



16,500 - 68,803 SF
FULLY FURNISHED
PLUG + PLAY OPPORTUNITY



5925 CABOT PARKWAY
ALPHARETTA, GA 30005

404.252.1200
www.skcr.com

Furman Wood
Jeb Gordon

5925 CABOT PARKWAY

PROPERTY INFORMATION



BUILDING SF

88,000 SF Total

AVAILABLE SF

16,500 - 68,803 SF Available

22,000 SF data center (Leased thru 2022)

- call for details

PARKING

3.2/1,000 SF parking ratio

283 spaces

YEAR BUILT

1999 (fully renovated in 2007)

ZONING

M1 in Forsyth County

BUILDING FEATURES

- + Fully furnished plug and play opportunity
 - 48 private offices
 - 130 workstations
 - 11 conference rooms
 - 2 break/lounge areas
 - Full catering kitchen
 - Exterior patio
- + 24' Clear Height
- + Rear load
 - 1 dock high (ability to add 4-6 more)
 - 1 ramped drive in
 - 1 trash compactor door

AMENITIES

- + Solar panel roof system
 - Secured stair access to observation deck
 - Generates approximately 27,000 KW/year
 - Projected \$0.25/SF cost savings
- +2 back up generators
 - 1,500 KW Caterpillar
 - 7,000 gallon capacity
 - Estimated 4-day run time
- + AT+T internal cell tower
- + Redundant Fiber

ROOF

1-60 rating, with a single-ply membrane top roof
(2010 with a 20-year warranty)



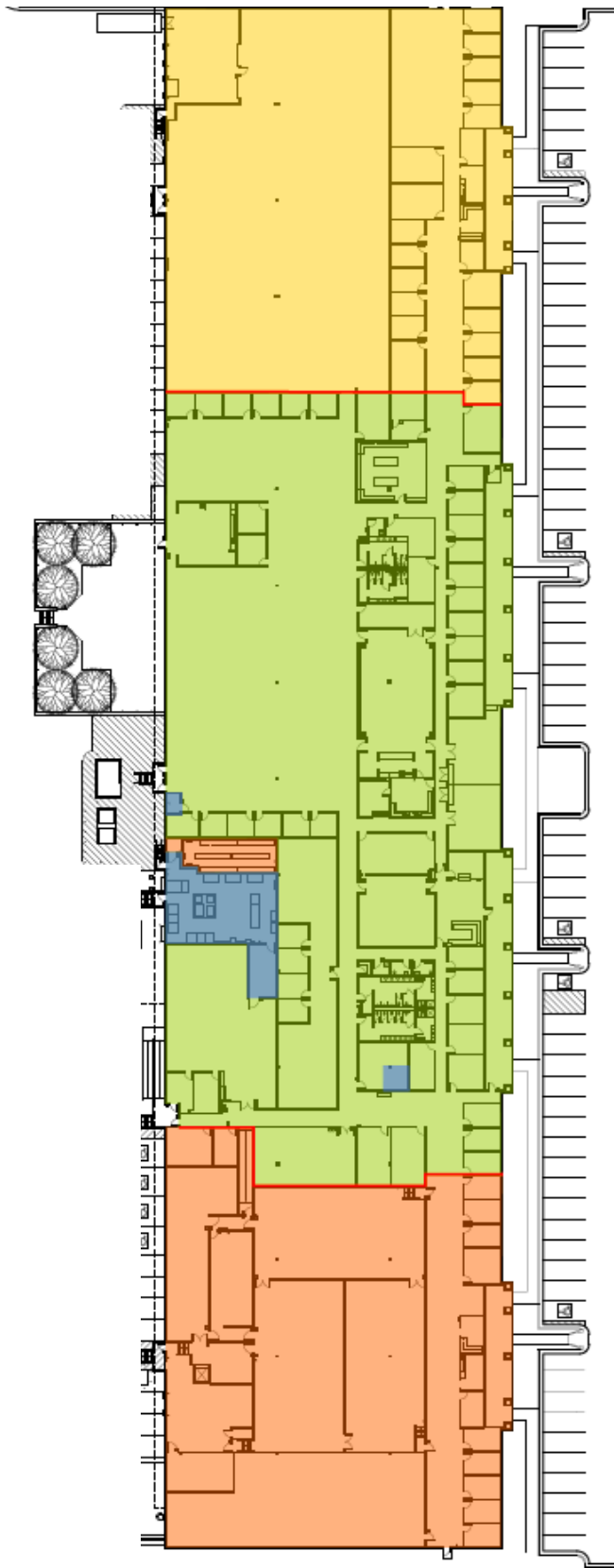
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SITE + FLOOR PLAN



- BUILDING COMMON AREAS: 1918 RSF
- EXISTING DATA CENTER: 23,723 RSF
- AVAILABLE SPACE A: 45,374 RSF
- AVAILABLE SPACE B: 23,429 RSF

