



KDC
RICHARDSON
DATA CENTER
DEVELOPMENT



Main Entry

PROPERTY INFORMATION



Lookout Drive North, F



KDC RICHARDSON DATA CENTER

HIGHLIGHTS

The KDC Richardson Data Center is located at 1510 E. Lookout Drive in Richardson, Texas (Dallas County). Providing robust power and fiber connectivity on a secure site located within the Richardson Telecom Corridor, this location is home to the highest concentration of data centers in Texas.

- Richardson has the concentration of technology workers in the greater Dallas area - 1.9 million total labor force within a 30-minute commute
- Strategically located near the intersection of two major freeways (U.S. Highway 75 and President George Bush Turnpike) for easy commuter north/south and east/west access
- Close proximity to the University of Texas at Dallas – the most selective public university in Texas
- 130,000 SF powered shell with multiple data hall configurations available
- Data Center, Roof and Utility Yard designed to withstand 190 MPH winds
- Onsite electrical substation
- Robust fiber connectivity with diverse telco entrances
- 10 year 50% business personal property tax abatement from the city
- Outside FEMA 500 year-year flood plain

UTILITY POWER

- The substation is adjacent to the project and owned and maintained by ONCOR
- The substation is within 75 feet of the data center and electrical yard allowing for 100% controlled onsite underground electrical feeds with primary meters
- The substation has expansion capacity for an additional 47MVA substation transformer
- 25 MW is reserved with potential for more power if required
- The power will be served by two non-shared dedicated 12.5 MW electrical feeds from two separate substation transformers
- The project is located adjacent to two 128 KV transmission lines which allows for additional power expandability

BUILDING / SITE

- 8 acre site with adjacent ONCOR substation
- 130,000 SF building shell designed to Tier III Standards
- 100,000 SF 190 MPH wind resistant data hall and equipment space with divisible configurations
- Up to 30,000 SF of office, administration and storage space including 12,000 SF of mezzanine
- Lead Certified (verify with Kurt Peterson)
- 130' deep 190 MPH wind resistant utility yard

