
Powering the
Connected Edge

1500 Champa (Denver)

Property Overview



Strategic data center capacity in the heart of downtown Denver

Located in the heart of Denver's interconnection alley, RadiusDC's 1500 Champa location offers newly-constructed data center space with the ability to interconnect to 20+ networks and long-haul fiber providers.

The Denver MSA, a long-time telecommunications hub for cross-U.S. connectivity, has become a primary economic hub of the Mountain West. 1500 Champa sits in a prime location within downtown Denver, connecting prominent points within the CBD.

For several years, 1500 Champa has offered colocation capacity where customers have established major footprints, capitalizing on robust connectivity and an attractive Denver location. RadiusDC has invested to bring additional critical capacity within 1500 Champa to meet the unabated demand for highly connected data center space in the Denver MSA.

To meet the growing demand for data center space in the Denver MSA, RadiusDC offers mission-critical, scalable capacity in Denver's preeminent interconnection facility.

Ideal Downtown Location

1500 Champa sits at the intersection of vital segments of the Denver CBD

Population proximity

Proximity to highest density population clusters in the Mountain West; Denver MSA grew >17% since 2012

Robust Connectivity Ecosystem

20+ carriers and long-haul fiber providers onsite and available via the building meet-me-room

Ready and Scalable Capacity

3 MW critical capacity commissioned and available in 2023 across ~16,000 SF with incremental space for expansion available Critical Load Density: Up to 300 watts/SF (or more with rear door heat exchangers or CDUs).

