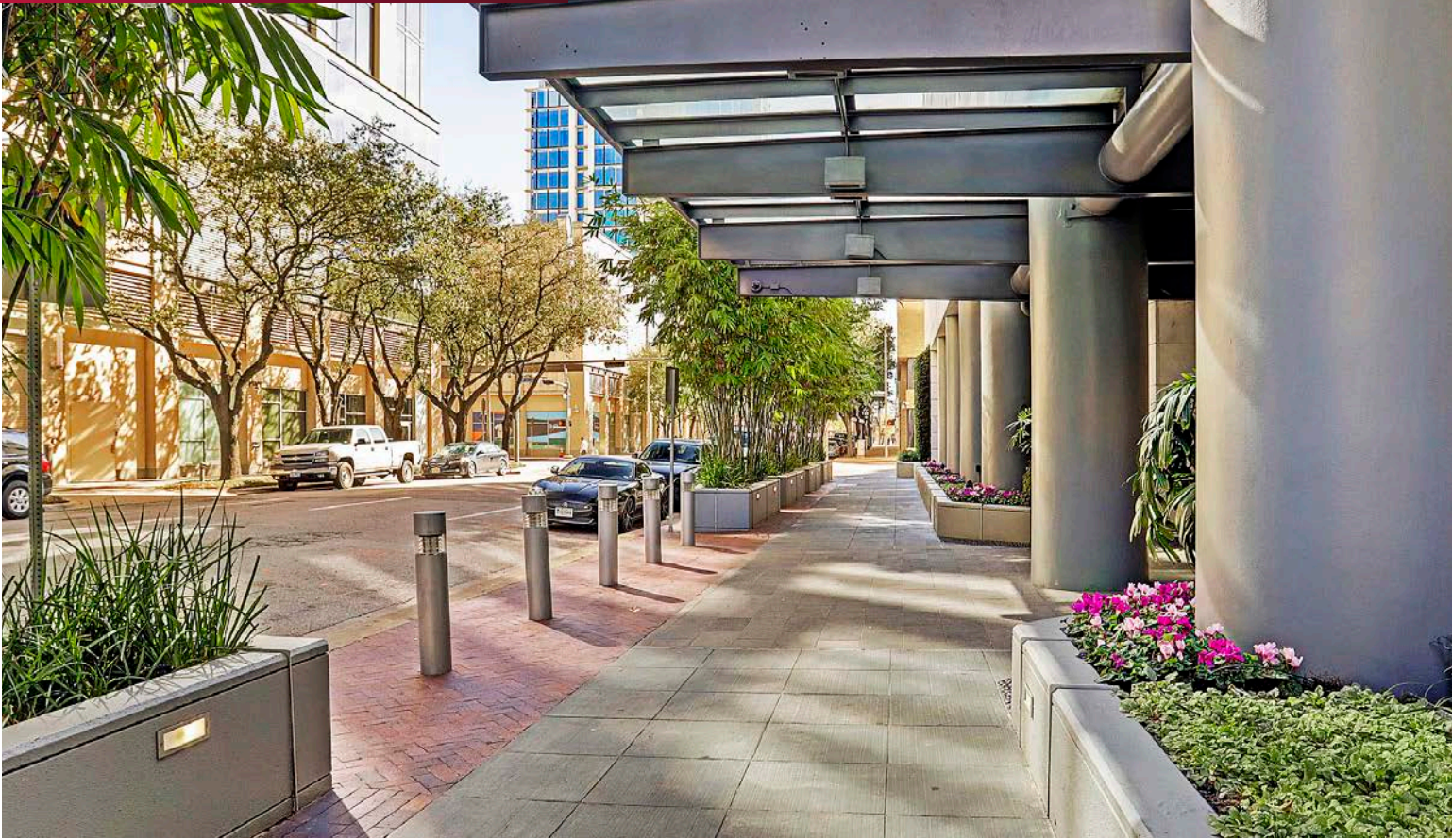


1301 FANNIN

HOUSTON, TEXAS 77002



1301 FANNIN STREET
10TH FLOOR | HOUSTON, TEXAS 77002



10TH FLOOR OVERVIEW

Available SF: ± 41,255 SF
Lease Rate: \$25.00 SF/Yr. (NNN)
OpEx: \$15.63 SF/Yr.