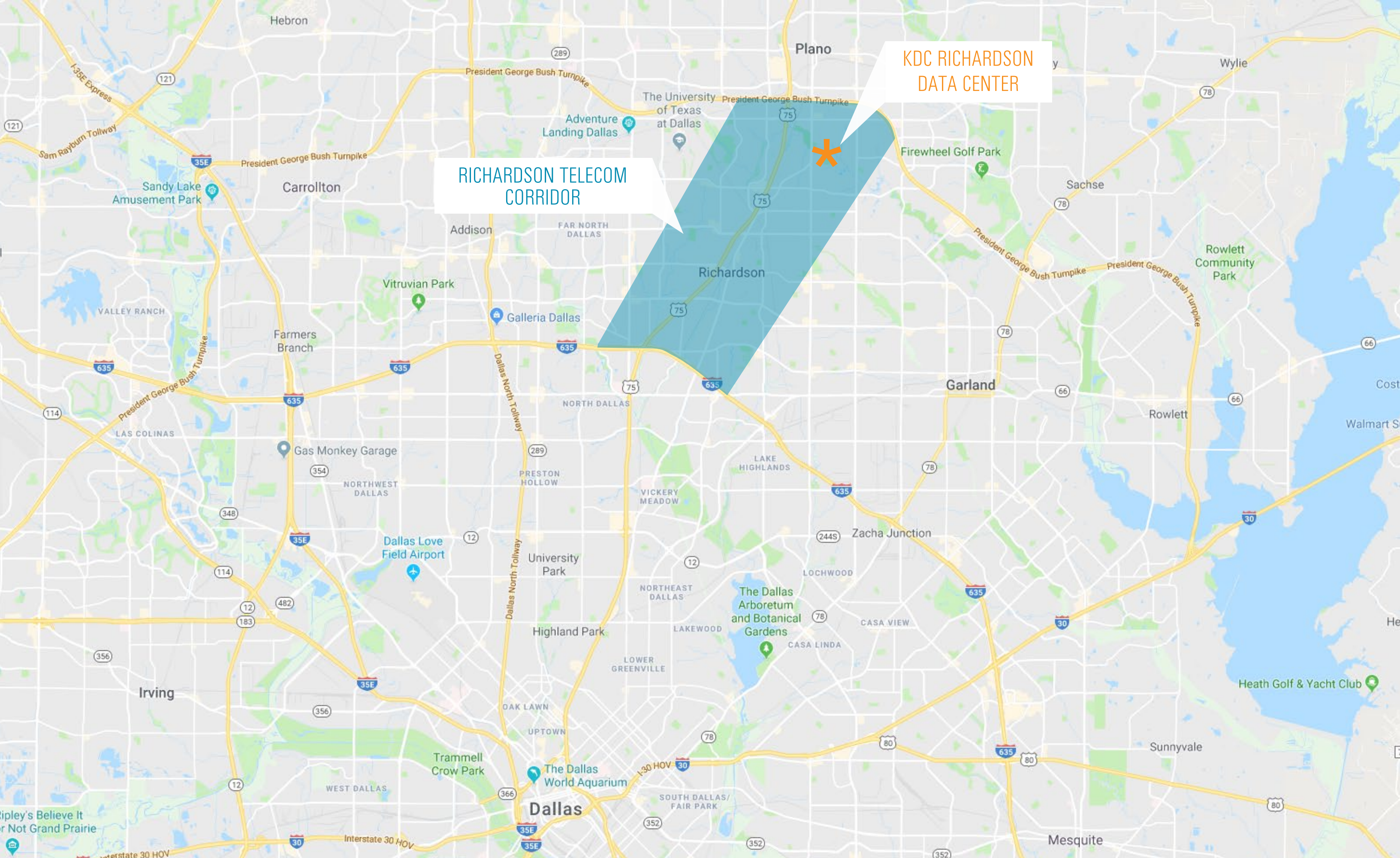
SECURITY

- Secured perimeter fencing with controlled gated entrances
- Prewiring for entrance card readers and exterior cameras at all entry points

CONNECTIVITY

- Richardson Telecom Corridor has the most robust and diverse fiber networks in DFW
- Fiber is located on all four property line sides with all Tier 1 providers and more than 20 total carriers





LOCATION MAP

ONCOR
SUBSTATION

 **KDC**
RICHARDSON
DATA CENTER

 **State Farm**
DATA CENTER

The development is located adjacent to an ONCOR substation. The proximity to the substation allows a short feeder run on 100% private, underground duct-banks.

E LOOKOUT DR

N PLANO RD



EXCELLENT ACCESS TO FIBER PROVIDERS

The KDC Richardson Data Center enjoys access to the richest and most diverse fiber paths in the metro area. The below fiber map shows some of the 20-plus fiber providers and their routes as applicable to the site.


















