

Available Data Center Conversion Opportunity Redmond OR



Opportunity

Available Powered Shell Data Center located in Redmond, Oregon just 19 miles west of Prineville's hyperscale data center campus activity

- Free-Standing 77,260 SF Building located on over 13 acres
- Proximity to data center activity in Prineville, Hillsboro and The Dalles
- Excellent connectivity via low-latency metro, long-haul and access to Asia-Pacific subsea fiber
- Connectivity
- Low development and operating costs as compared to the national average and other west coast markets
- Limited Data Center Shell and Site Options in the market



Details

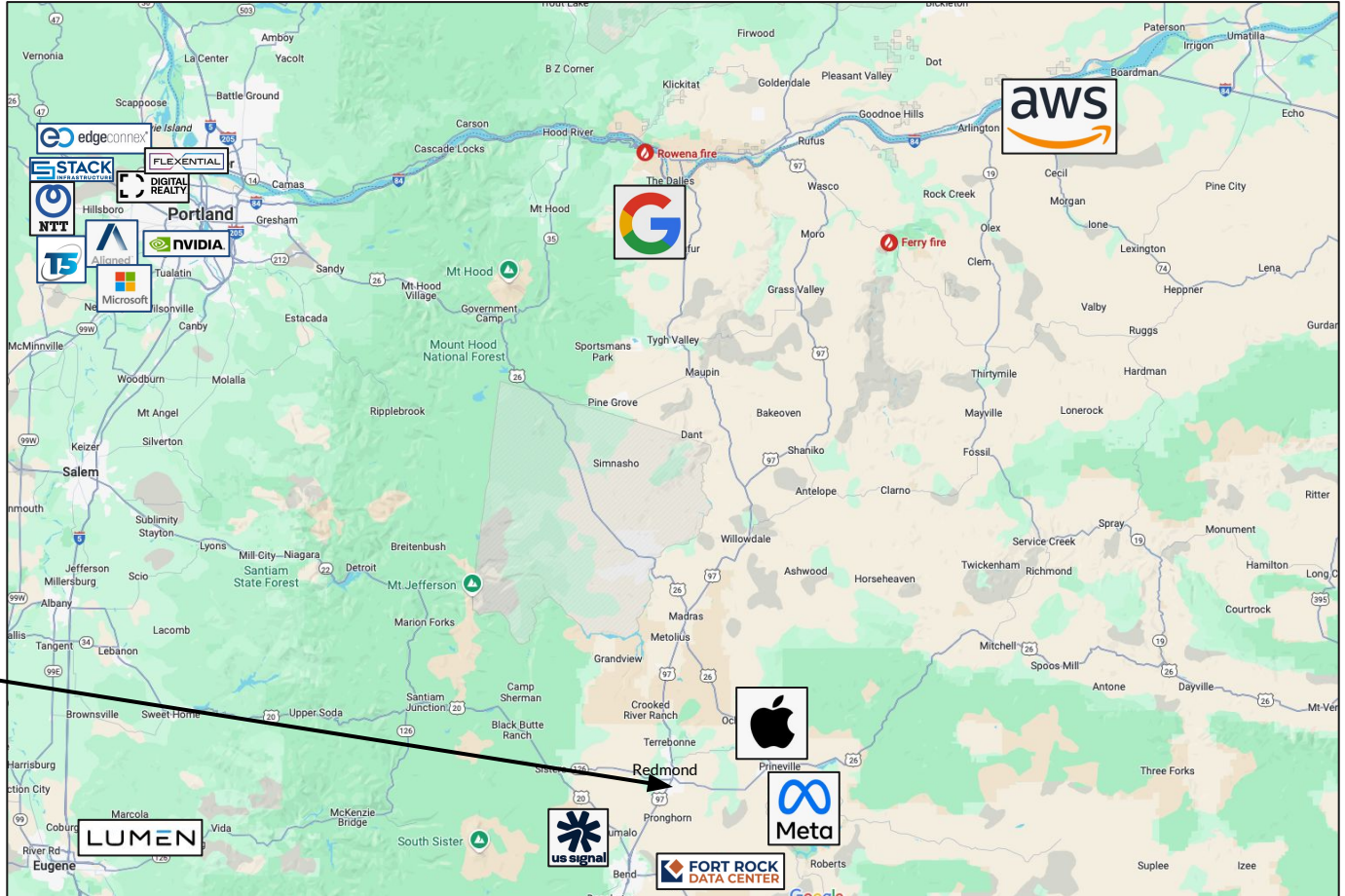
Address:	2999 SW 6th Street Redmond OR
Building Size:	Free-standing, one-level 77,260 SF building
Parcel:	13.13 acres~
Condition:	Mainly open office layout
Clear Height:	Clear Height varies - Up to 30'~
Floor:	5" reinforced concrete slab
Fiber:	Excellent metro and long haul connectivity
Zoning:	M1 - Light Industrial
Parking:	724 parking spaces on site
Year Built:	2004
Construction:	Tilt-Up Concrete
Equipment:	Automatic Transfer Switch (ATS) and 750 kW backup generator