HIGHLIGHTS

- Rare large footprint available in the city's most robust datacenter
- Premises served by one (1) 2000 KVA generator
- Premises contains one (1) 750 KVA battery farms, electrical panels, switch gear, Liebert cooling units
- 18" raised floor throughout and 16' 6" clear height.
- UPS & switchgear room
- Office space
- Direct lobby access



CONNECTIVITY

- Carrier neutral, building-owned and managed Meet Me Room
- Multiple points of entry and diverse paths on all carrier and fiber routes
- 15+ metro dark fiber, long haul transport, IP and cable providers

STRUCTURE

- Building structure and windows rated to 200 mph
- Purpose-built data center (floors 7-12)
- 18' ceiling heights slab to slab
- 150 lb. per ft. floor loading
- Tier 3 rated data center (as per Uptime Institute specs)
- Outside the 500-year flood plain
- Reinforced steel dunnage for rooftop equipment
- Traditional office space for disaster recovery and trading floor applications

COOLING

- 3,600 tons of N+1 redundant chilled water capacity, backed up by fully redundant cooling towers.
- Redundant closed-loop chilled water distribution system

ELECTRICAL

- Diverse electrical feeds from Polk St. substation
- 26 megawatts of incoming power. Eight 3,000 KVA transformers and one 2,000 KVA
- 2,000 KVA UPS system (supports all building systems and tenant critical loads)
- Nine 1,040-2,000 diesel generators synchronized by parallel switching systems in two separate generator farms.
- 65,000 gallon fuel supply for backup generator, consisting of a 60,000 gallon underground tank and 5,000 gallons in day tanks throughout the building.

ACCESS

- Manned 24/7
- 26 entrance cameras monitored 24/7, with video surveillance on all floors.
- DVRs with up to 90 days of storage capacity
- Loading dock with multiple bays
- Freight elevators with 4500 lb. capacity

AMENITIES

- Tenant meeting and conference rooms available
- Luby's cafeteria
- Fitness center with showers
- Adjacent to downtown tunnel system
- Close to airports and public transportation



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Tier 3 Datacenter
1301 FANNIN

1 26 megawatts of incoming power, 12 megawatts backed up by N+1 redundant building generators.

2 2,400 tons of N+1 redundant chilled water capacity backed up by fully redundant cooling towers.

3 3,000 KVA redundant building transformers.

4 2000 KVA UPS building battery supply for tenant use.

5 65,000 gallons of underground, onsite diesel fuel supply to support generators.

6 200 mph building windows throughout.

7 18" raised flooring in place with 16' spandrel heights.

8 Expandable building capacities with reinforced structure in-place for generator expansion.

9 24-7 manned security, with camera surveillance and multiple secure points of entry.

10 24-7 mechanical engineering staff onsite.

