



870 Duane Avenue, Santa Clara

30,000 SF Lab/Data Center
For Lease or Sale

870
DUANE

 **JLL**



Offering Summary

870 Duane Avenue in Santa Clara is a premiere data center in the most data center rich area of California. The 30,000 square foot building is available now.

Unmatched Location

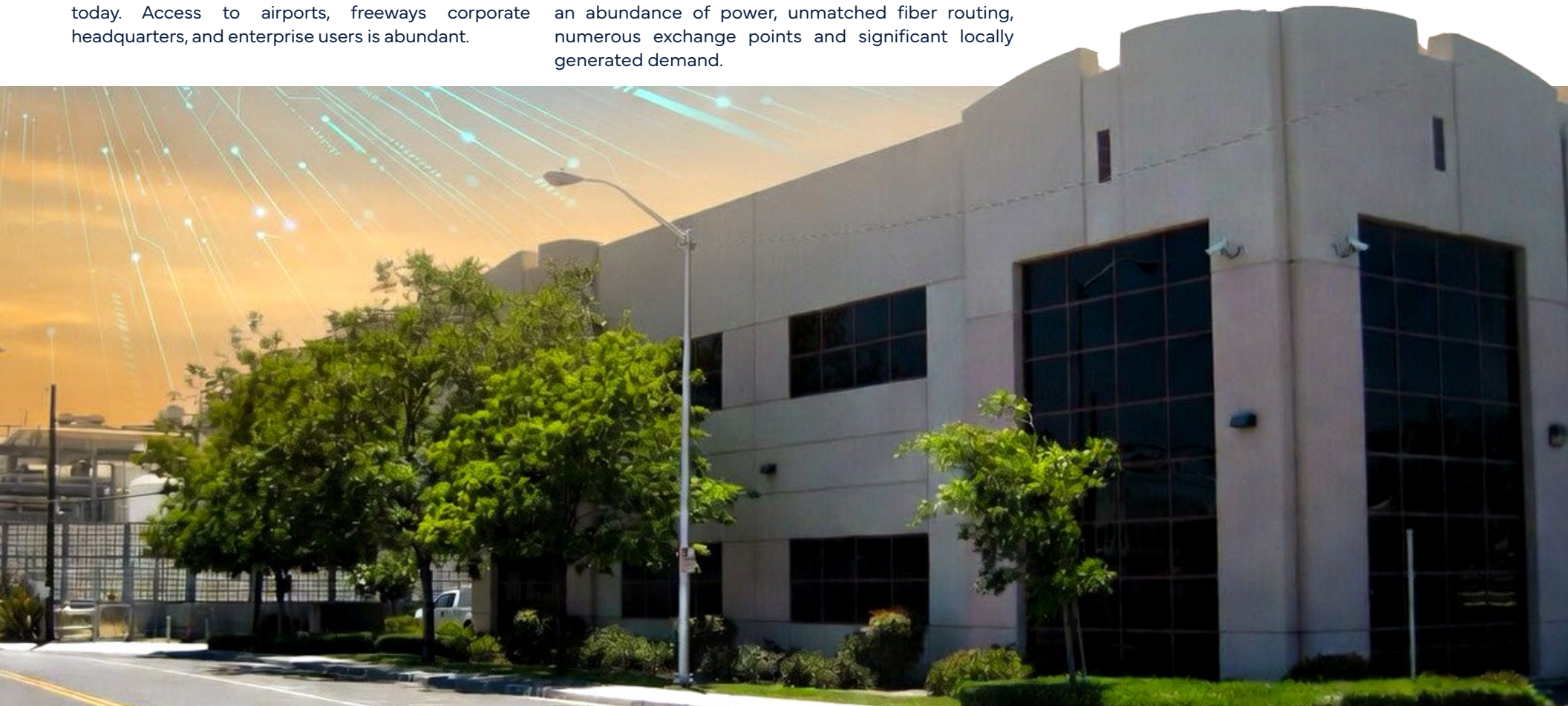
Located in Santa Clara, California, the Century Link Data Center sits immediately adjacent to Silicon Valley Power's newest power plant. The subject property is located in the most densely populated area of data center buildings in the State. Surrounding development of data centers in the area, driven by the proximity to the power plant and two major substations, continues today. Access to airports, freeways corporate headquarters, and enterprise users is abundant.

Strong Data Center Market

The Silicon Valley remains one of the most influential technology marketplaces in the world driven by a vast number of fortune 500 companies like AMD, Apple, eBay and Intel as well as high growth web2.0, gaming and social networking companies. Ranked by Tier 1 Research only behind New York as a top Multi-Tenant Data Center Market, the marketplace offers an abundance of power, unmatched fiber routing, numerous exchange points and significant locally generated demand.