Aerial



Location



Power



Scalable power served by Pacific Power

- Power provided by Pacific Power which is the largest grid owner/operator in the West
- Power expansion:
 - 4 MW of additional power by EOY 2026/Early 2027
 - Additional scalable power via a dedicated feeder from nearby substation with upgrades scheduled to be completed 2027-28 with potential ramp to 10 MW
 - New 500 kV transmission project in the area slated for completion in 2032 allowing further scalability



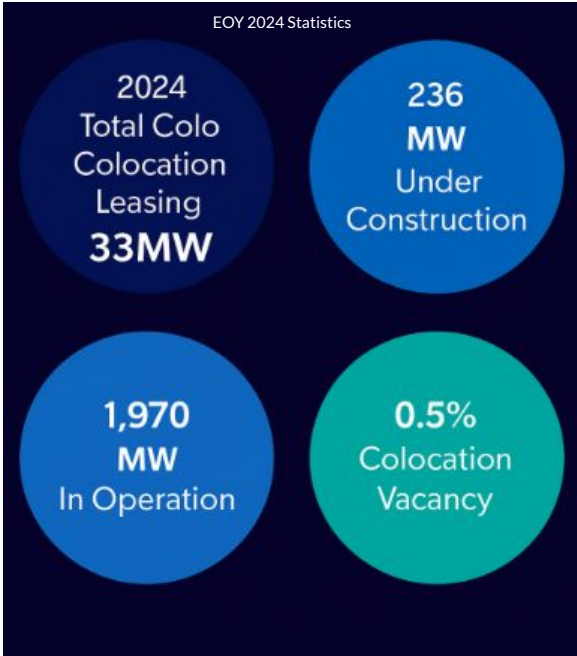
NW Data Center Market

The Pacific Northwest—particularly eastern Oregon and Washington—is rapidly establishing itself as a premier growth corridor in the U.S. data center sector. This momentum is fueled by low-cost power, advantageous tax incentives, and substantial investment in AI infrastructure. Demand remains robust across Portland and eastern Oregon, underscored by an exceptionally low vacancy rate of just 0.5%.

While the market is largely dominated by hyperscale self-build activity, the colocation sector—currently at 535 MW—is poised to double in the coming years. Reflecting this trajectory, over 730 MW of additional colocation capacity is now in the planning phase, led by major developers such as QTS, Aligned Data Centers, and Stack Infrastructure. However, emerging power constraints are beginning to impact timelines, with fewer projects currently under construction and a growing shift toward future-phase development.