11 Commercial office space, including trading floor applications, for disaster recovery.

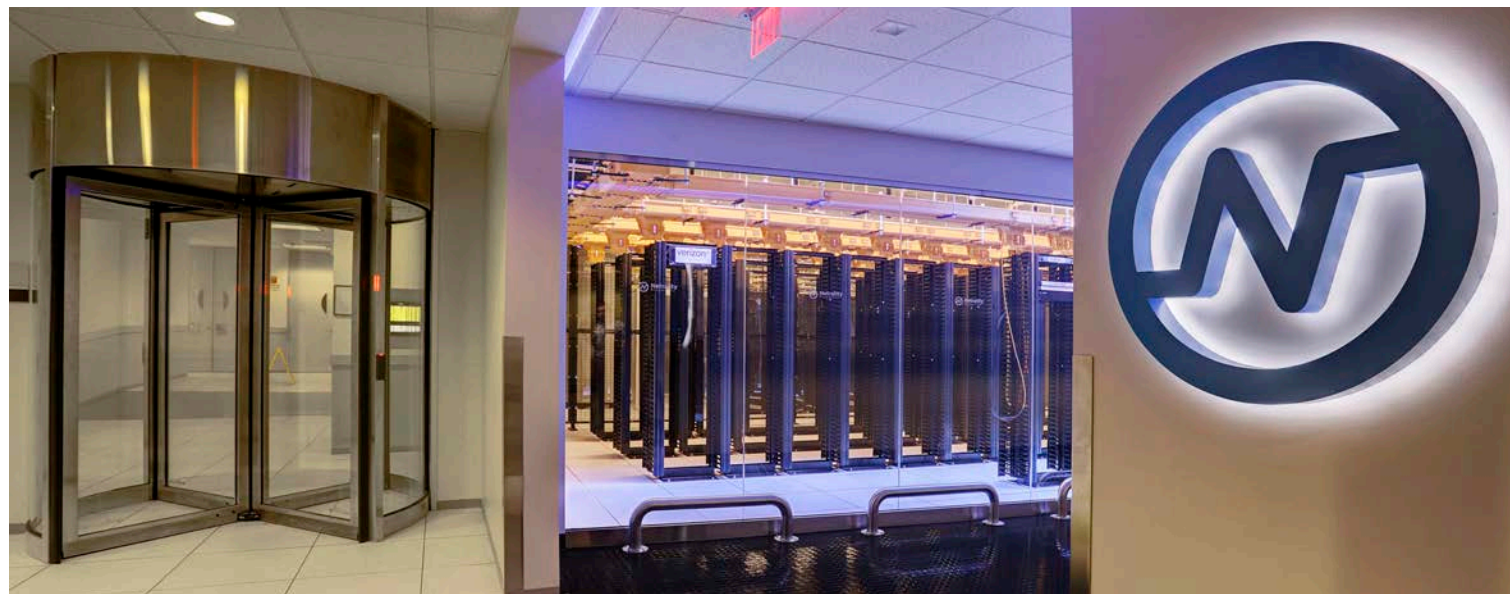
12 Multiple long haul and metro fiber providers.

13 Critical Building equipment located on the 13, 13.5 floors and PH.

14 Tenant meeting and conference rooms.

15 State of the art fitness center.

REDUNDANT POWER FEED



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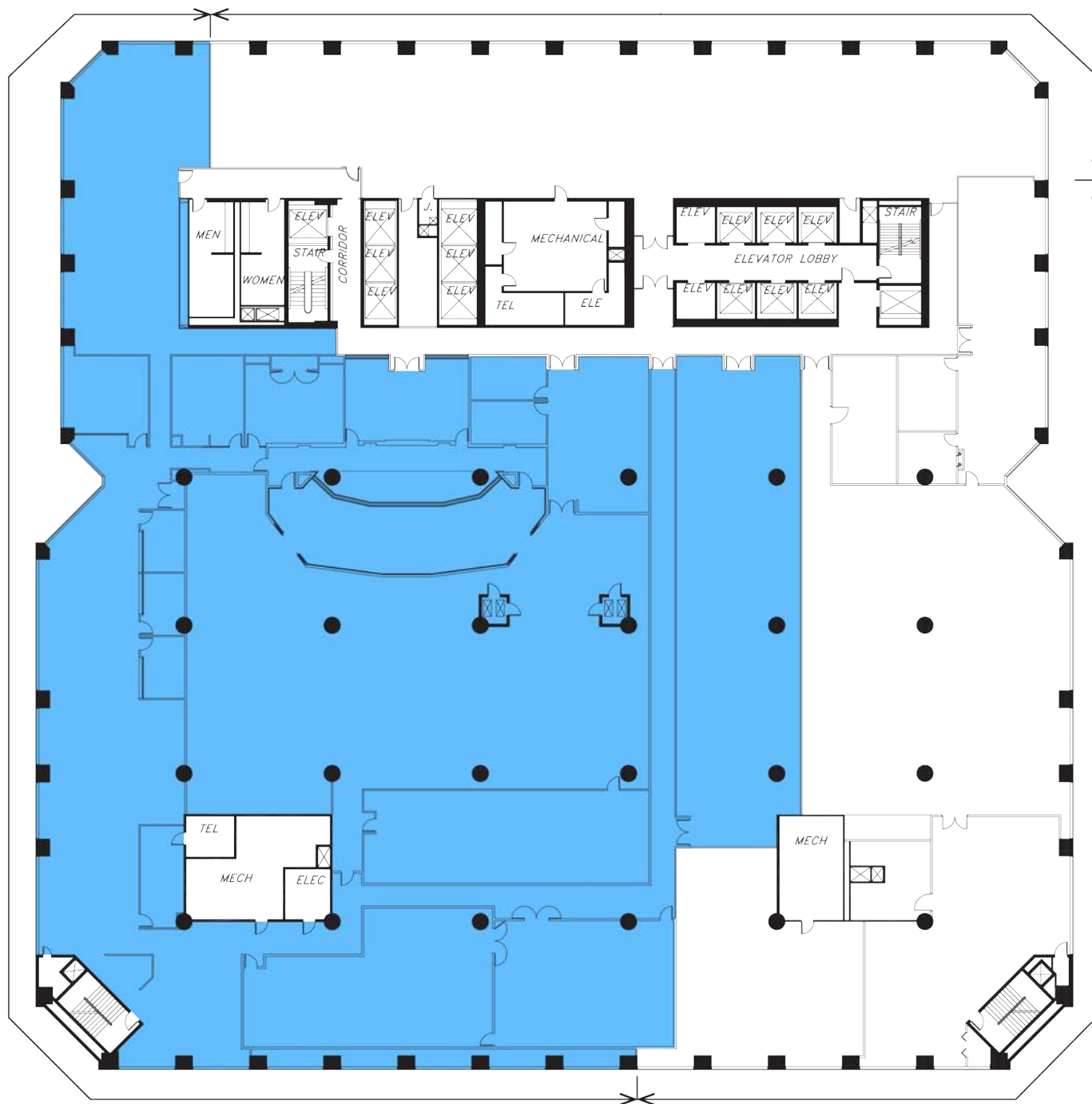
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FLOOR PLAN

