

# 365 Data Centers For Sale Single-Tenant Data Center

*PRIVATE & CONFIDENTIAL  
INFORMATION*

**Detroit MI**



 Romans Properties LLC

 FIVE 9s DIGITAL

# OVERVIEW

**Location** 24660 Lahser Road, Southfield MI (Detroit)

**Property** 12,000 RSF Single-Tenant Data Center located on 1.33 acres. Property includes a cell tower on site for future use by Landlord and/or cell companies. Recent property improvements include parking lot resurfacing, window replacement, and a new 20 year warranty roof on 50% of the building.

**Tenancy** 365 Data Centers is the single-tenant in the property operating the facility as 1 of its 12 data centers in the US. 365 Data Centers exercised a lease extension in the building August 2018 until July 31, 2024.

<b>Lease Terms</b>	<b>Term:</b>	<b>Rent PM:</b>	<b>Rent PY:</b>	<b>PSF:</b>
	4/01/20 - 3/31/21	\$11,275	\$135,300	\$11.28
	4/01/21 - 3/31/22	\$11,557	\$138,684	\$11.56
	4/01/22 - 3/31/23	\$11,846	\$142,152	\$11.85
	4/01/23 - 3/31/24	\$12,142	\$145,704	\$12.15
	4/01/24 - 7/31/24	\$12,142	4 Months	\$12.15

Tenant has 2 successive 5-year renewal options at the then escalated rent with ongoing 2.5% annual escalation

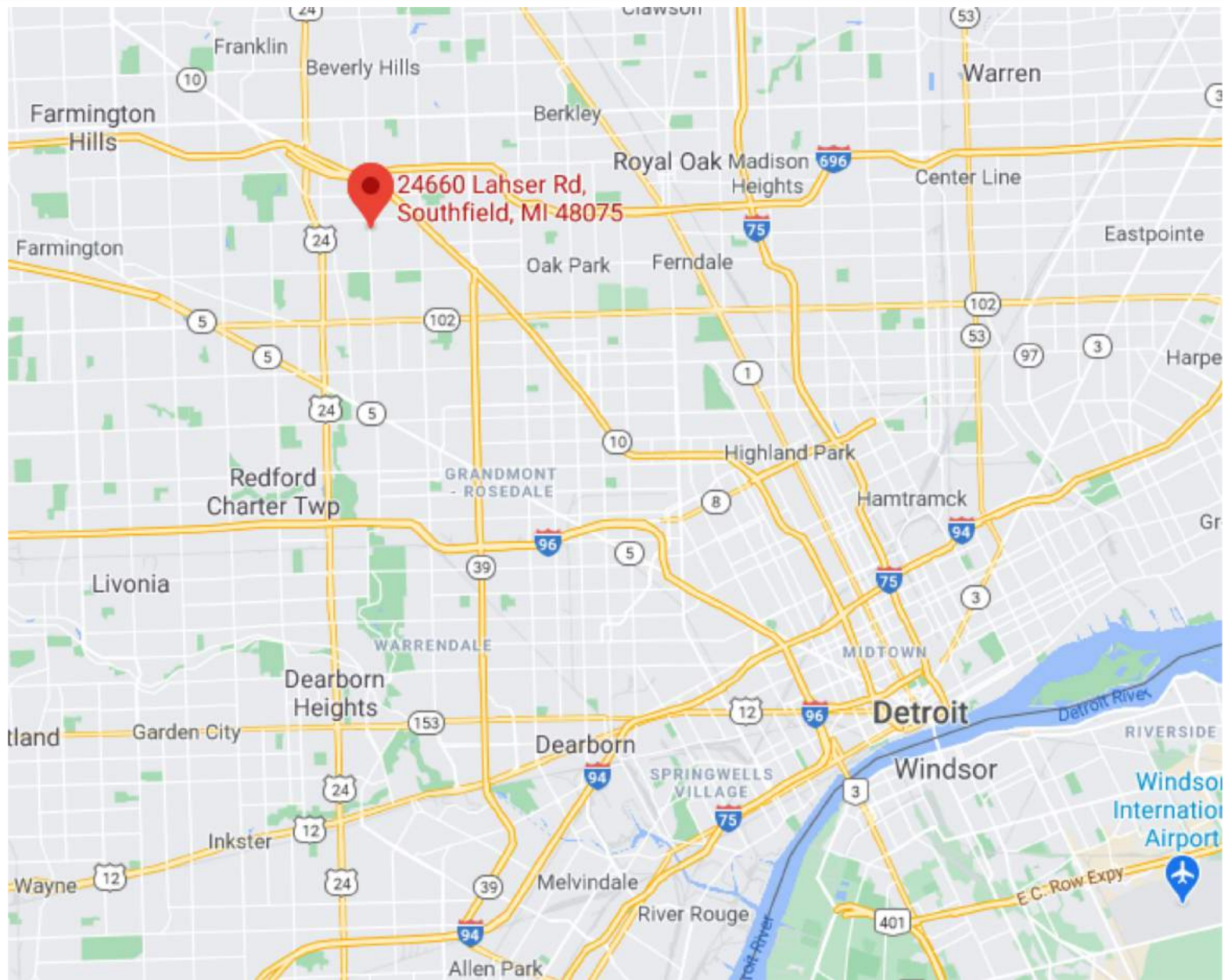
**Pricing** Owner willing to consider market pricing offers.

