

**TIER 1 DATA CENTRE WITH (+/-) 47,133 SF COMING AVAILABLE**

**AVAILABLE OCTOBER 1, 2020**

**Building Highlights**

- (+/-) 47,133 sf available
- (+/-) 26,507 sf raised floor space
- Opportunity to expand third floor by an additional (+/-) 6,783 sf
- High security site with encrypted card access
- Discrete low profile building with 22 on site parking stalls available
- 1.5 MVA dual fed power supply
- 900 kW turbine generator backup power and five day fuel supply
- 180 kW (225 kVA) UPS
- 300 Tons total cooling capacity
- On-site operations / facility manager; on call 24/7

**Property Highlights**

- Critical space cooling system redundancy
- Resilient dual fibre optic feeds to main data centre area
- Multiple telecom carriers (currently three service providers)
- Potential upgrade to Tier II from current Tier I data centre status
- Closed transition transfer for critical systems UPS bypass
- Upgraded electrical, automation and fire alarm systems
- Potential to upgrade to multi-module UPS power

**Lease Rate: \$16.50 psf Net**  
**CAM & Tax: TBD (Based on Tenant Requirements)**

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## Electric Supply

Electricity is supplied to the building underground. There are two 12,470V, 600A high voltage main disconnects serving the building. The two high voltage main disconnects are metered and power is stepped down to 600V, 3 - phase, 4-wire by two 1,500kVA transformers located in the main electrical room. From the transformer, there are two main disconnects rated at 2,000A, 600V and tie breaker serving the building. Power is distributed to various disconnects within the main electrical room throughout the building. A motor control center (MCC) is located in the turbine room.

The present electrical capacity fed from the Hydro source is 1.5 MVA, which translates to 1.35 Mega-Watts of real power at a 0.9 power factor. This value should be further derated for practical utilization by a factor of 0.8. Therefore, total site real power capacity is 1.08 Mega-Watts.

There are air-cooled step-down transformers throughout the building that step a portion of the 600V service down to 120/208V for localized low-voltage distribution. These transformers range in size from 75kVA to 225 kVA.

The potential expanded electrical capacity would probably depend more on the size of the main power transformers that could be physically installed at the site. The incoming Hydro line capacity would theoretically allow for up to 4.3 MVA (3.87MW @ 0.9PF). Realistically, 2.5 MVA transformers are probably the largest physical units that could be installed in the main electrical room. The main distribution switch gear would have to be upgraded/ upsized for such expanded capacity as it would be on its absolute limit at 2 MVA.

## Emergency Power

Emergency power is provided to the building during power outages and interruptions by a diesel-fired 800 kW, 1000kVA turbine generator, with a power factor of 0.8. The turbine was manufactured by Solar and the generator was manufactured by Marathon. It is located in the turbine room on the third floor and provides power through five automatic transfer switches located in the main electrical room. The turbine powers the entire building including the elevator and can power the building for up to five days with the current fuel storage on-site.

The automatic transfer switches include one 600A switch, two 800A switches, and two 1,200A switches.

There is one double-walled 7,350 gallon (US) diesel fuel storage tank located in the parking lot. There are two 200 gallon day tanks located in the third floor turbine room that are provided with secondary containment. The day tanks are original. One double-walled about 200 gallon overflow tank is located in the ground floor mechanical room. Small pumps serve the main and overflow tanks.

There is a UPS backup system for computer systems, security systems, building automation, and other essential tenant systems. The UPS is used as an immediate backup for the period of time that it take the turbine to power the building. Battery pack emergency lights and exit signs are also used until the building is powered by the turbine.

The generator has a standby rating of 900 kW which should be derated for continuous operation and equipment age allowances, giving us a 720 kW emergency power supply capacity.

## Security Systems

Pelco CCTV Cameras at all perimeter entrance/ exit points, and internal lobby area. Digital recording/ monitoring. High encryption proximity card and keypad access through man trap entrance, also a double door pushbutton trap exit system. Card access for all mechanical and electrical rooms and some occupied tenant space. Building is monitored 24/7 by alarm monitoring company, plus physical site security is 24/7. Entry and exit controlled "trap" type door system to completely control entry and exit.