Attractive TCO Profile

Lower median power and other costs relative to Tier 1 MSAs

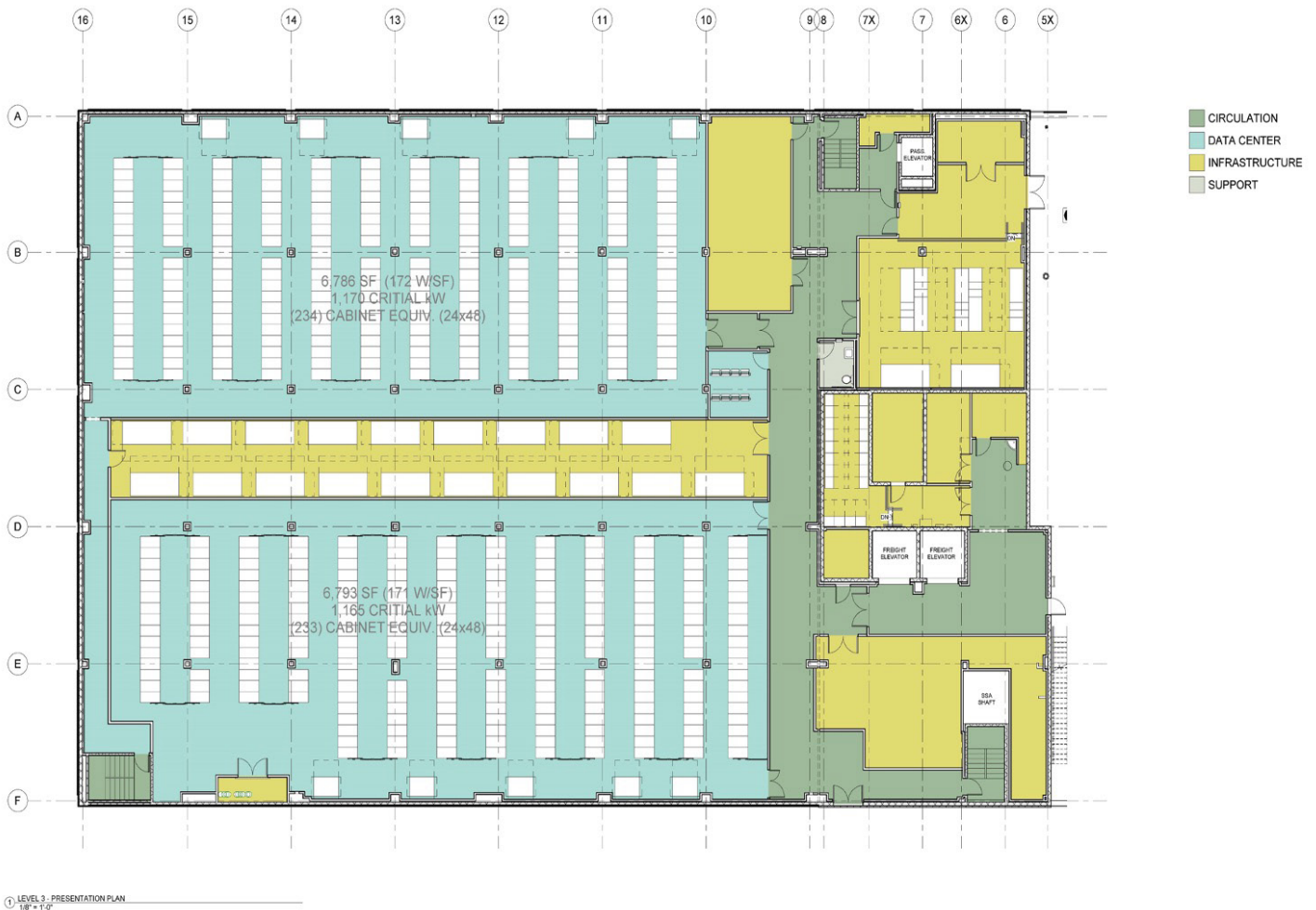


RadiusDC is offering newly constructed, purpose-built data center space in heart of Denver's connectivity corridor

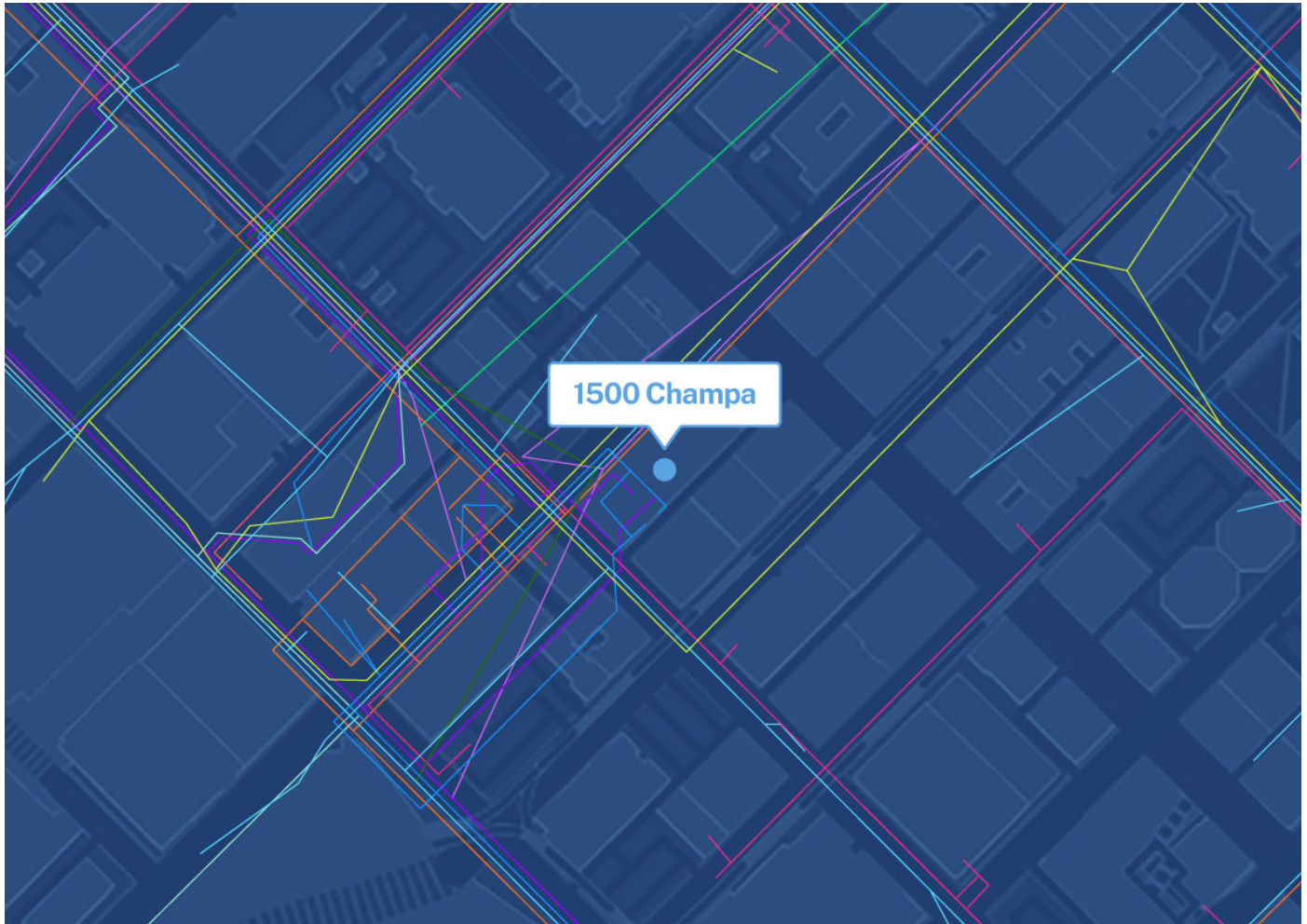
RadiusDC has completed construction and commissioning on 2 data halls each with capacity to support up to 1.5MW of currently maintainable critical load in an N+1 configuration, along with an extensive investment in the transformation of the building's exterior. The additional data halls and building-wide