World Class Utility

Silicon Valley Power as the city of Santa Clara's electric Utility boasts lower costs and high levels of reliability as compared to the balance of the State making Santa Clara a premier area for Mission Critical facilities. Their Average System Availability Index ranks in the top 3% nationally at "four nines" (99.99%).



Property Information

870 Duane Avenue, Santa Clara, CA

The building was a purpose-built project in 2000 for the purpose of a telecommunications data center offering a unique and dedicated purpose.

M2 **Building Size:** ±30,000 SF | 15,000 SF Floor Plates

Clear Height: Appx 15' deck to deck

Parcel Size: ± 1 acre; 43,560 SF

Zoning: ML (Light Industrial) | The facility meets the 1997 UPC, UBC, & UMC, codes as well as the 1996 NEC building codes.

Utility: A primary feeder delivers power to the building at 12kv with a capacity of 4.5 MVA, currently delivering 2.027 MVA to the building. Silicon Valley Power (SVP) is the utility provider for the building.

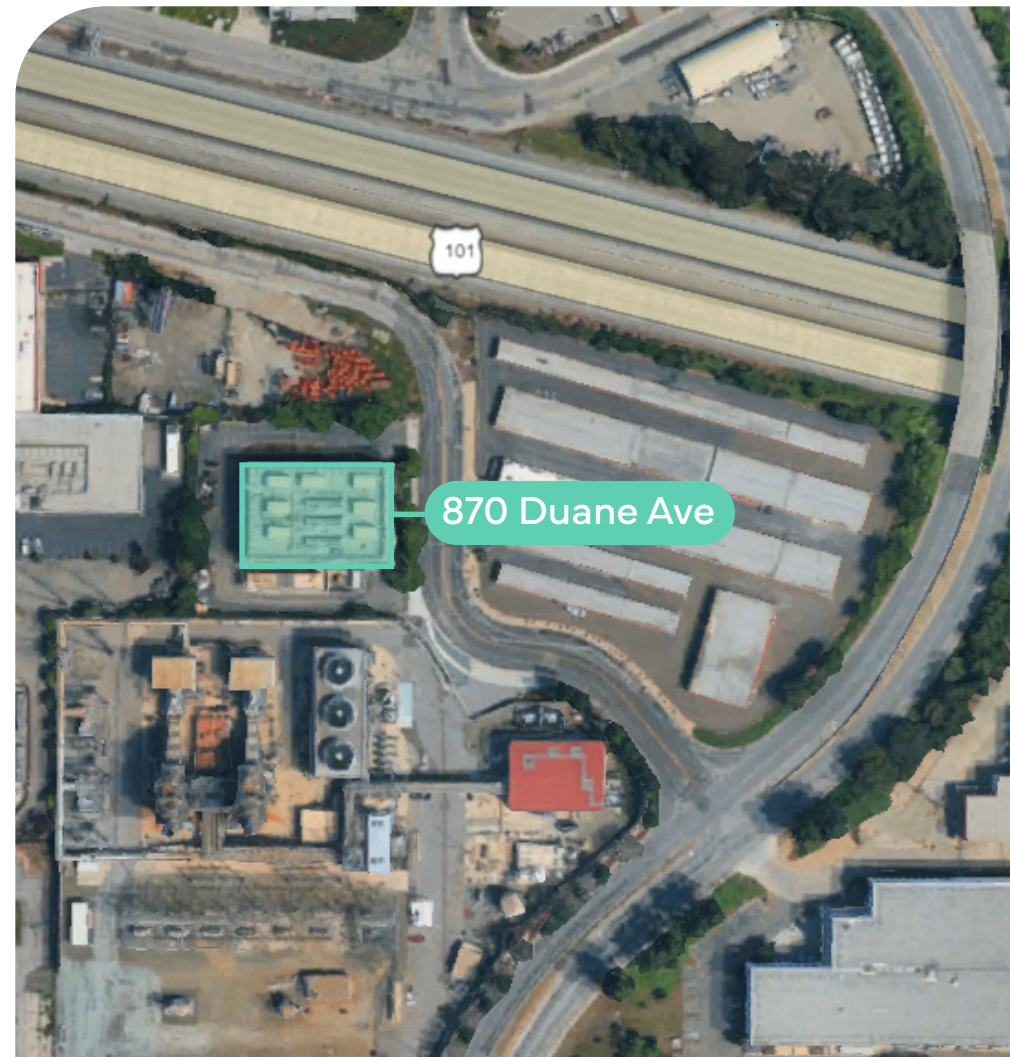
Generators: Two 2MW caterpillar diesel generators are on site with 4,000 gallon diesel belly tanks.