## Telecom/Fibre:

Main Telecom services are provided to the building by three service providers, Bell MTS, Telus and Shaw and terminate at demarcation point on the 1st floor Data Closet. Telus fibre cable enter from both Fort Street (west side of building) and the rear lane (east side of building). Bell MTS fibre cable enters from the Fort Street side only along with a cable from Shaw. Fibre then runs as two separate data paths feeding directly to tenant equipment in second floor secure areas.

## Structural Foundations:

Piles and Concrete grade beams supporting a structurally reinforced concrete ground floor slab and concrete walls and columns.

## Superstructure:

Conventionally reinforced concrete slabs supported on concrete columns and walls. The architectural drawings show a concrete topping over a waterproofing membrane in the mechanical rooms on the third floor.

**EAST ELEVATION**



**SOUTH ELEVATION & PARKING**



**TYPICAL 3RD FLOOR OFFICE SPACE**



**TERRACE ROOF**



**EMERGENCY TURBINE GENERATOR**



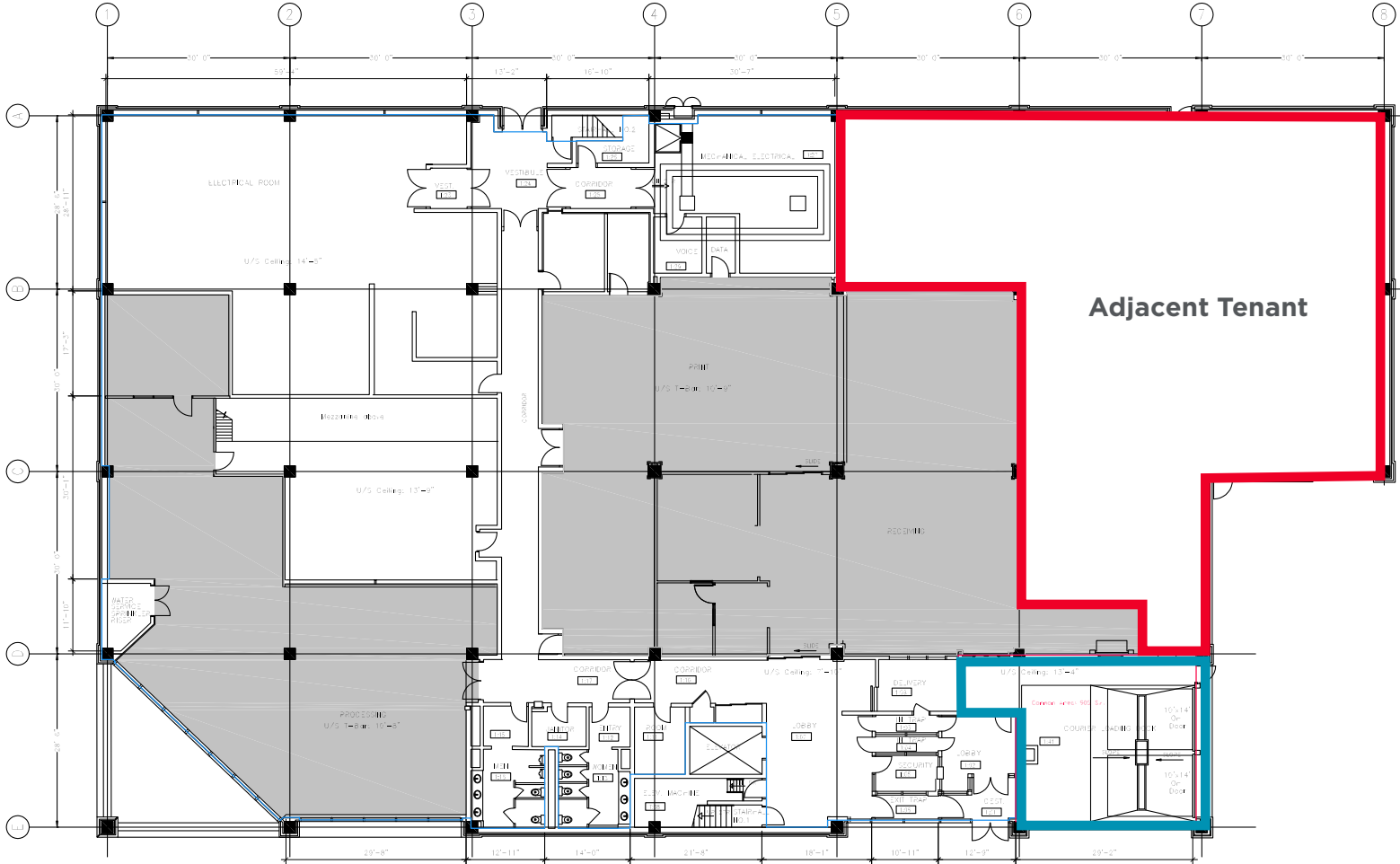
**UPS EQUIPMENT**



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**1ST FLOOR**