security operations center support multiple security and compliance standards.

In addition, 1500 Champa has started construction on incremental space available of ~18,000 SF supporting up to 2 MW of critical load in an N+1 architecture.



1500 Champa provides our customers the ability to interconnect to 20+ metro networks and long-haul fiber providers



20+ carriers including:

Zayo	TW Telecom	AboveNet	UPN
AT&T	Comcast	FiberLink	GTT
Verizon	Cogent	FiberUtilites Group	Flexential
Lumen	Inteliquent / Sinch	Great Plains	DataBank
Level 3	360Networks	Qwest	Chaparral Services

Technical Specifications

Building Details

- Building size: 138,116 SF
- Building utility capacity: 12,500 KVA
- Utility source: Xcel Energy – California substation via dual source MV transformer

Connectivity & Meet-Me-Room

- 20+ carriers, including long-haul providers
- Diverse carrier entry points
- Direct dedicated conduit paths to the building

Security & Operations

- On-site security operations center
- 24x7 NOC and on-site security staff
- Security posture that supports multiple compliance and security standards

Data Hall Details

- 2 data halls each measuring ~6,750 SF
- Up to 3 MW of critical load capacity across both data halls in N+1 design
- Dedicated generator capacity supporting an N+1 configuration
- Floor loads support up to ~ 125 lbs/SF and 3000+ lbs/cabinet
- Professionally operated by a leading critical infrastructure services provider
- Expansion construction is underway on 18,000 SF and an additional 2 MW of critical load.

Building Amenities

- Freshly redesigned common customer space
- Dedicated and touchdown office space
- Proximity to several visitor amenities including hotels, restaurants and attractions



RadiusDC Leadership Team



Michael Krza Chief Executive Officer

Michael leads the long-term growth strategy for RadiusDC. Mr. Krza brings decades of experience in digital infrastructure strategy and operations and will work with IPI in developing its connectivity-focused platform expansion into other markets throughout North America. Previously, Mr. Krza held COO and CFO roles at Flexential, and its predecessor entity, ViaWest.

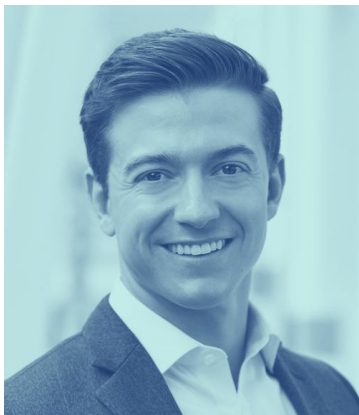
Michael earned a BS in Business Administration from Colorado State University.



Joseph Guerriero Chief Operating Officer & General Counsel

Joe is responsible for the execution of the RadiusDC operating strategy and expansion of the organization's footprint. Mr. Guerriero has over a decade of experience delivering Hybrid IT and Infrastructure solutions to customers throughout North America & Europe. Prior to RadiusDC Mr. Guerriero was the General Counsel for Flexential, and its predecessor, ViaWest, and most recently Alvaria Inc.

Joe earned a JD from the University of Denver - Sturm College of Law and a BA in Economics and BS in Business Administration from Boston University.



Mitch Coan Director of Strategic Finance

As Director of Strategic Finance, Mitch is responsible for financial management and reporting, data analytics, and collaboration on all aspects of acquisition growth for the platform. Prior to RadiusDC, Mr. Coan spent seven years at Zayo Group in various Corporate Development, Strategy, and Operational Finance capacities.

Mitch earned a BS in Business Administration from Colorado State University.