WASHINGTON STATE
DATA CENTER

PREMIERE DATA CENTER // RARE LEASING OPPORTUNITY

- $125.00 per kW per month, all-in except power consumption
- 2.25 MW critical load
- 13,000 usable square feet raised floor space
- Ability for 100% outside air – PUE as low as 1.3
- Management of critical environment included
- Very low total cost of leasing due to aggressive rental rate and efficient design
- Multiple Tier 3/ Tier 4 components; redundant design
- Purpose built data center, brand new construction
- High power density – 175+ watts per square foot
- Stable asset – strong credit ownership
- Additional shell space available for expansion; pathways in place
- Flexible lease term

FOR MORE INFORMATION CONTACT:

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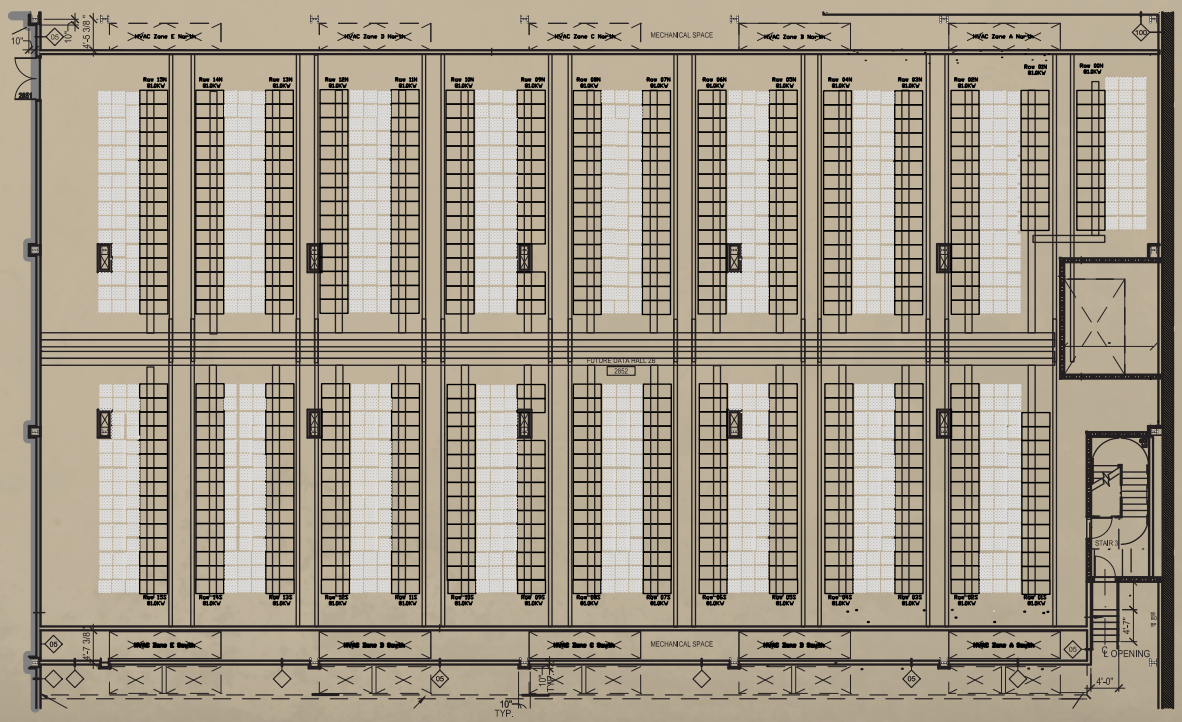
JONES LANG LASALLE®

Real value in a changing world

Jones Lang LaSalle, in partnership with the State of Washington, is pleased to offer for lease Washington State Data Center. This move-in ready facility is fully commissioned, state-of-the-art and purpose built. We have priced this asset to lease. Contact us today to discuss this rare opportunity further or to schedule a tour.

- $35 million facility
- LEED – built to LEED Gold standards
- Efficient, stacked design (floor one; electrical infrastructure, floor two; raised floor with AHU's directly above)
- Separate mechanical/utility building housing generators and chillers
- Fully built out class A office space/network operations center available for lease
- Uninterruptible, low-cost, clean power
- 3' raised floor
- N+1 PDU
- Secured loading dock/vehicle access
- Parking available
- Excellent freeway access less than an hour from SeaTac Airport
- Structural capacity of 200 lbs. per square foot on 2/3 of the raised floor
- Ample clear height above raised floor



Generator

- N+1
- Five 2.5 MW generators servicing the facility
- 48 hours of runtime at full load
- In a redundant weave
- 80,000 gallons of fuel servicing the facility

UPS

- N+1
- Minimum 10 minutes of runtime at full load
- 10 UPS servicing the facility

Mechanical

- N+1
- The mechanical system includes chilled water and rooftop mounted direct evaporative-cooled air handling units. The units are capable of cooling the data center with outside air during much of the year. Airside economizers coupled with integrative evaporative cooling and a fully variable speed chiller plan combine for highly efficient operations
- Cooling towers onsite

Seismic

- Built to Essential Facility standards
- Stout, steel and concrete structure with 18" exterior concrete walls

Electrical

- 2.25 MW critical load serving the raised floor area
- Dedicated utility feeder routed from adjacent Puget Sound Energy substation (substation is served via 2 separate feeds)
- Approximately 175 watts per square foot delivered to the raised floor

Connectivity

- Multiple points of entry
- Multiple provider availability
- Located on the state metropolitan fiber ring
- Pathways, cable vaults and conduits installed and available

Security

- Secondary authentication access with biometric scan
- Facility manned by 24/7 onsite security station
- Secure perimeter and secured data center entry

Fire protection

- Double interlock pre-action fire sprinkler system
- Electronic release by cross zoned level 3 VESDA alarm as first action, loss of air second action

THE WASHINGTON STATE DATA CENTER IS LOCATED LESS THAN AN HOUR AWAY FROM SEATAC AIRPORT NEAR THE CAPITOL CAMPUS IN OLYMPIA, WA

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