# AERIAL - 365 Data Centers





# LOCATION



## DETROIT FACILITY SPECIFICATIONS



### DATA CENTER

- 8,618 sq ft colocation area
- Cabinets, cages, and custom-built configurations available



### POWER & AC

- 3 x 203 kW UPS back-up power for AC customers (N+1)
- DC power A and B options available
- Onsite 750 kW diesel generator
- 160-ton cooling plant with N+1 configuration



### NETWORK

- Directly cross connect to world-class network carriers and partners through Fiber, Ethernet, COAX, or POTS.



### SECURITY AND SERVICES

- 24/7/365 multiple-layer security access
- 24/7/365 infrastructure and perimeter monitoring
- 24/7/365 customer care
- Available Remote Hands Services provide support by trained technicians.



Our data center in Detroit is located in Southfield, a thriving business zone, and features 24/7/365 security along with redundant cooling and power. It is located on Lasher Road, a major fiber communication corridor, and is easily accessible from major expressways. Like 12 of our data centers, it is independently verified as HIPAA, PCI DSS, SSAE 18, SOC 2 and ISAE 3402 compliant. 365 Data Centers' Detroit facility provides connectivity to 13 different carriers offering access to a wide variety of connectivity and services to meet the specific requirements of your business.



## DETROIT (DT1)

24660 Lahser Road  
Southfield, MI 48034



- Located in Michigan's Business Center
- Nearly 100 Fortune 500 companies have presence in Southfield
- 100% uptime for the past nine years



### Facility Specifications

- 8,618 sq ft colocation area
- Cabinets, cages, and custom-built configurations available
- 160-ton cooling plant with N+1 configuration



### Power & A/C

- 3 x 203 kW UPS back-up power for AC customers (N+1)
- DC power A and B options available
- Onsite 750 kW diesel generator



### Security

- Mantrap, Biometric, card key access, alarm/key monitoring, and CCTV & DVR surveillance
- 24x7x365 on-site monitoring
- Multiple layers of security for access to client colocation space
- Security cameras with monitoring and recording
- HIPAA, PCI DSS, SSAE 18, SOC 2 and ISAE 3404 compliant



### Connectivity

- Directly connect to world-class network carriers and partners through Fiber, Ethernet, COAX, or POTS.
  - AT&T
  - CenturyLink
  - Cogent Communications Inc.
  - Comcast
  - Crown Castle
  - Managedway
  - NTT Virtela
  - Telia Carrier
  - US Signal
  - Windstream
  - WoW
  - Zayo



