

LINCOLN
RACKHOUSE
1000 COIT ROAD

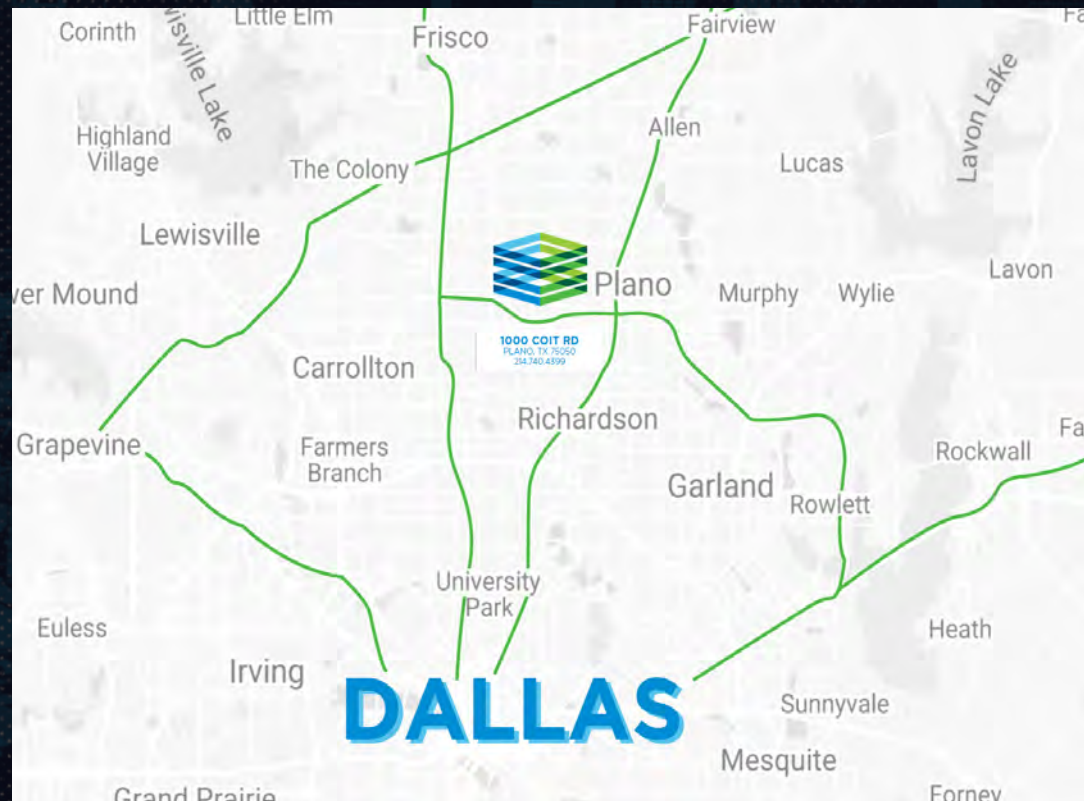
DALLAS / TEXAS

BUILDING OVERVIEW

Lincoln Rackhouse

This 454,421 square foot, 16+ MW data center facility was developed with the needs of Fortune 100 institutions in mind: security, redundancy, and reliability. The facility is now available for lease as a multi-tenant data center with concurrently maintainable infrastructure designed to accommodate footprints ranging from one rack to multi-megawatt. It also features the abundant office space and flex-space necessary for a modern data center operation.

DATA CENTER,
POWERED
SHELL, **OFFICE,**
& **FLEX SPACE**
AVAILABLE
FOR **HYBRID**
SOLUTIONS.



FACILITY SPECIFICATIONS

LINCOLN RACKHOUSE DALLAS

1000 Coit Road is a highly-secure facility in the heart of the Dallas tech and telecom market. With robust power and cooling systems, as well as multiple fiber providers already in the building, this facility is server-ready.

This data center has four (4) 14,000 sf data halls, each fully built-out and commissioned. An additional 50,000 sf of powered shell space is also available for expansion or custom solutions.

