

# Hillsboro Powered Shell Data Center



# Available Powered Shell Data Center

Hillsboro, Oregon

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# Opportunity

Powered Shell Data Center opportunity located in the heart of the Hillsboro data center market. Hillsboro has quickly become one of the top markets in the U.S. with a record breaking 2022 data center absorption and a 2.7% vacancy rate.

- 84,610 Total Square Feet Existing Building (Divisible) - Buildings A & B
- Available Immediately
- On-Site Power with Expansion Capacity
- Excellent connectivity via low-latency metro, long-haul and Asia-Pacific subsea fiber
- Low Cost, Clean Energy
- Tax Incentives
- 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



# Building

- Total 84,610 SF Building
- Two Connected One-Level Buildings
- Building A: 27,686 SF
- Building B: 56,924 SF
- Buildings are Divisible



# Details

Building Size:	Two connected one-level buildings totaling 84,610 SF
Condition:	Powered Shell Data Center
History:	Formerly occupied by Atos for its data center operations. Upon vacating, the data center space was decommissioned.
Ceiling Heights:	16' to 20'
Zoning:	IP- Industrial Park- Data Center Approved
Year Built:	1999
Parking:	Ample parking on site





# Power



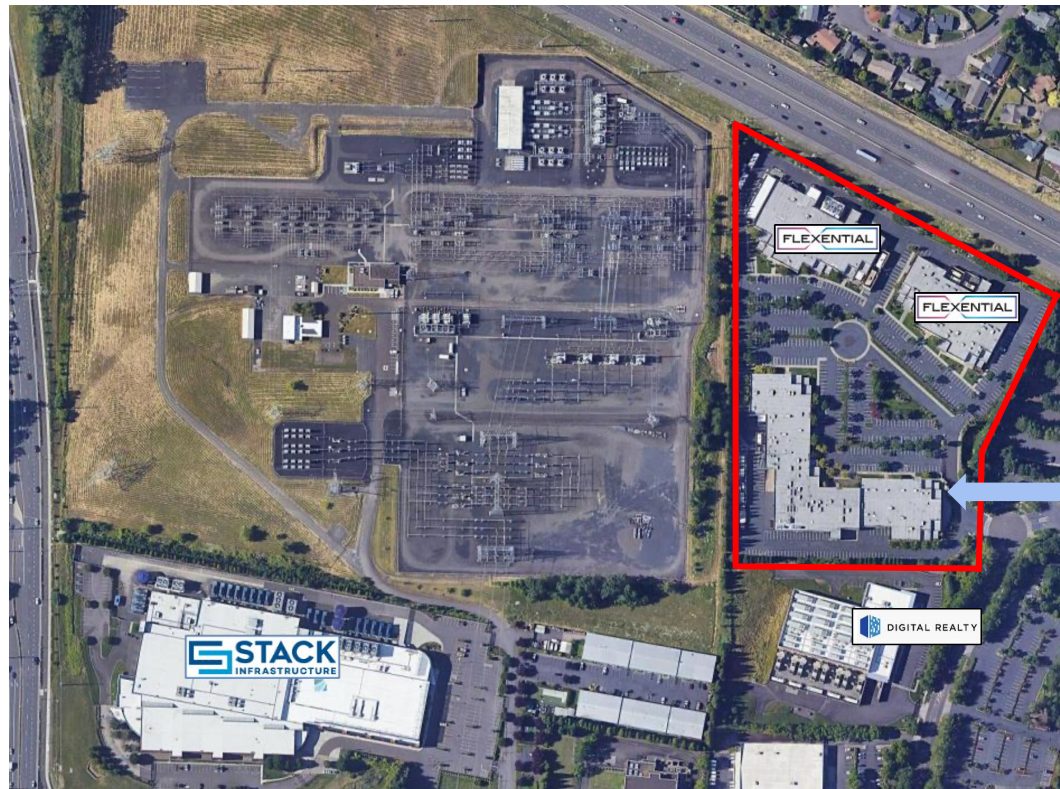
## 3.5 MW currently at Building

- Expandable to 6.5 MW in 1 year~
- Future power expansion opportunity
- Power provided by Portland General Electric (PGE)
- Clean, robust and low-cost power