± 41,255 SF



Suite 1000
41,255 NRA

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BUILDING OVERVIEW

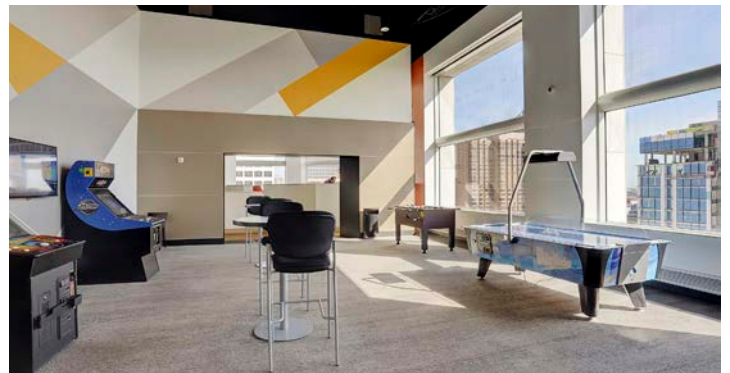
• Parking

- Onsite Reserved: \$235, \$500 Exec
- Onsite Unreserved: \$175
- Clay Garage: \$160 Reserved, \$130 Unreserved

• Access: State-of-the-art facility, manned 24-Hours

• **Amenities:** LEED Certified Gold, Energy Star compliant, on-site property management, concierge, Luby's Restaurant, multiple conference rooms, garage connected to building with executive parking options, game room, fitness center, dense fiber and colocation options in addition to a dedicated building Meet-Me-Room (MMR) on floor 7 which offers colocation and wholesale options

• **Building internet, cable and telecom providers:** Verizon, Level 3, PS Lightwave, Alpheus Communications, Cogent, Hurricane Electric, Consolidated Communications, Telia Carrier, WiLine Networks, AT&T, Zayo, Packet Fabric, Windstream, Fibernet Direct-Crown Castle, Fiberlight, XO, Centurylink