FiberLocator

1510 E Lookout Dr

Lit Buildings/Data Centers

-  Data Centers
-  Lit Buildings

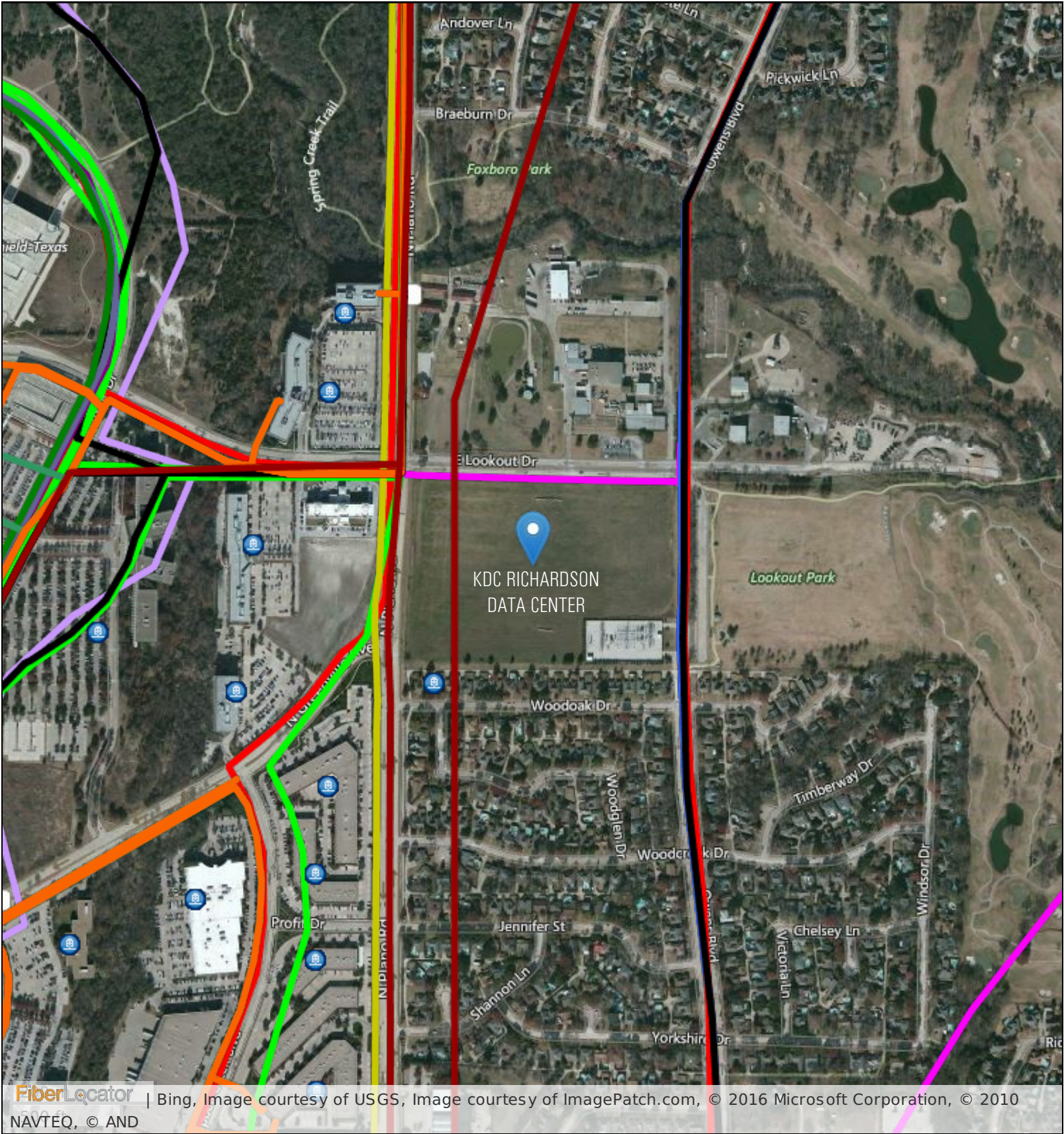
Metro Networks

-  Alpheus
-  CenturyLink Metro
-  CenturyLink Metro Leased
-  Consolidated Communica..
-  FPL FiberNet
-  Fiberlight
-  ICTX WaveMedia
-  Level3 Metro
-  PEG Bandwidth
-  Time Warner Cable
-  Unite Private Network
-  Verizon Business - Field P..
-  Windstream
-  XO Communications
-  Zayo Dark
-  Zayo Metro
-  Zayo Planned Routes