- **13 MW**
of critical IT load available (expandable to 16 MW)
- **Over 30,000 SF**
of office space available
- **N+1 & 2N Options**
concurrently maintainable
- **Dual, Redundant Power Feeds**
from two separate substations
- **Two Physically Separated**
chilled water systems
- **24x7 Manned Security**
with centralized electronic access control systems
- **Carrier-Neutral Facility**
with multiple telecommunications providers available
- **Dedicated Infrastructure & Build-To-Suit**
solution options available

POWER

- Dual fed utilities with (2) 25kV lines from diverse substations
- Ten (10) 2.25 MW backup generators with N+1 configuration
- (28) 750 KVA UPS systems in place
- High density power

SECURITY

- Facility is surrounded by K-4 rated security fence
- Building offers monitored gates, biometric readers, digital video surveillance, and badge access controls

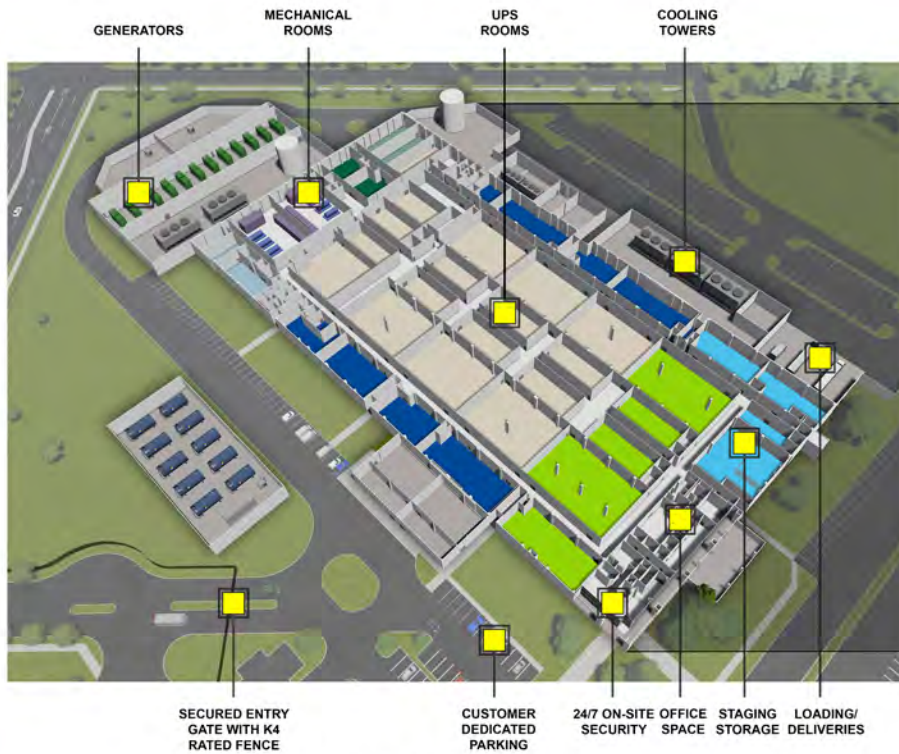
NETWORK

- Carrier neutral data center in fiber-rich environment
- Multiple Tier-1 carriers on-net
- 20+ metro carriers available for service
- Two diverse meet-me rooms

COOLING

- Two (2) High-Temperature (HT) chilled water central plants can provide full mechanical redundancy (2N) for cooling critical areas of the building
- All computer room air handling (CRAH) equipment utilizes chilled water circulated through unit mounted coils
- 135,000 gallon thermal storage tank and 315,000 gallons of make up storage

FULLY BUILT, COMMISSIONED INFRASTRUCTURE & DATA CENTER SPACE AVAILABLE



GROUND FLOOR LEVEL



SECOND FLOOR LEVEL

LEGEND:	
■	DATA HALLS 14,000 S.F. EACH
■	SHELL SPACE
■	FLEX SPACE
■	UPS/ BATTERY ROOMS
■	PDU ROOMS
■	LOADING/ DELIVERIES

CONTACT
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LINCOLN PROPERTY COMPANY



**LINCOLN
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