# Aerial

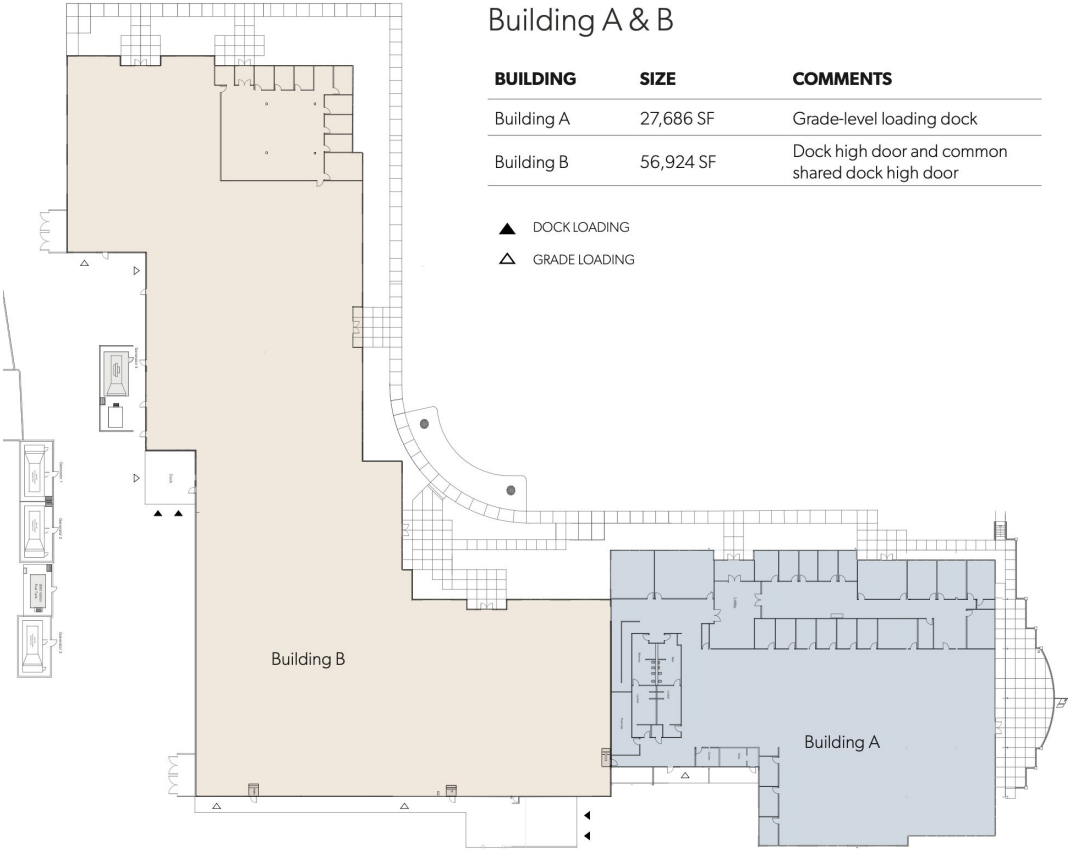


Powered  
Shell Data  
Center

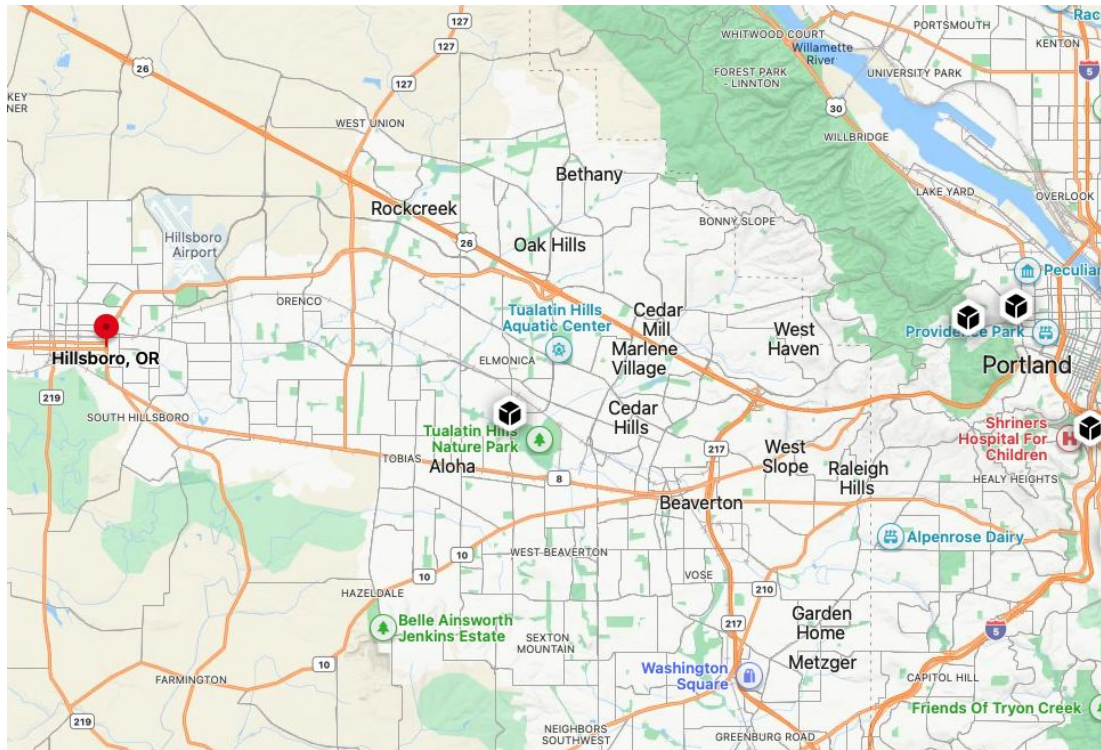