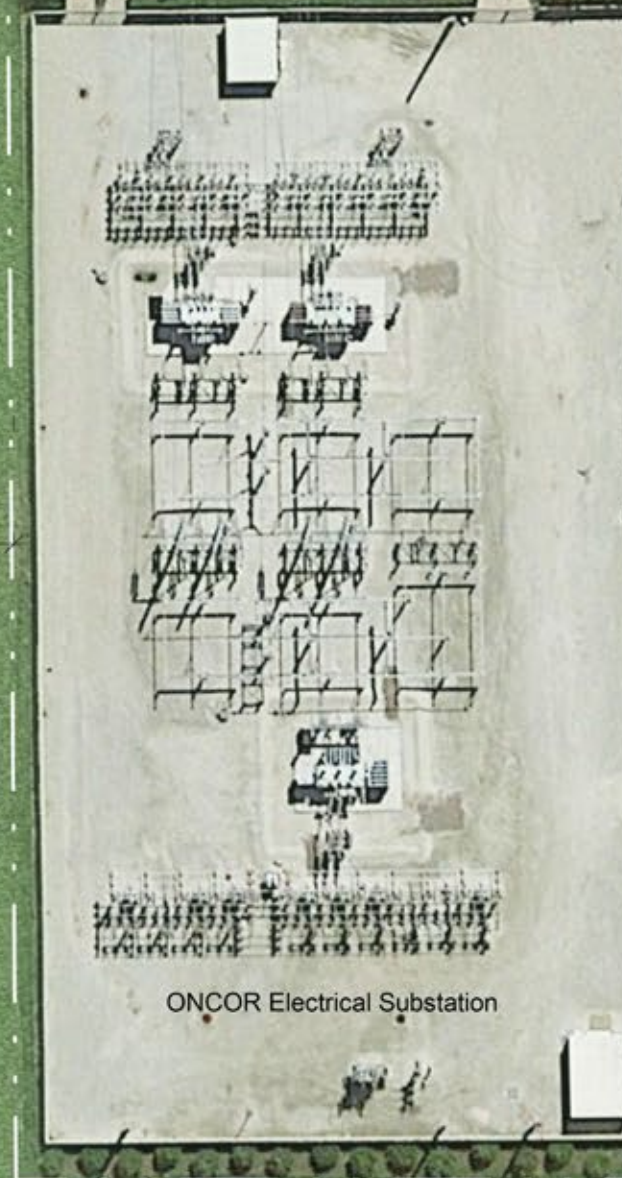
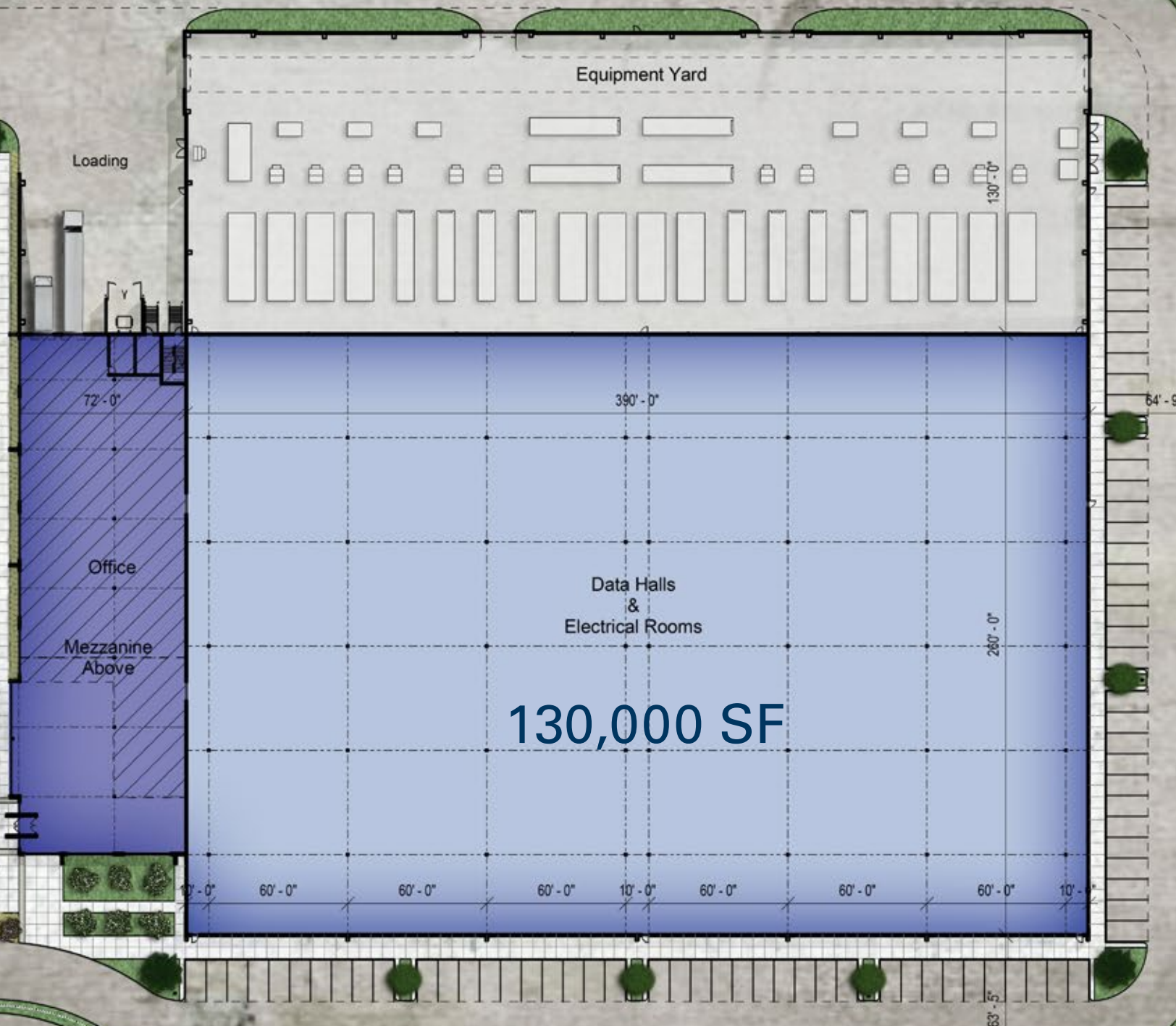
Long Haul Networks

