



warner business center

8905 SOUTH BECK AVENUE
TEMPE, ARIZONA 85284

FOR LEASE

8905

CURRENT DATA CENTER



3200 East Camelback Road
Suite 100
Phoenix, Arizona 85018
602.956.7777

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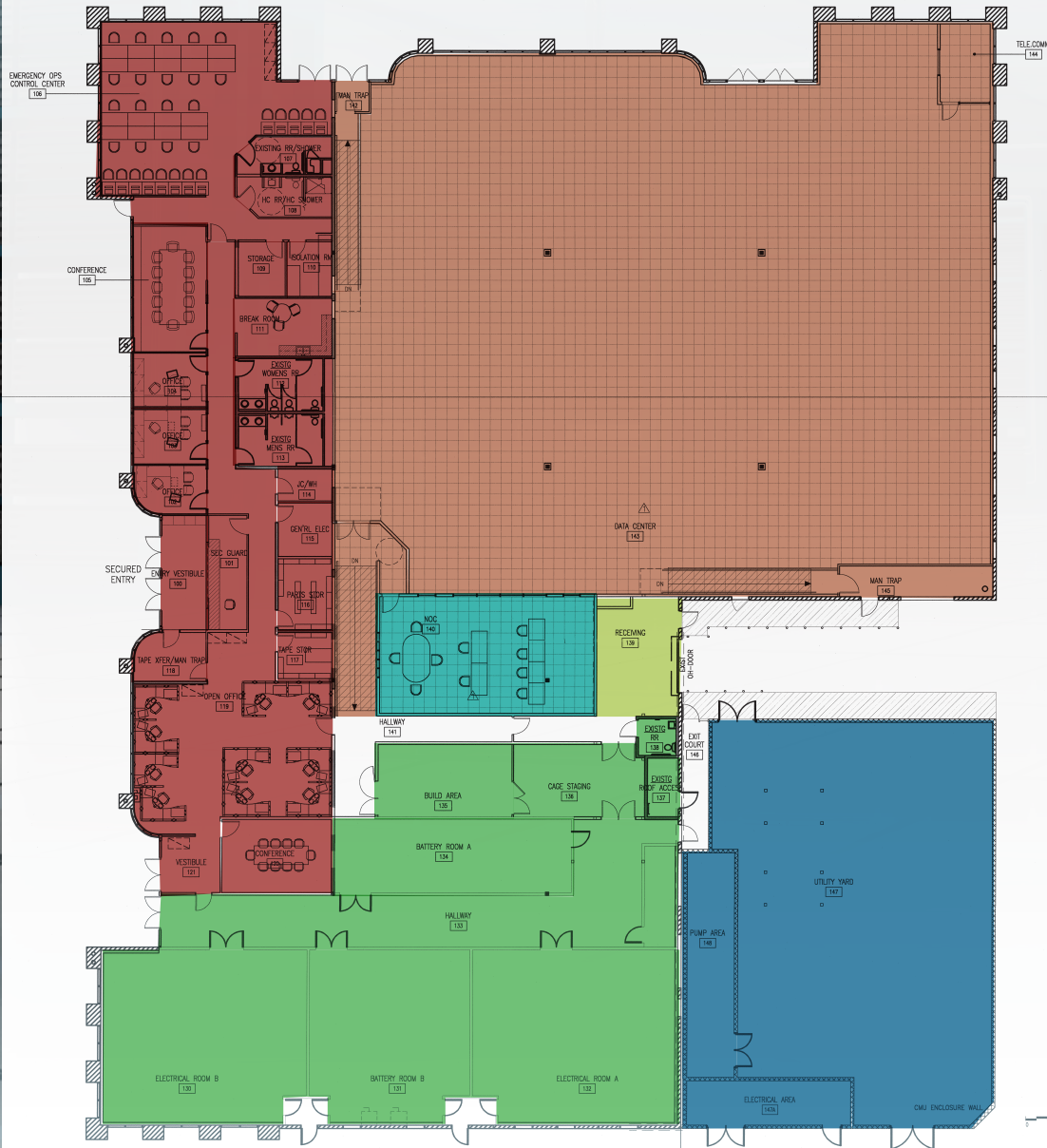
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KEY