Parking: 1 / 1,000 SF

Building Construction: Steel and concrete. The steel frame truss system support concrete tilt walls. The roof is five-ply rigid insulation and steel decking.

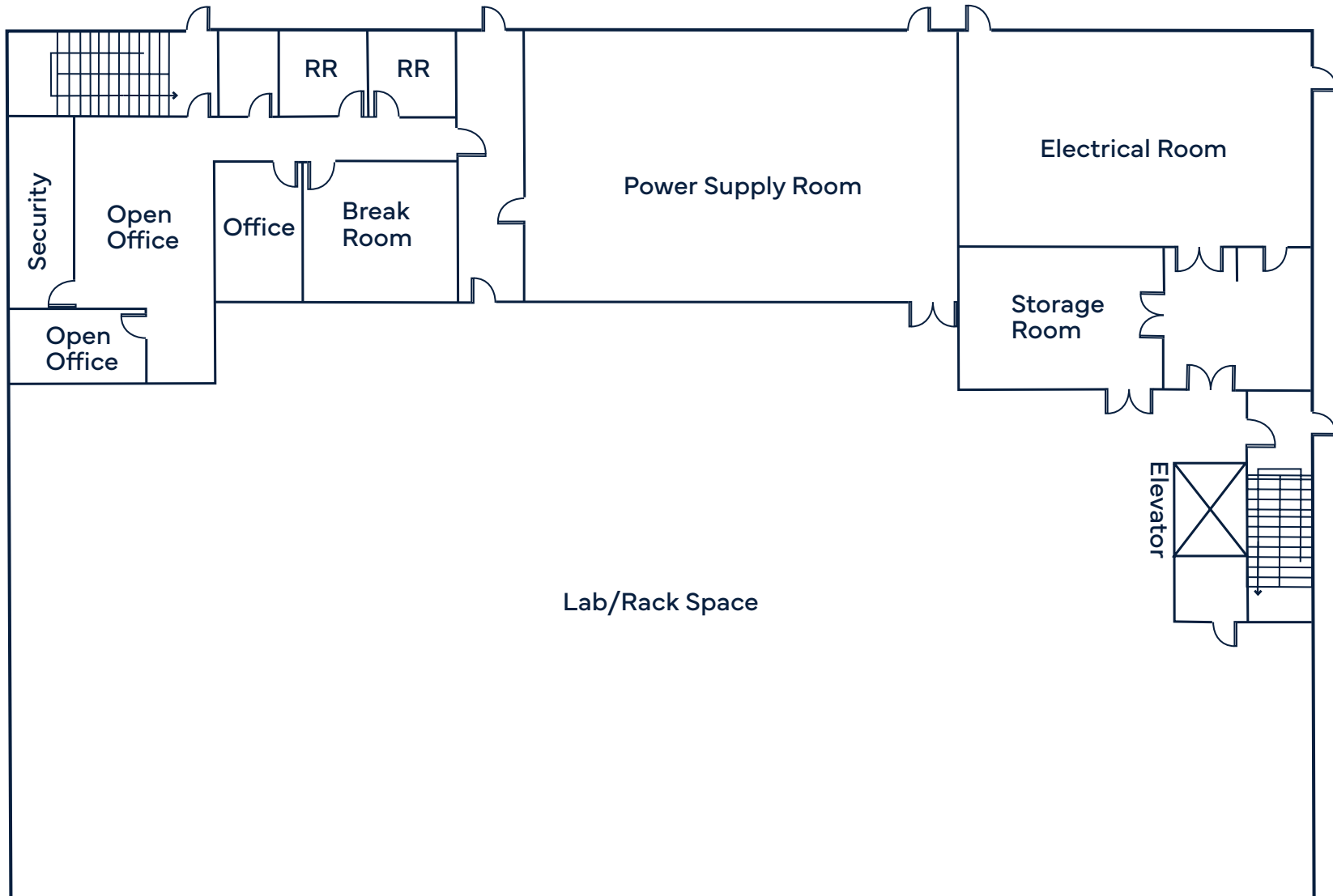
Year Built: 2000 by the Mortenson Co. of San Francisco, California.

Interior: ±5,050 SF - power room, electrical switch gear room, server staging area, and office. ±9,950 SF is fully functional data center/lab space. The entire 15,000 SF second floor is fully functional data center/lab space.



