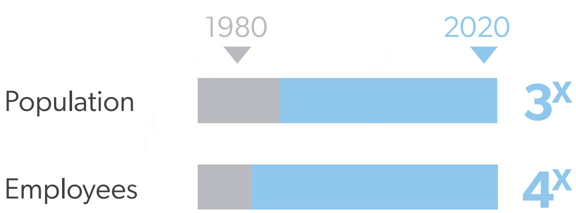
**Attractive real estate costs**
combined with excellent utility infrastructure that can meet the most demanding manufacturer

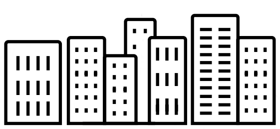
**GPEC, ACA and other city**
departments work cohesively to expedite the permitting process

## An ever-growing city

Over the last 35 years, the population of Metro Phoenix has nearly tripled, growing from 1.6 million people in 1980 to over 4.8 million residents today. People from around the world continue to be drawn to the area for its exceptional quality of life including warm weather, quality higher education opportunities, outstanding employment opportunities and affordable cost of living.

The employment base in Phoenix more than quadrupled over the last 40 years from 430,100 employees in 1974 to 2,240,950 employees by mid-year 2020.



Costs of doing business in Phoenix are 3.8 percent lower than the U.S. baseline of 100, which reflects average business costs of New York City, Los Angeles, Chicago and Dallas-Fort Worth.

Known as "The Valley of the Sun," Phoenix has consistently outpaced the U.S. population growth.

**4.8**
million current residents

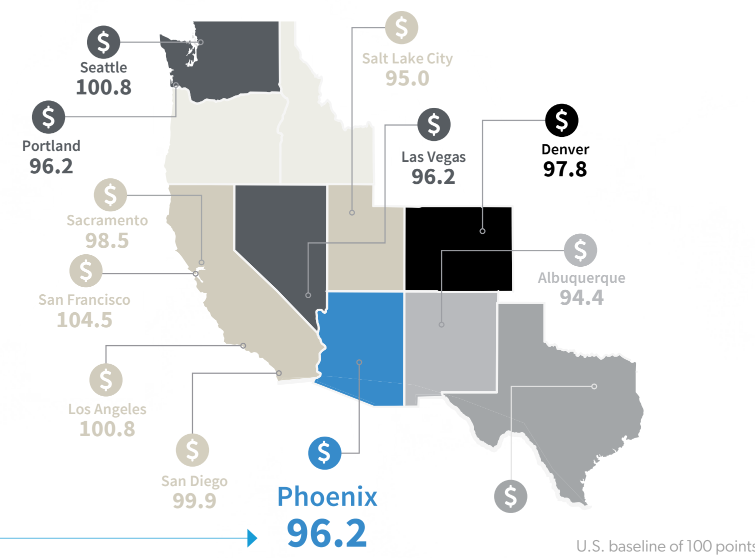
**42%**
projected growth over the next 15 years

**12th**
largest metropolitan area in the U.S.

**6.5**
million+ residents projected by 2030

**20%**
of the total population are Millennials

**#8**
Highest performing city in the U.S. for future job growth



## Traveling

25.4

minute average commute time

3

major freeways and 3 beltways with **easy access** throughout Metro Phoenix

11th

busiest airport in the U.S.
Phoenix Sky Harbor International Airport
(U.S. Bureau of Transportation Statistics)

10

interstate railroads and 2 transcontinental

26

mile — Phoenix Metro Light Rail
(57 miles planned by 2032)

8

hour drive to the ports of California and Mexico

## Living

One of the lowest costs of living among major U.S. metropolitan areas

$261K

single family median home price

$1,052

Median rent (2-bedroom)

300

days of sunshine per year

7

professional teams:

- Phoenix Suns
- Arizona Cardinals
- Arizona Coyotes
- Arizona Diamondbacks
- Phoenix Mercury
- Arizona Rattlers,
- Phoenix Rising FC

## Learning

300K+

college students in Metro Phoenix

30

acre Phoenix Biomedical Campus at the University of Arizona and Northern Arizona

No. 1

most Innovative School in America — Arizona State University
(U.S. News & World Report, 2015-2019)

No. 7

Thunderbird School of Global Management No. 7 International best Business School (US News.com, 2018)

$1 Billion

Grand Canyon University – 10-year, $1 billion expansion

## About Digital Realty

Digital Realty supports the data center and colocation strategies of firms across its secure, network-rich portfolio of data centers located throughout North America, Europe, Asia, and Australia. Digital Realty is uniquely positioned to deliver interconnectivity with a complete range of solutions on a global scale. Our customers trust the Digital Realty team to combine unparalleled collaboration, network-dense interconnection and real estate acumen to realize the unique power of community – from one rack to hyperscale – across the globe.

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