-  CenturyLink Long Haul

Plus Additional Carriers...



E. Lookout Drive



Tabulations	
Site Acreage =	8.08
Office SF =	16,405
Date Hall & Elect. Room SF =	101,400
Mezzanine SF =	12,234
Total Building SF =	130,039















State Farm

CITY
LINE

Raytheon

Bank of America

PG&B
TOLL

CISCO

Ameritrade

ALTERNATIVE SITE
AT CITYLINE

SITE

State Farm

75

N Greenville Ave

E Campbell Rd

E Collins Blvd

RICHARDSON

Renner Pkwy

E Lookout Dr

N Jupiter Rd

N Plano Rd



SPONSORSHIP



KDC IS A LEADING NATIONAL REAL ESTATE DEVELOPMENT AND INVESTMENT COMPANY.

KDC is one of the most trusted commercial real estate developers in the nation. During the past 29 years, KDC has developed 140 projects totaling more than 33 million square feet across the country, from Tampa, FL, to Yakima, WA. With a strict focus on office and data center development for major corporations around the country, KDC has been fortunate enough to work with premier clients such as State Farm Insurance, Toyota, JPMorgan Chase, Pioneer Natural Resources, Liberty Mutual, FedEx, Raytheon and many more.

KDC is headquartered in Dallas, TX, with a full-time staff of professionals in offices in Houston, TX; Charlotte, NC; and Atlanta, GA. Over the past 10 years, KDC has developed in excess of 2 million square feet of mission critical data centers throughout the country for clients including Digital Realty Trust, Dell/Perot Systems, and State Farm.

KDC has been recognized by NAIOP North Texas as the Developer of the Year in 1997, 2003, 2009, 2011, 2013, and 2015.



STEVE VAN AMBURGH
CHIEF EXECUTIVE OFFICER

Steve Van Amburgh manages KDC's strategic planning, coordinates all new business development efforts and oversees all acquisition and development activities for the firm and its regional offices. Since assuming leadership of KDC in 2001, the firm has completed more than 140 corporate build-to-suit office and industrial projects valued in excess of \$7 billion and totaling more than 30 million square feet.



TOBY GROVE
PRESIDENT

Toby Grove is responsible for the oversight of corporate development, acquisition and financing activities for KDC and is involved with strategic planning and new business development for the company. He is also responsible for KDC's daily operations, including all regional offices. His experience with KDC encompasses the development, acquisition, disposition, and financing activities for more than 20 million square feet of office and industrial projects as well as the development or sale of more than 3,000 acres of land.



