

DATA CENTER INVESTMENT OPPORTUNITY

1208 Quality Choice Place

Data Center / Colocation Facility

Louisville, Kentucky 40210

Single-Tenant • Long-Term NNN Investment • Opportunity Zone

JULY 2026



DEAL SUMMARY

Executive Summary

Romans Properties LLC is pleased to exclusively offer for sale 1208 Quality Choice Place, a 15,225 SF single-story data center / colocation facility on 0.59 acres in the Old Louisville submarket. The building was purpose-built as a telecommunications and data center facility and is fully occupied by Intelishift US, LLC.

The tenant recently exercised the first of its remaining five-year renewal options, extending the lease through February 2031, with at least one additional five-year option preserved. The Property offers in-place standby generation, chilled-water cooling, and a multi-tier UPS plant — infrastructure that would be costly and time-consuming to replicate.

The Property is offered at a target price of \$2,754,788, representing a 6.5% capitalization rate on the in-place annual base rent of \$179,061.24.



ANCHOR TENANT

Intelishift US, LLC

Sole building tenant | 100% occupied

\$2,754,788

TARGET PRICE

6.5%

TARGET CAP RATE

15,225 SF

BUILDING SIZE

Feb 2031

CURRENT LEASE EXPIRATION

Why This Asset

01

Mission-Critical Infrastructure In Place

2.25 MW Cummins standby generator, dual 250-ton York air-cooled chillers, and a multi-module UPS plant (2 installed / 1 future) are already built out.

02

Long-Term, Recently Renewed Tenancy

Tenant has just exercised its first 5-year renewal option (through Feb. 2031), with additional option(s) still available.

03

Net Lease Structure

Tenant is responsible for real property taxes, insurance, utilities, and maintenance, subject to a capital cost-sharing mechanism on major building systems.

04

Purpose-Built Technical Space

7,500+ SF of dedicated collocation/data hall space across three areas, supported by MPOE connectivity and a redundant core network.

05

Opportunity Zone Location

The Property sits within a designated federal Opportunity Zone, offering potential tax-advantaged treatment for qualifying purchasers.

06

Infill Louisville Location

SW corner of 12th & Oldham, minutes from downtown, in a submarket with tight 1-3 Star vacancy (2.7%) and rising asking rents.

PROPERTY SUMMARY

Property Overview

Address	1208 Quality Choice Place, Louisville, KY 40210
Also Known As	1208 Oldham Street (SW corner of 12th & Oldham)
Building Size	15,225 SF, single story
Site Size	0.59 AC / 25,483 SF
Year Built	2000 (per ownership)
Building Class	Class B
Construction	Masonry / steel-frame (Butler “Widespan” system)
Roof System	Butler MR-24 standing-seam metal roof
Building Height	24 feet
Zoning / Use	Telecommunications, data center, general office
Opportunity Zone	Yes
Parking	14 surface spaces
2025 RE Taxes	\$0.13/SF
2025 Assessment	\$2,098,700 total (\$1,833,400 impr. / \$265,300 land)
Submarket	Old Louisville, Office



Electrical distribution panels

YEAR BUILT

Ownership confirms the building was constructed in 2000, consistent with lease documentation reflecting new construction for the original telecommunications tenant.

Critical Infrastructure Overview

Summarized from current as-built facility drawings. Broker has not independently verified operating condition or capacity utilization.

STANDBY POWER & ELECTRICAL

- 2.25 MW Cummins standby generator
- AC switchgear with 3,000A utility service
- UPS: N+1 config — two 500 kVA installed, one 500 kVA future
- 36+ hr generator runtime; 4,000-gal fuel capacity (per operator marketing)

MECHANICAL / COOLING

- Two 250-ton York air-cooled chillers
- Two Marconi air handlers
- Cold-row branch supply duct distribution
- N+15% cooling margin; green cooling design (per operator marketing)

TECHNICAL / WHITE SPACE

- Area 1, Collocation: ≈ 2,500 SF
- Area 2, Collocation Custom Cage: ≈ 2,015 SF
- Area 3, Managed: ≈ 3,000 SF
- ≈ 8,130 SF total colocation footprint (per operator marketing)

CONNECTIVITY & LIFE SAFETY

- MPOE: AT&T, Lumen, Windstream on-site
- Redundant core network (MDF)
- Fire suppression; biometric/keycard access, man-trap
- SOC 2, HIPAA, PCI compliant environment (per operator marketing)

Infrastructure Photos



Electrical room: switchgear and distribution



UPS plant: 500 kVA modules

Tenant & Lease Summary

Tenant	Intelishift US, LLC, a Delaware limited liability company
Tenancy History	Successor-in-interest to Hosting.com Data Centers III, Inc. via Assignment of Lease dated 3/3/2021
Governing Lease	Lease dated March 17, 2014 between LD Properties, LLC (Landlord) and Hosting.com Data Centers III, Inc.
Current Term	March 1, 2026 to February 28, 2031 (1st renewal option, exercised 2/17/2026)
Remaining Options	At least one additional 5-year renewal option reserved by tenant
Current Base Rent	\$14,921.77 / month (\$179,061.24 / year)
Lease Structure	Net to landlord; tenant pays taxes, insurance, utilities, maintenance
Roof Responsibility	Capital roof replacement amortized over useful life; tenant covers the portion within the lease term, landlord covers the remainder



Sole building tenant • 100% occupied

\$179,061

IN-PLACE ANNUAL BASE RENT

5 Years

CURRENT TERM REMAINING

FINANCIAL HIGHLIGHTS

Financial Summary

\$179,061.24

IN-PLACE ANNUAL BASE RENT

\$2,754,788

TARGET PURCHASE PRICE

6.5%

TARGET CAPITALIZATION RATE

≈ \$181 / SF

PRICE PER SQUARE FOOT

Pricing reflects a 6.5% capitalization rate applied to the tenant's current in-place annual base rent under the newly-commenced option term. Because the lease is structured on a net basis, the majority of operating expenses are borne by the tenant, subject to the landlord's capital cost-sharing obligations described in the Tenant & Lease Summary.

Purchasers are encouraged to request a copy of the full governing lease and any amendments for complete underwriting.

AERIAL & LOCATION

Location Overview

1208 Quality Choice Place is located at the southwest corner of 12th and Oldham Streets in the Old Louisville submarket, an established, infill office/industrial corridor minutes from downtown Louisville.

The immediate submarket reports 1-3 Star vacancy of approximately 2.7%, with average asking rents of roughly \$18.83/SF.

2.7%

SUBMARKET VACANCY

\$18.83

SUBMKT ASKING RENT/SF

\$11.76

IN-PLACE RENT/SF

The subject Property's in-place rent of \$11.76/SF sits well below the submarket average of \$18.83/SF, indicating embedded rental upside and downside cushion for a purchaser.



PROPERTY PHOTOS

Exterior & Street Presence



Street view: 12th Street elevation



Secured entrance and loading area

ADDITIONAL PROPERTY PHOTOS

Access & Site



Secured loading entrance



Site view: perimeter fencing and gated access

FOR ADDITIONAL INFORMATION • CONTACT

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This memorandum is confidential and furnished solely for the purpose of evaluating this opportunity.