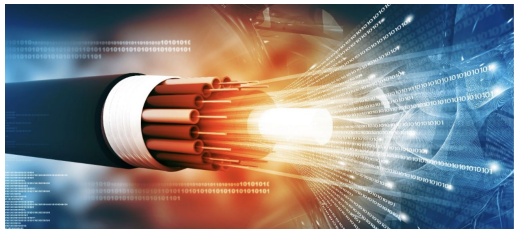
Key demand drivers include access to renewable energy, competitively priced land, and proximity to major West Coast metros. Despite growing concerns over grid capacity, power purchase agreements (PPAs) are still being executed—albeit at a more measured pace. Notably, QTS and Meta recently entered a 120 MW solar energy PPA with Avangrid and Portland General Electric for a project in Morrow County.

With its compelling combination of renewable energy resources, robust network connectivity, lower-cost power, and a resilient tech workforce, the Pacific Northwest remains well-positioned for sustained data center growth.

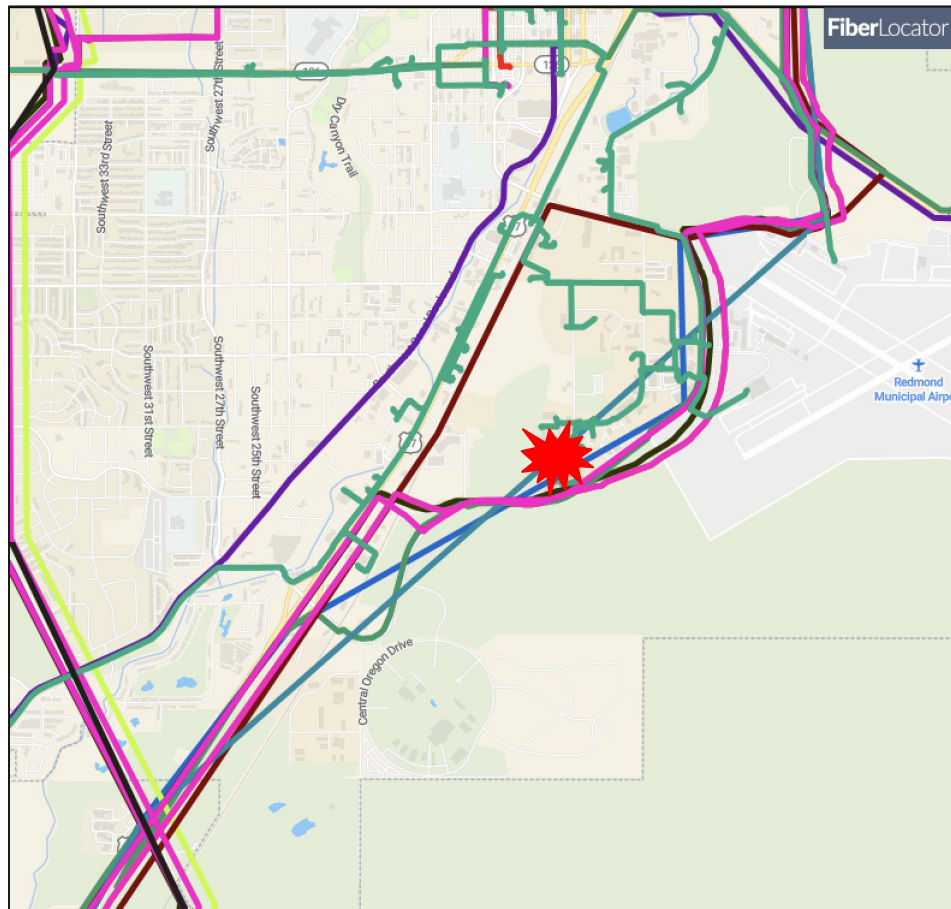


Fiber

- Access to numerous diverse metro and long haul fiber connectivity on site
- Connectivity to international subsea fiber landings in the NW
- Fiber access to key interconnection facilities in the region