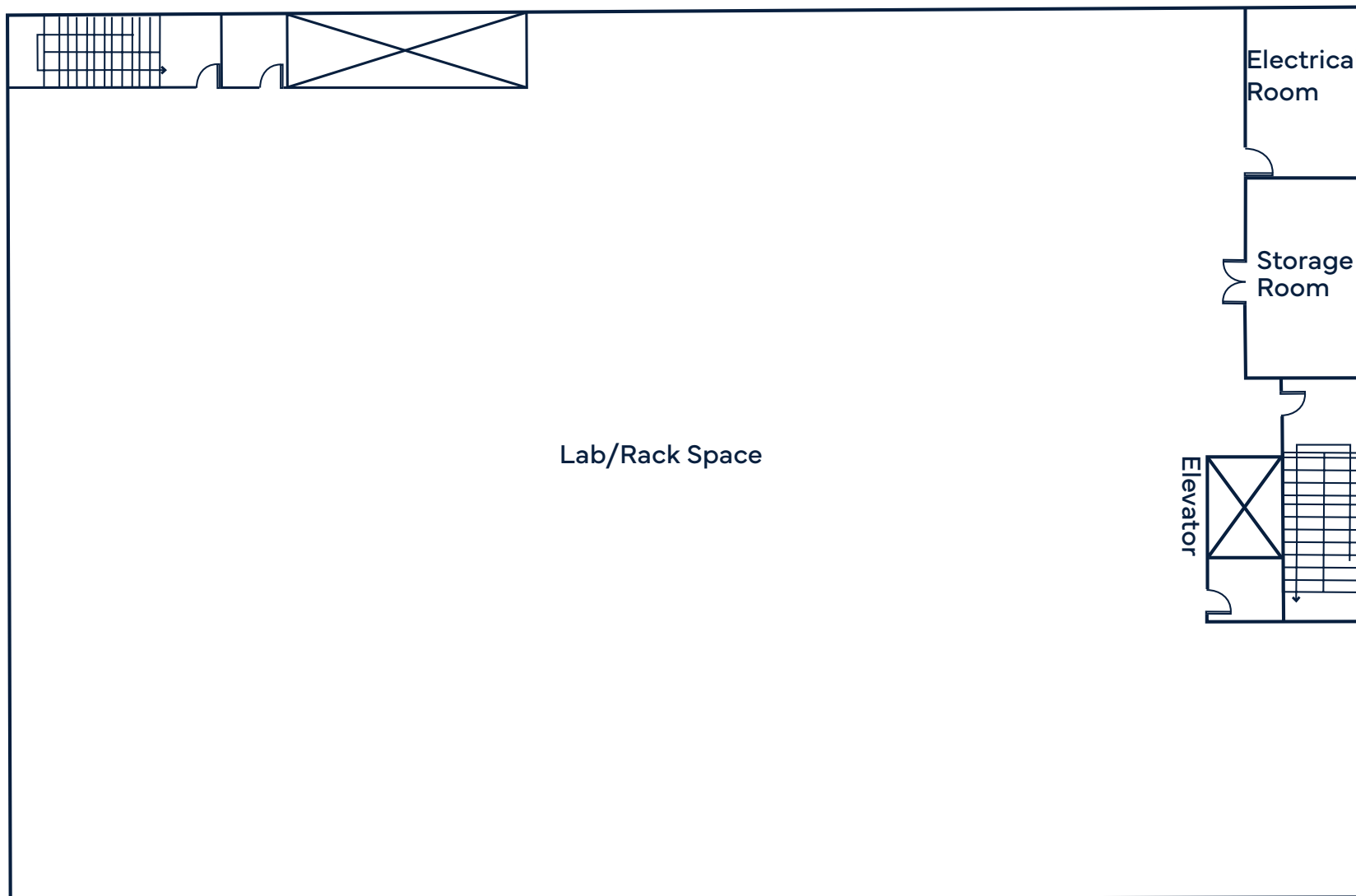
Floor 1

±15,000 SF

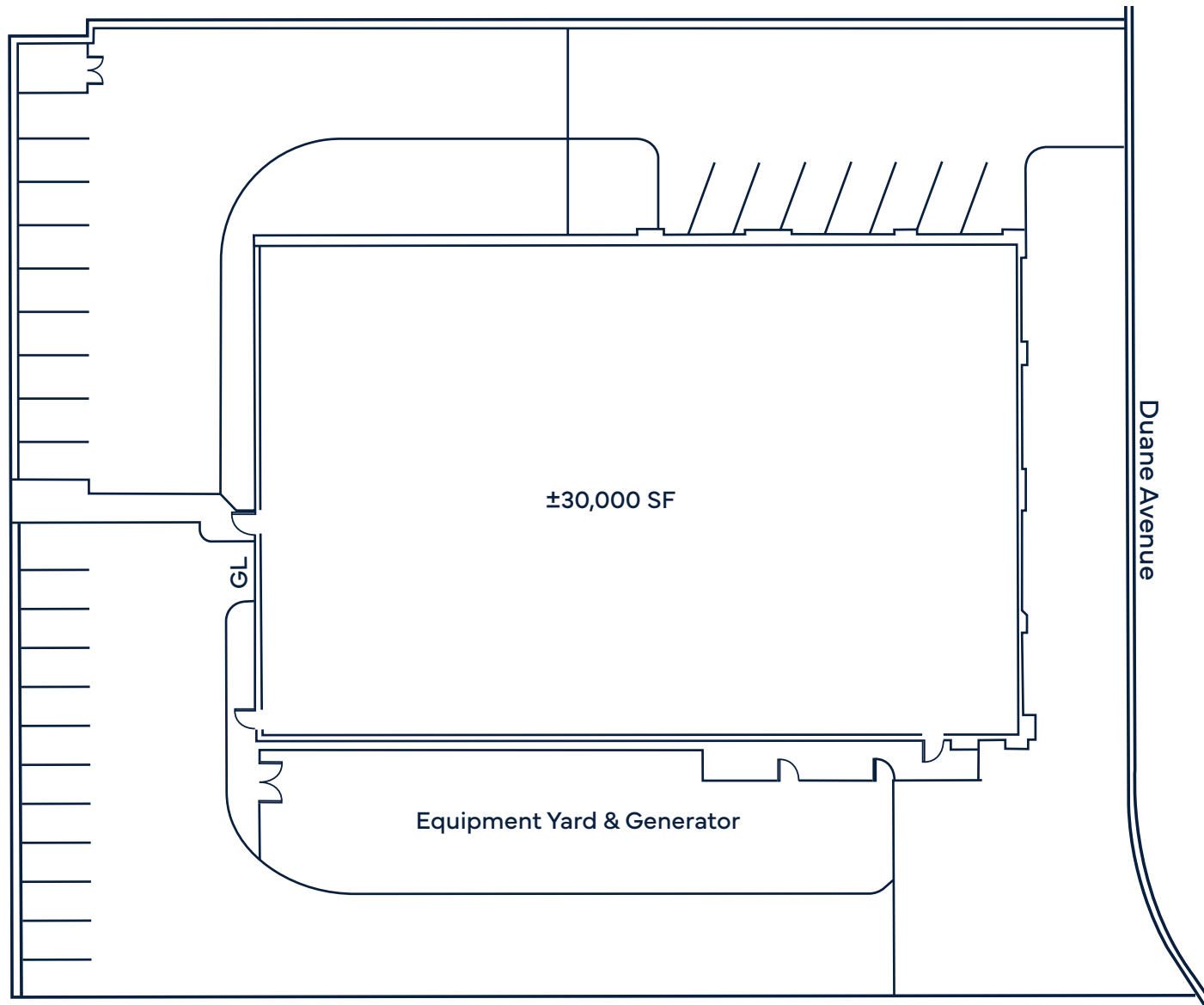


Floor 2

±15,000 SF



Site Plan



Silicon Valley Power

Silicon Valley Power, the City of Santa Clara's electric utility, has been serving many of these massive enterprises since their inception. We have worked hand in hand with our customers to develop the clean, reliable delivery of power they require. Our energy solutions are field-proven. Businesses large and small recognize the SVP advantage and see us as an invaluable partner.

As Santa Clara's municipal electric utility, the values we hold dear are the same ones we have lived by for over 100 years: reliability, stability, and quality. We offer tools to help you manage your facility's energy use, ideas and rebates to save money and increase your facility's efficiency, and more.

Von Raesfeld Power Plant

The Von Raesfeld Power Plant is at 850 Duane Avenue on approximately two acres in an industrial area of Santa Clara. The site is adjacent to SVP's existing Kifer Receiving Station, off Lafayette Street just north of Central Expressway and south of the Bayshore Freeway. The site is located in an area that is zoned for industrial uses, such as an electric generating facility. It is immediately adjacent to a City of Santa Clara recycled water main line, which will supply recycled water to the Von Raesfeld Power Plant. In addition, the site is located near SVP's Kifer Receiving Station, which will carry the power generated by the proposed facility to SVP's customers. A new 1.9 mile-long natural gas pipeline will be constructed primarily along City streets to supply natural gas to the project site.





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