



10 MW Data Center Available for Sale

40 PERIMETER CENTER

40 Perimeter Center East | Atlanta, GA 30338

Lincoln

Lincoln Property Company
3340 Peachtree Road, NE
Suite 2550
Atlanta, GA 30326
www.lpc.com

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Data Center Available



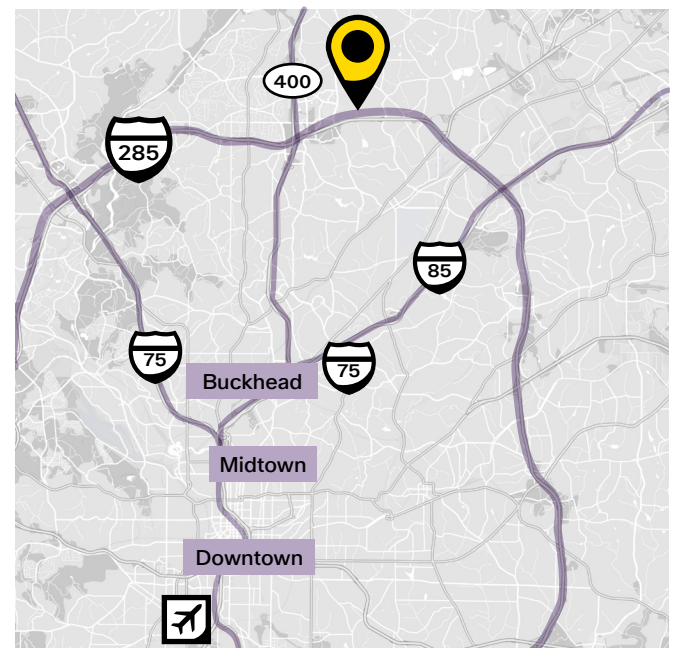
This data center is ideally located in Atlanta's Central Perimeter market.

88,000 square foot Tier III data center for lease

The property boasts 10 MW of power available in 2024 with the potential to be expanded to 53 MW of total power through Georgia Power.

40 Perimeter Center provides tenants with the opportunity to occupy a strategically located state-of-the-art colocation facility, on a 12.76-acre parcel that can support future data center expansion and new development.

Central Perimeter Location

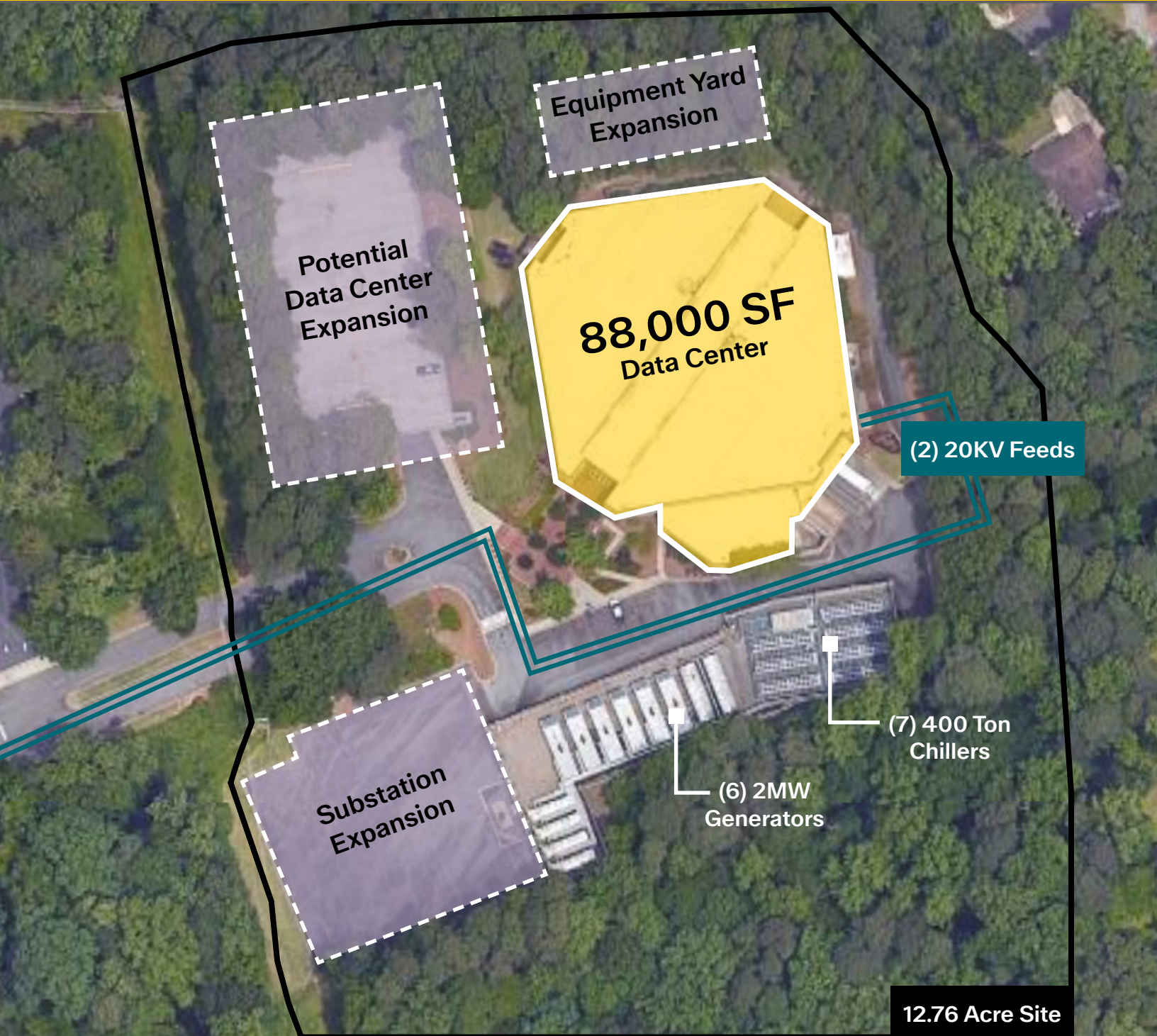


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Data Center Campus



12.76 Acre Site

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Building Specs

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Total Available Square Footage