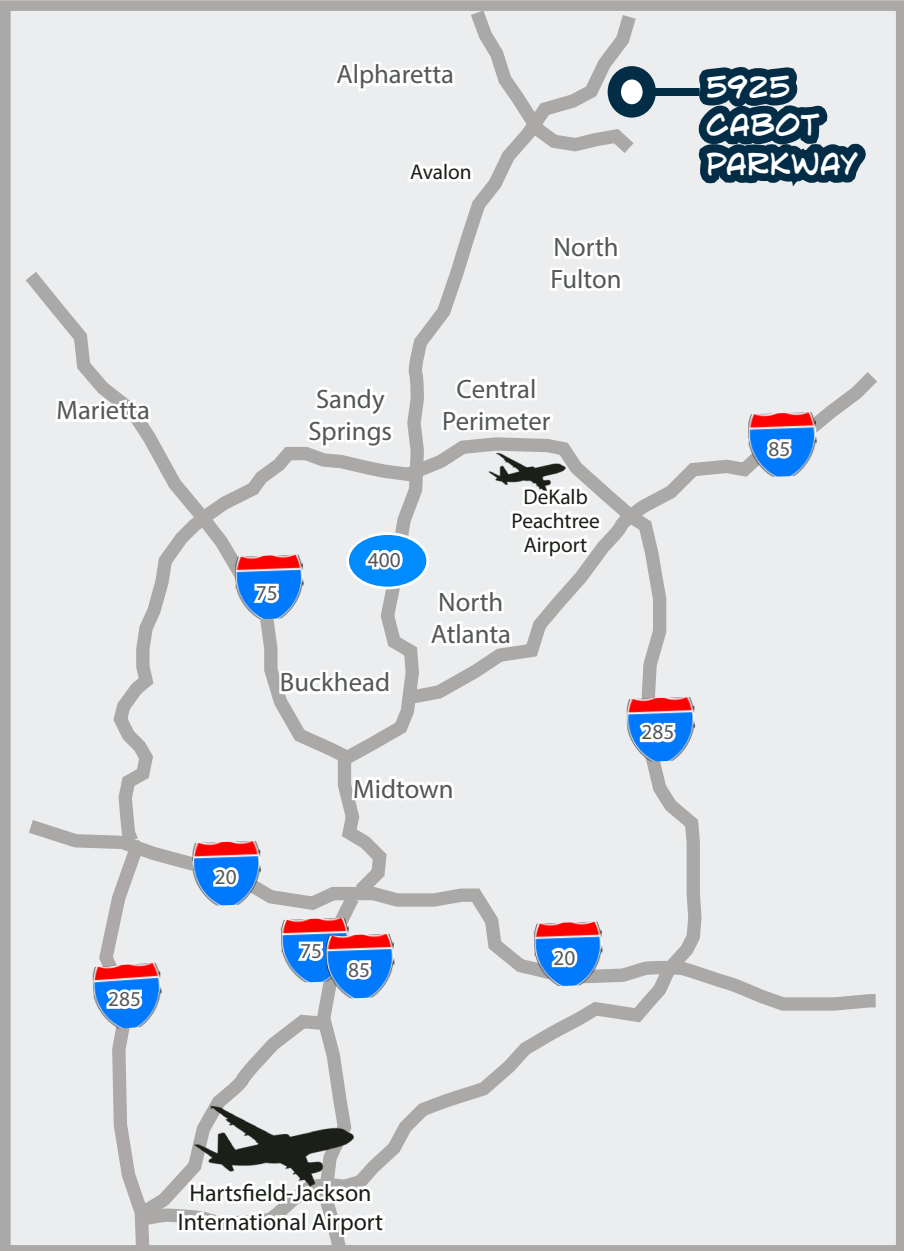


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ALPHARETTA HIGHLIGHTS



TECHNOLOGY

- 700 Tech Companies
- 15+ Enterprise and Co-Location Data Centers
- 1/4+ Metro Atlanta's Top 25 Tech Employers
- 22 Data Centers and Virtual Hosting Companies
- 105 Software Development Companies

BUSINESS CLIMATE

- Access to Largest US Airport
- Competitive electric rates (1/3 -1/2 the cost of rates in NYC or San Francisco)

INFRASTRUCTURE

- Citywide Fiber Network
- 60% Above U.S. Average Download Speeds
- Consistently Ranked as one of the Fastest-Growing Cities

WORKFORCE

- 4,632 Workers per sq. mile
- 122K+ Daytime Population
- Over 1 Million Workers within 30 Minute Drive
- 2/3 of Population Carries a Bachelor's Degree or Higher
- 35% above National Average
- 36: Average Age of Workforce
- \$100,487: Median Household Income