Available Space



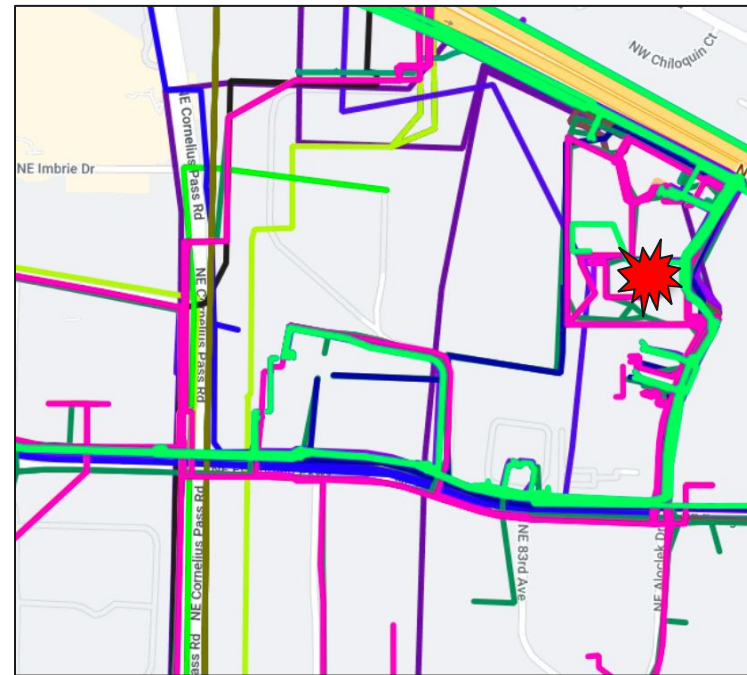
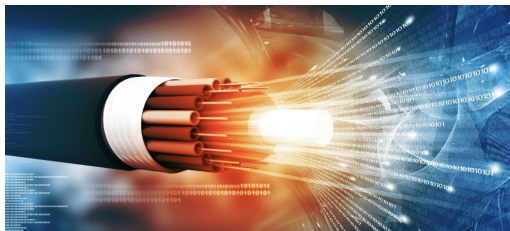
# Floor Plan