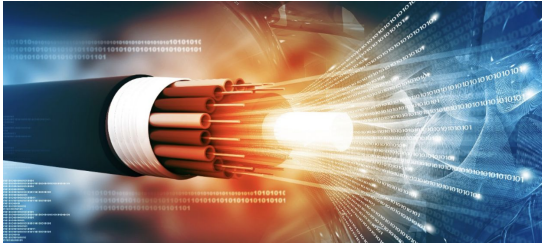


Metro Networks	
	Crown Castle
	Electric Lightwave (Integra)
	Integra
	LS Networks
	Unifi Fiber
	WindWave Communications - Leased
	Zayo Metro
Long Haul Networks	
	Electric Lightwave Long Haul
	Integra Long Haul
	LS Networks
	Syringa Networks Leased LH
	Unifi Fiber Long Haul
	Windstream Long Haul
	Zayo North America

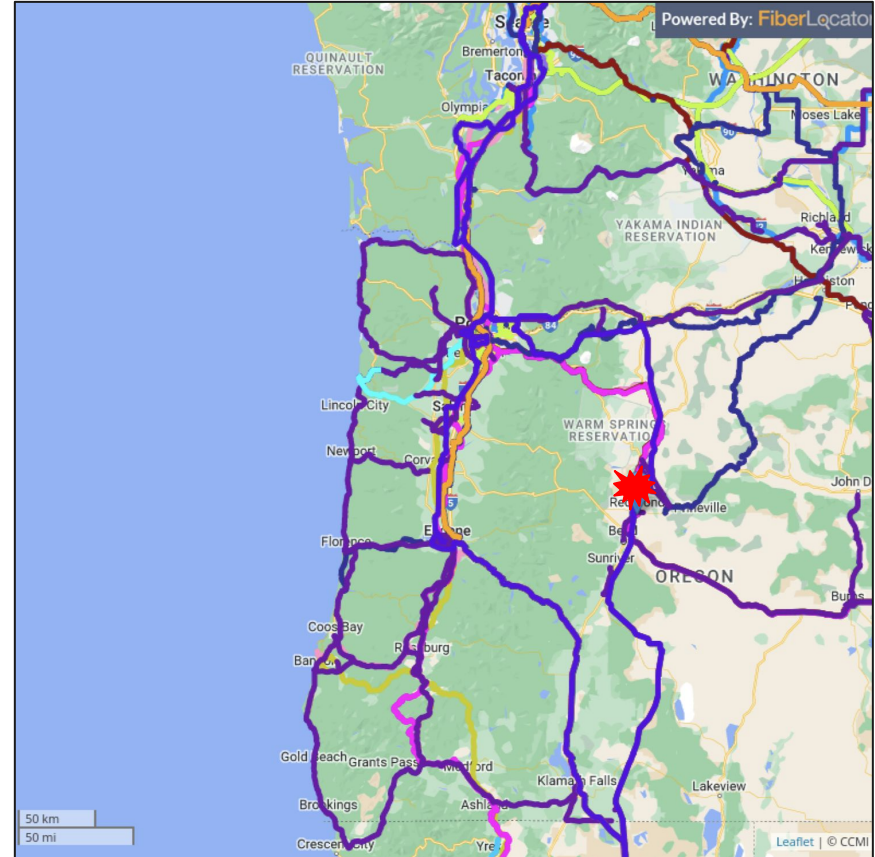


Fiber Regional - Long Haul

- Multiple regional long haul fiber connectivity on site
- Connectivity to international subsea fiber landings in the NW
- Fiber access to key interconnection facilities in the region



Long Haul Networks	
	Arelion - International Long Haul
	Arelion Long Haul
	CenturyLink Long Haul
	CoastCom Long Haul
	Electric Lightwave Long Haul
	FiberLight Long Haul
	Hudson Fiber LH Leased
	Integra Long Haul
	LS Networks
	Level 3 (TWT)
	Level 3 Long Haul
	Noel Communications LH
	Sprint Long Haul
	Syringa Networks Leased LH
	Windstream Long Haul
	Zayo Long Haul



Photos





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