OFFICE



COMPUTER ROOM



LOADING AREA



POWER & BATTERY BACK UP AREA



NETWORK OPERATION CENTER

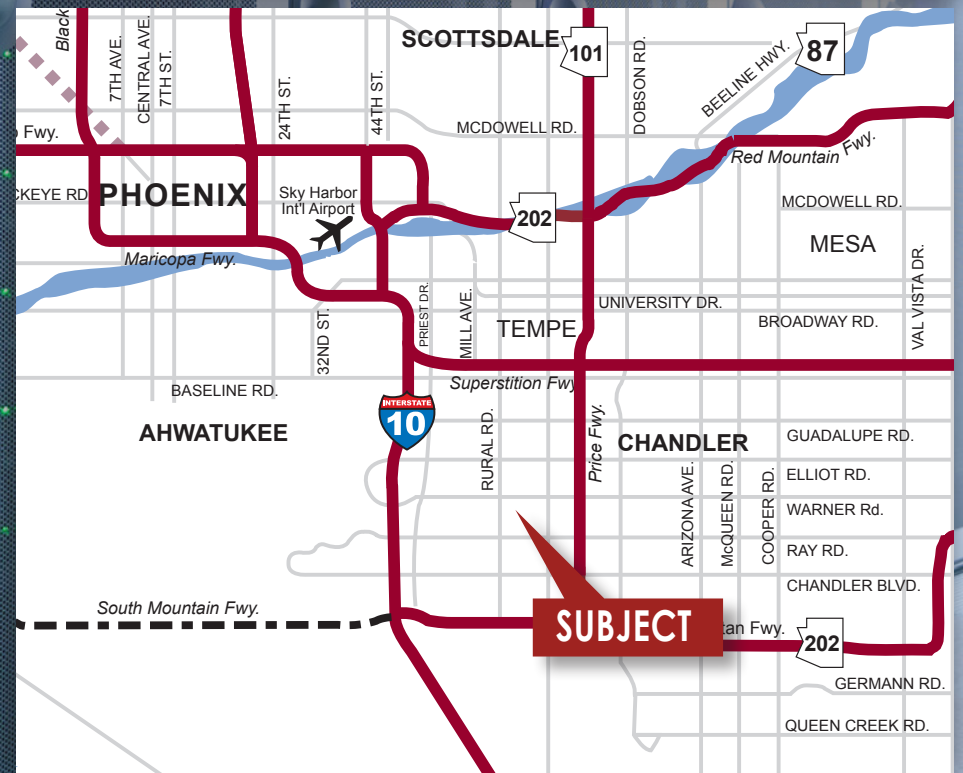


CHILLER SYSTEM



SPECIFICATIONS:

- Existing Data Center
- Total Facility Size: $\pm 28,463$ SF (Freestanding)
- Raised Computer Floor Area: $\pm 12,100$ SF
- 2,800 Kw Capacity
- 4,000 AMP SES (277/480V)
- Fully Air Conditioned & Fully Backed Up with a Diesel Generator
- Dual Electrical Power Substations Available
- SRP = 1,500 KW Transformer
- 1,500 KW Cummings Emergency Diesel Generator
- 2 Underground Fiber Entries Available
- 300 Ton Chiller System (Trane Units) (2)
- Capacity Available for Additional 300 Ton Chiller System
- 10 Liebert CRAC Units in the Computer Room
- Electric & Battery Rooms in Place with the Capacity to Add More
- Primary Electric Rooms Equipped with Liebert Ups Control Module
- Network Operation Center Equipped with IT Consoles, Also Battery Back Up
- Computer Room has Additional Capacity for CRAC UNITS, PDU's & RDU's
- 12 Row IT Capacity in Main Computer Room
- SRP Power & Generator Expansion Available
- Lighting Grounding Rod System in Place on the Roof
- Computer Room & N.O.C. on Preaction Fire Alarm System
- Fully Secure Facility with Interlock Main Trap Room



LOCATION:

Warner Business Center is located in Tempe, Arizona situated off the I-10 freeway with convenient access to all other major freeways, hotels/lodging and retail amenities.

Additionally, Warner Business Center offers an easy 15 minute commute to Sky Harbor Airport and Arizona State University, as well as major area employers such as Freeport McMoRan Copper & Gold, Inc., Honeywell, Intel Corp., Freescale Semiconductor, and Avnet Inc.



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