DRIVETIME MAP FROM FACILITY

1. Halcyon
4 minutes
2. GA-400, Exit 12 (McFarland Pkwy)
5-7 minutes
3. Avalon, Exit 10
3-15 minutes
4. DeKalb Peachtree Airport
30 minutes
5. Exit 9 (Haynes Bridge)
15-20 minutes
6. Downtown Atlanta
40-45 minutes
7. Hartsfield-Jackson International Airport
50-55 minutes



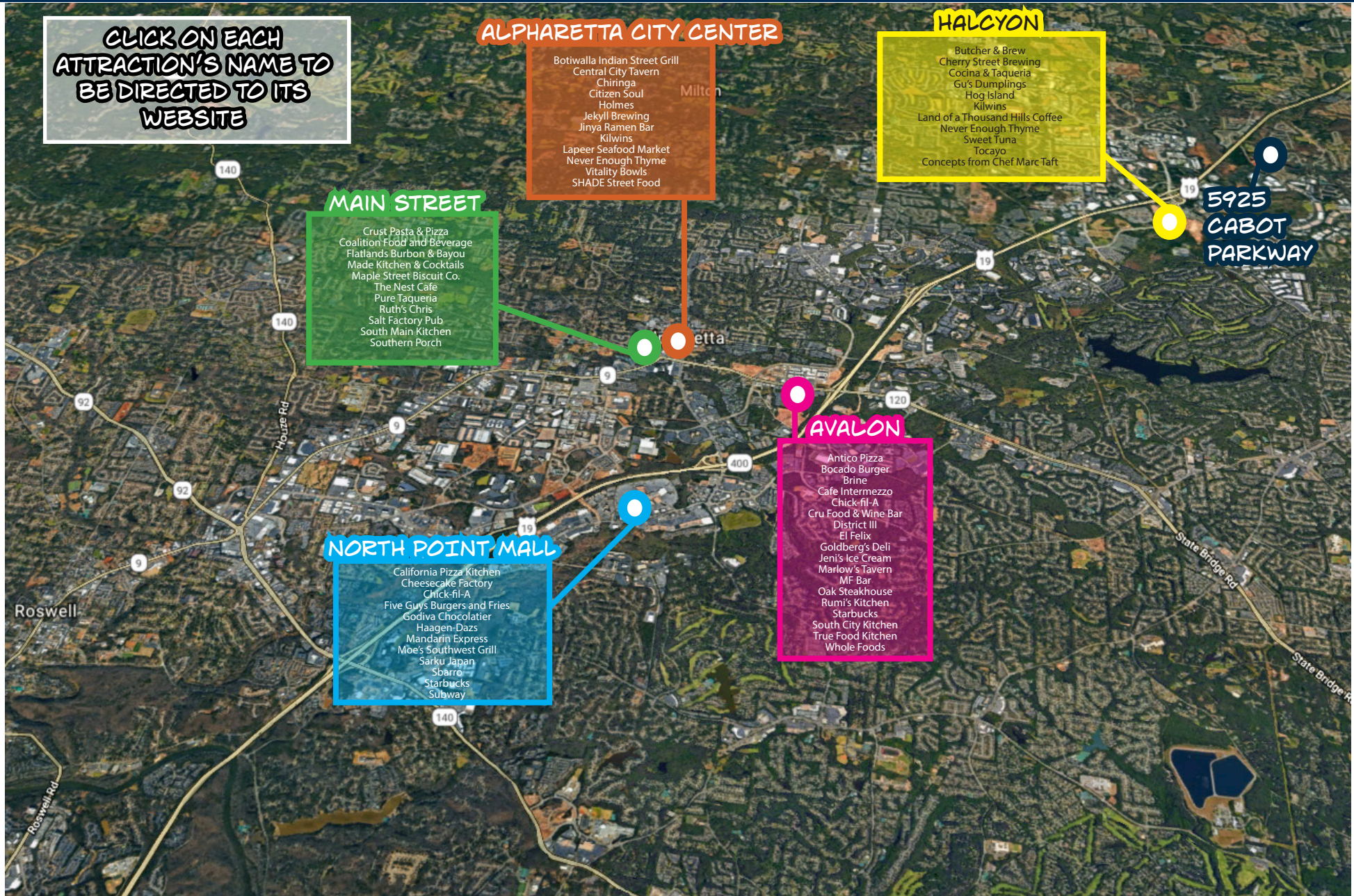
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ALPHARETTA MAP



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PHOTOS



BREAK ROOM + KITCHEN



OFFICE ON GLASS



INTERIOR CONFERENCE ROOM



MAIL ROOM



WORKSTATION SPACE



CREATIVE OFFICE



INNOVATION CENTER



FITNESS CENTER



SHIPPING/RECEIVING/TRASH



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