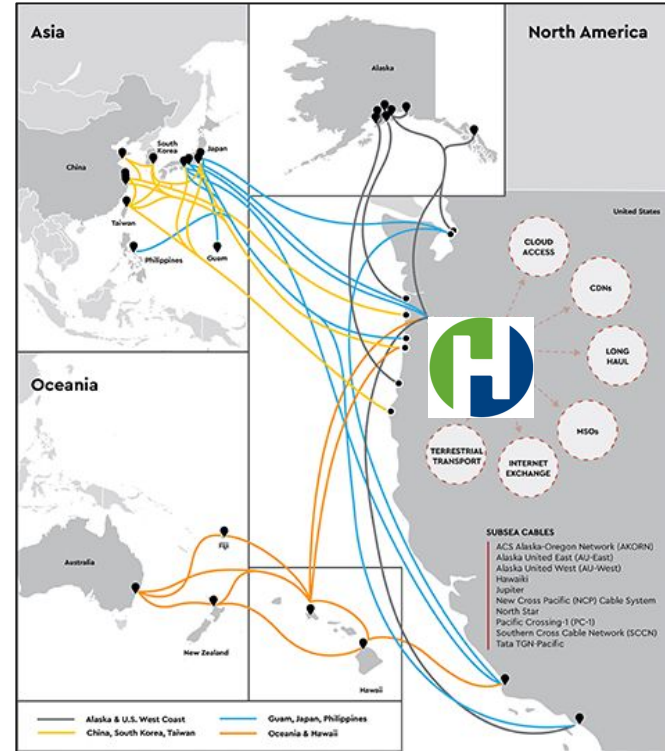


- Access to numerous diverse metro and long haul fiber connectivity on site
- Connectivity to major cities and tech hubs including Los Angeles, Silicon Valley and Seattle



# Subsea Fiber

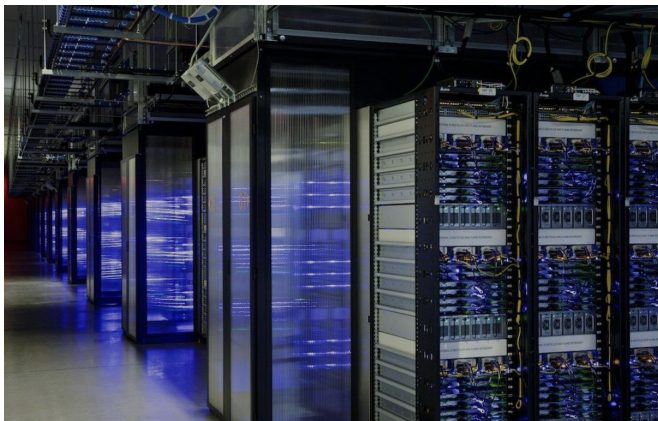
- Hillsboro serves as an interconnection hub for subsea cable networks that reduce latency between the U.S. and high-growth markets in the Asia-Pacific region allowing operators to access network's in Korea, China, Taiwan, Japan, Australia, American Samoa and New Zealand







# The Hillsboro Market



Hillsboro, located 20 miles west of Portland, is situated in the heart of Oregon's "Silicon Forest" and home to a large cluster of technology companies.

Incentivized by unparalleled fiber connectivity, significant tax benefits, and low-cost, clean power, Hillsboro has witnessed rapid growth in the data center sector with record 2022 absorption and is primed for continued growth. Oregon is one of five states with no sales tax and has the infrastructure required to operate a data center often not available in other tax-free states. Total cost of operations in the Hillsboro market are also significantly less than the national average, particularly, compared to nearby West Coast markets.

Continuous strong demand has created limited suitable land and shell building inventory for data center development. Data center operators in the market include Digital Realty Trust, Stack Infrastructure, Aligned Data Centers, Flexential, NTT, QTS and others.

Hillsboro is a fast-growing significant technology hub with major employers including Intel, Apple, HP, Salesforce and many more. Additionally, Intel recently announced a \$700 million research center in Hillsboro which will serve as a research hub for new technologies to increase data center operating efficiencies

# Hillsboro Data Center Stats

The Hillsboro Data Center market has continued its rapid growth momentum due to strong demand for data center operators serving the Pacific Northwest. The Hillsboro market had a record 2022 with over 200 MW of absorption with only 2.7% vacancy. Notable recent development activity includes QTS's 250 MW new build for Meta and Stack Infrastructure's recently completed 24 MW data center.

Total Market

**588 MW**

2022 EOY Vacancy

**2.7%**

2022 EOY Absorption

**203 MW**



# Tax Incentives

- Hillsboro Enterprise Zone:

Property tax abatement on eligible capital improvements and equipment purchases, resulting in cost savings on facility improvements

- No sales tax in Oregon

The 3935 NE Alocleck property is located in Hillsboro's Enterprise Zone (EZ) which offers attractive incentives for data center tenants including three to five-year property tax exemption on all owned or leased data center equipment subject to meeting qualification criteria.

Data centers located in the State of Oregon collected over \$180 million of incentives in 2022.

For more Enterprise Zone tax exemption information, please review the following link: [Program](#)





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