AB ATKINS
SENIOR VICE PRESIDENT

Ab Atkins joined KDC in 2007 for the purpose of facilitating the firm's entry into the mission critical / data center property sector. He oversees site acquisition, development, financial analysis, asset management, leasing and disposition for KDC's mission critical facilities development initiative.

NOTABLE KDC DATA CENTER DEVELOPMENT EXPERIENCE

- Dell/Perot Systems – 150,000 SF data & call center in Lincoln, Nebraska
- 901 Collins – 122,000 SF data center for Digital Realty in Richardson, Texas
- 801 Collins – 122,000 SF data center for Digital Realty in Richardson, Texas
- 1215 Integrity Way – 120,000 SF data center for Digital Realty in Richardson, Texas
- Building E – 150,000 SF data center for Digital Realty in Ashburn, Virginia
- Building F – 117,000 SF data center for Digital Realty in Ashburn, Virginia
- Beaumeade Circle – 150,000 SF data center for Digital Realty in Ashburn, Virginia
- 12235 N. Freeway – 150,000 SF data center for Digital Realty in Houston, TX
- State Farm Data Center – 130,000 SF data center for State Farm in Richardson, TX
- State Farm Data Center – 200,000 SF data center for State Fam in Kansas City, KS





ALLIANCE ARCHITECTS

Alliance Architects is an award-winning architecture firm founded in 1993. Their team serves a diverse client base across the nation, providing architectural and interior design, master planning, and project management services. The staff is fundamental to their success and serve their clients better every day through continuous improvement and professional growth.

Alliance Architects believes they are most valuable to clients when they understand the larger strategic goals. When they know what vision the organization is trying to achieve, not just what problems they want solved, Alliance Architects can give their clients solutions that truly address the underlying issues. In everyday interactions, they ensure clients achieve their visions through Creativity Done Right.





KIMLEY-HORN

Kimley-Horn is a multi-disciplinary engineering consulting firm offering services to national and international clients in the public and private sectors. Founded in 1967 in Raleigh, North Carolina, they have grown to 3,000+ professionals in over 80 offices across the United States and Puerto Rico. They operate as a unique one-profit center, facilitating team work and creative synergy among all offices to provide clients with the best service and expertise. The staff has capabilities that encompass all phases of a project, from the early planning stages through final design, permitting and construction administration.

The firm's commitment to client service has enabled Kimley-Horn to become one of the premier engineering consulting firms in the nation. One of their goals is to take advantage of their experience and relationships in other development sectors and apply it to the mission critical sector. Kimley-Horn has been involved with mission critical developments since the late 1990s and has successfully completed over 33 mission critical projects in the last two decades.

DATA CENTER EXPERTISE

Data Centers are unique facilities requiring a deep understanding of the daily operations, risk management, and potential efficiencies in order to develop specialized design processes. Kimley-Horn's understanding of mission critical facilities and specialized team of professionals in various fields allows them to add value early in the planning process and continue through commissioning and turnover.

The team is familiar with the various and constantly changing components of a mission critical facility and effectively work efficient ways to accommodate all the infrastructure required to support such facility. Because of vast experience in multiple jurisdiction they understand the local and regional factors that may affect a given site. Factors such as water rates, efficient water disposal or reclamation, flooding, environmental issues, access management, jurisdictional regulations and many others.

Kimley-Horn prides themselves on finding ways to reduce waste, whether in units of time or costs. Their accolades often center on their ability to engage early as partner, balancing long term vision and cost saving initiatives. In particular, their project teams are often acknowledged for their timely response to client's questions and attention to detail. Locally, Kimley-Horn knows how to prepare the typical civil engineering design documents required for a given site. They then leverage those experiences with expertise in supporting the infrastructure and design process of a mission critical facility needs. Furthermore, their national network provides them with opportunities to compare these local requirements and apply the project challenges to a much broader baseline of project experience. This comparison often yields a way to modify the standard local approach and make them more in-line with national standards, often resulting in a project that is more economical and its construction more efficient, while still being suitable for jurisdictional approval.



FOR MORE INFORMATION, PLEASE CONTACT:

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