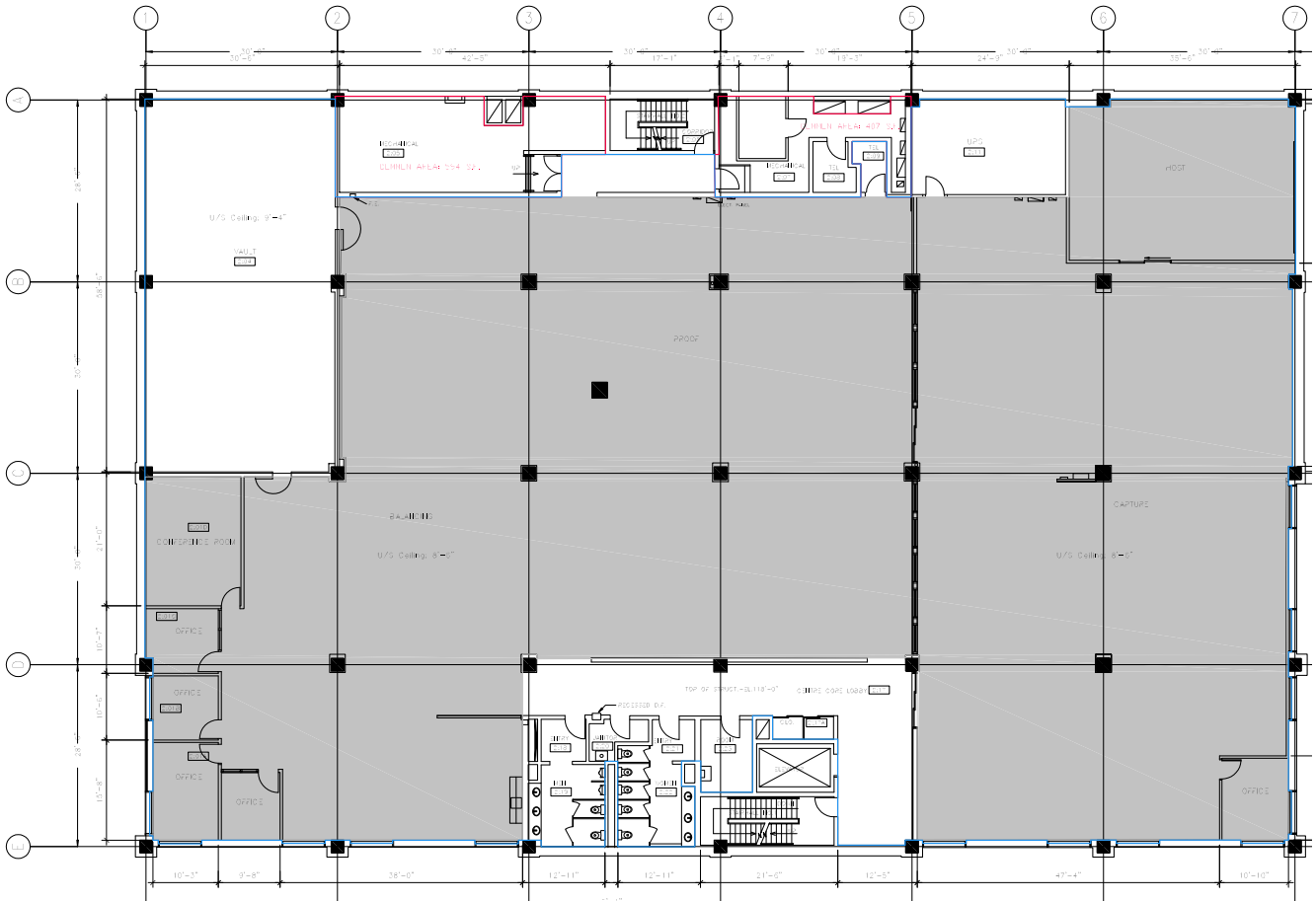
**Tenant Useable: (+/-) 16,120 sf**

- (+/-) 7,733 sf Raised Floor**
- Common Loading Dock**

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**2ND FLOOR**



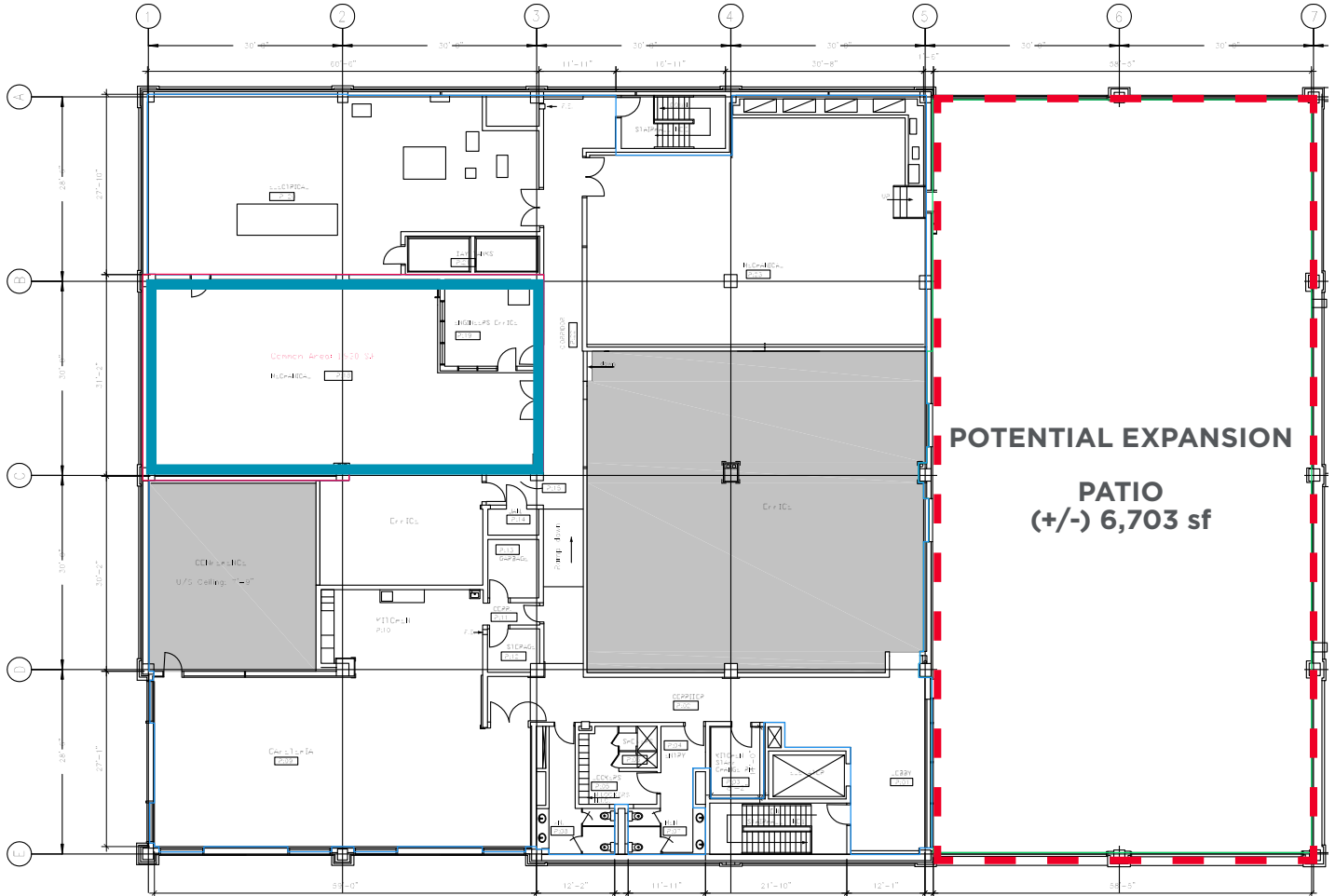
**Tenant Useable: (+/-) 19,376 sf**

**(+/-) 15,463 sf Raised Floor**

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**3RD FLOOR**



**Tenant Useable: (+/-) 11,637 sf**

 **(+/-) 3,311 sf Raised Floor**

 **Common Mechanical Room: (+/-) 1,930 sf**

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