- 88,000 SF

Power

- There are two (2) 19.8KV power feeds from Georgia Power on a switched configuration between each respective substation power the facility. The feeds are fully redundant as either feed can fully support the facility the 19.8KV redundant transformers step down to 13.2KV, providing 10MVA of usable power.
- The electrical service to the site is via a primary 19.8KV feeder from Perimeter Center Substation. The secondary 19.8KV feeder is coming from their North Shallowford Substation.

Internal Cabling

- Copper and Fiber access throughout via structured cabling infrastructure

Metro/Long Haul Fiber Providers

- Century Link
- Fiberlight
- LIT Networks
- Level3
- North Georgia Network
- Sago
- Sunesys
- Tower Cloud
- Unite Private Networks
- Windstream
- XO
- Zayo

Physical Security

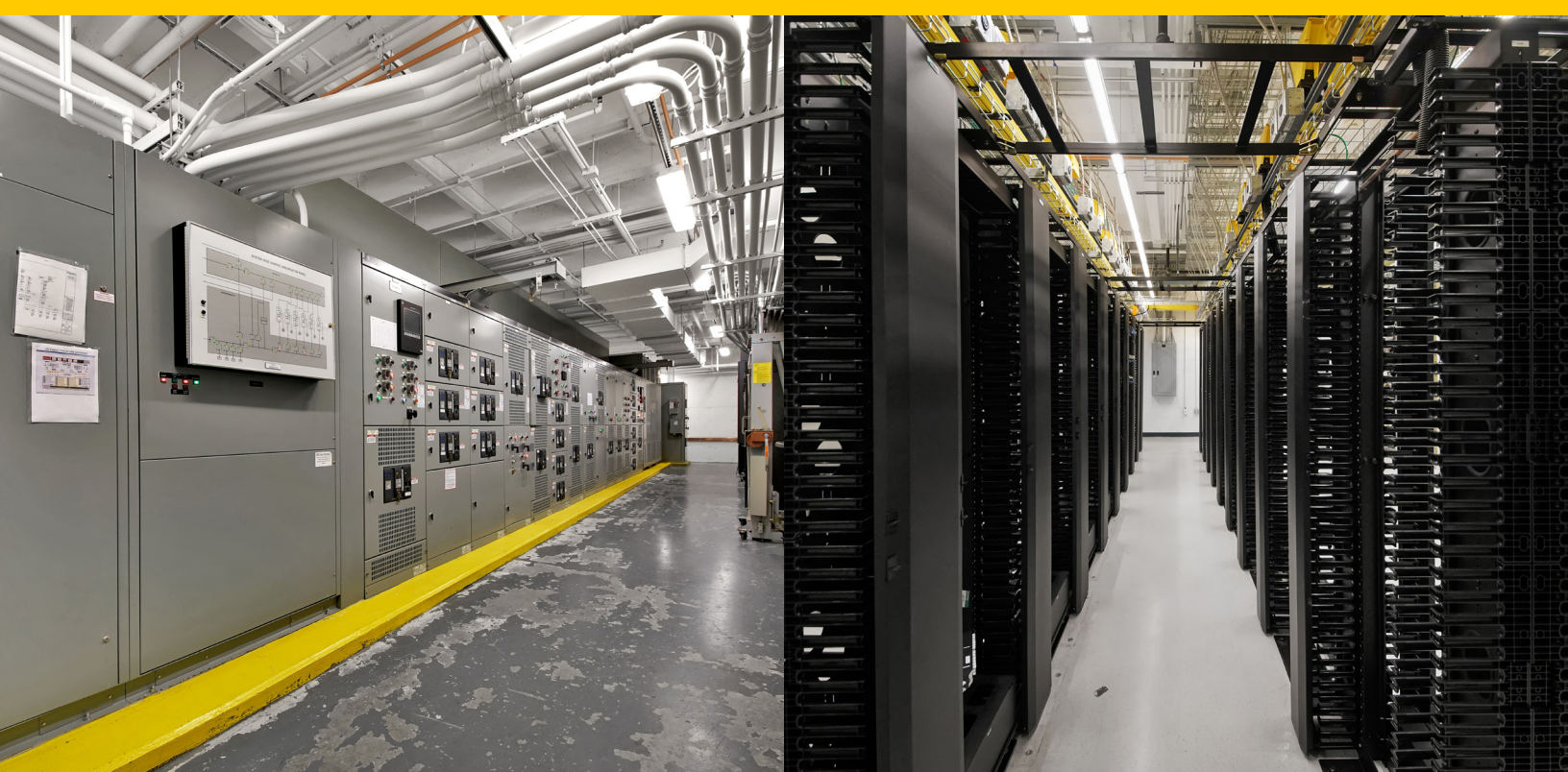
- Man trap/card key access to enter building
- Man trap is staffed 7/24/365 by uniformed security officer
- Protected with crash rated security bollards
- Security fence surrounding perimeter of building
- CCTV monitoring and Recording

NOC and Office Space Available



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The 40 Perimeter Center Data Center is currently serviced by Georgia Power Company (GPC) and has clear line of sight power expansion capabilities up to ~53MW, which has been approved by the Georgia Power Growth Council and confirmed with a completed 2024 transmission study.

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