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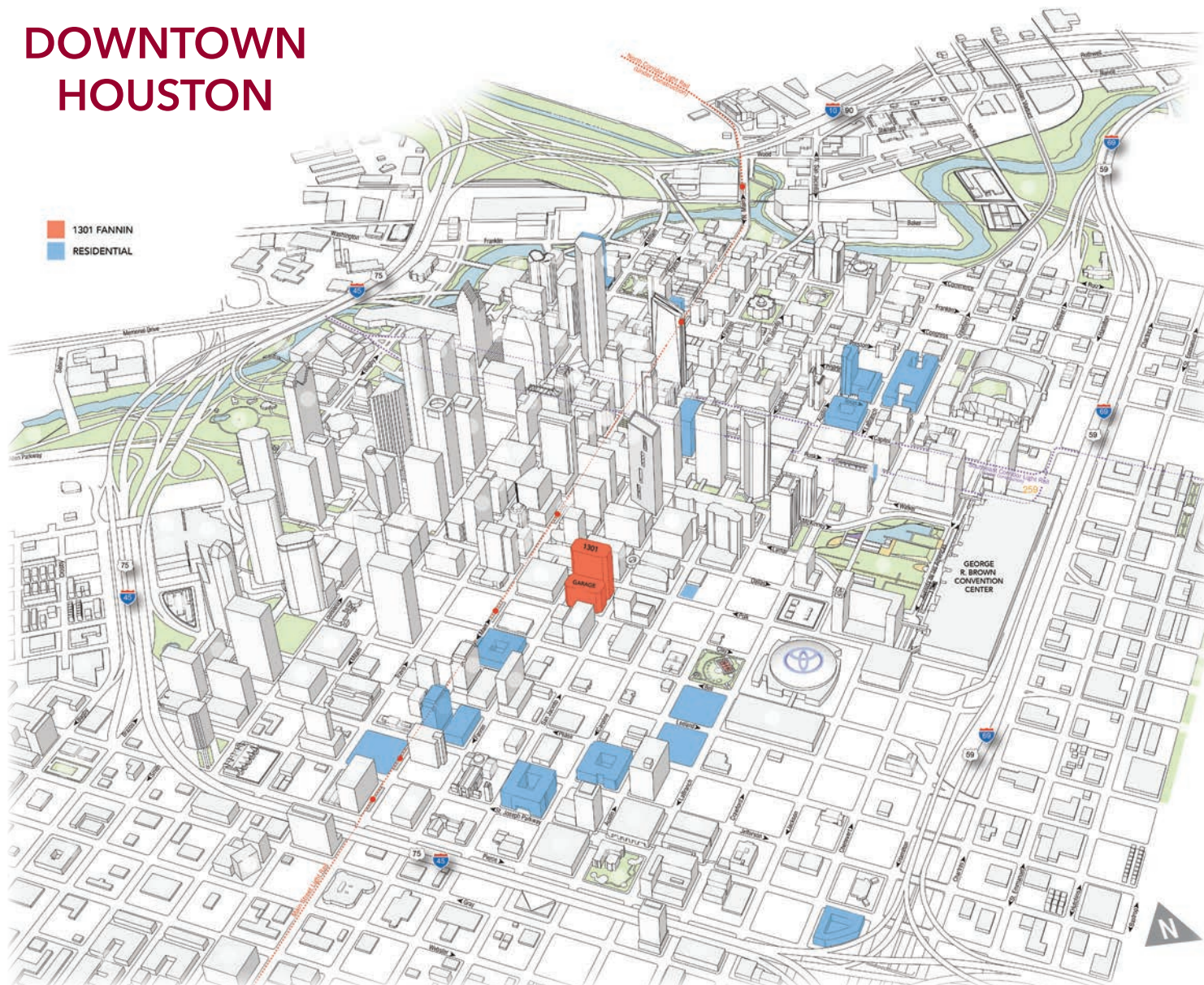
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DOWNTOWN HOUSTON



Source: Central Houston Inc. & Houston Downtown Management District

LOCATION

- Central Downtown Houston Location
- Immediate Access to All Traffic Thoroughfares
- One Block from METRORail Station
- 30 Minutes from Hobby & Intercontinental Airports

ADJACENT TO

- Discovery Green
- George R Brown Convention Center.
- Immediately Across From Green Street with multiple entertainment and dining options

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