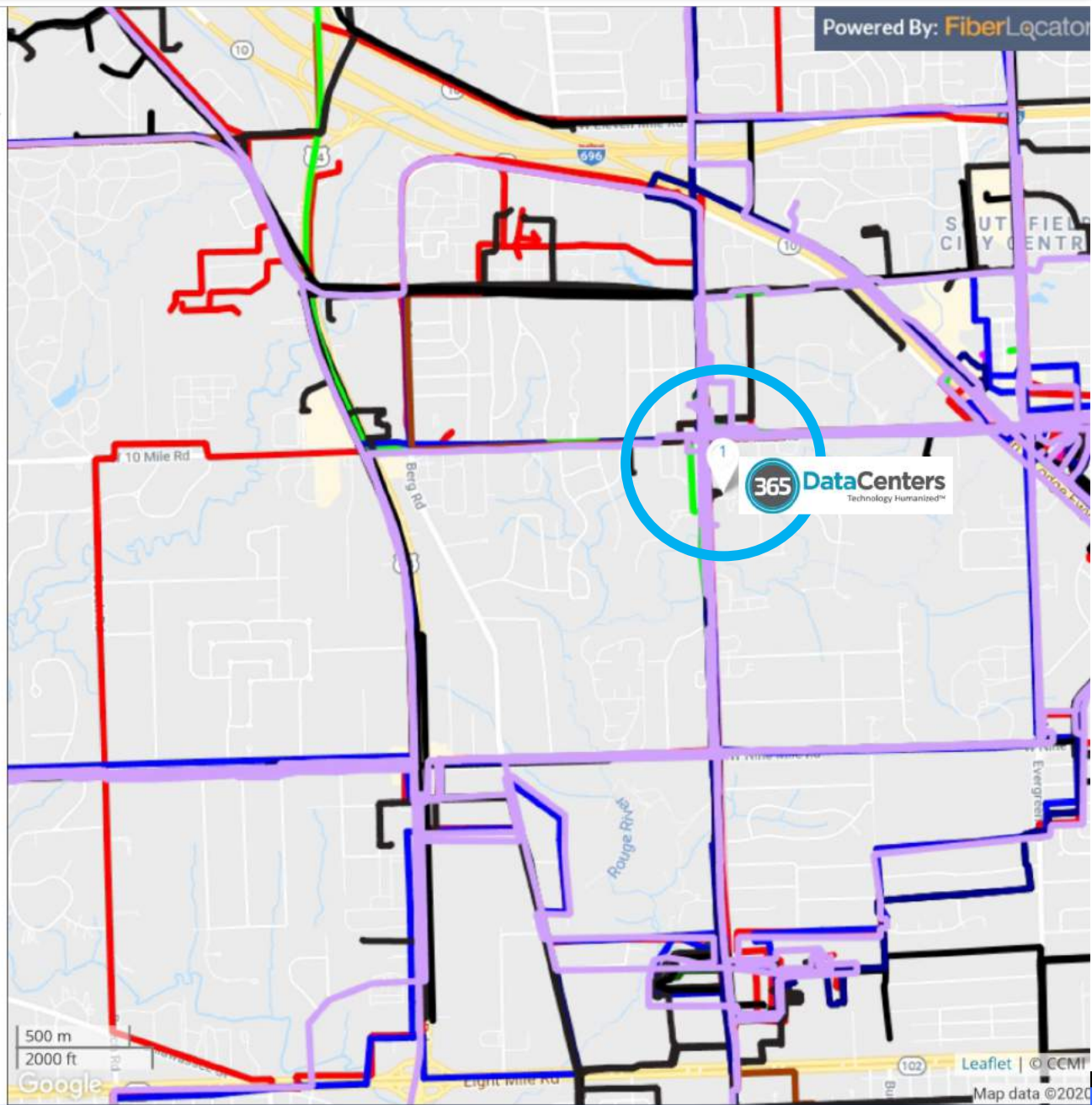


# FIBER MAP - LONG HAUL & METRO

## FiberLocator

365 - Long Haul and Metro

- 24660 Lahser Rd, Southfield, MI 48033, USA
- Metro Networks**
- 123Net
  - CenturyLink Metro
  - Crown Castle
  - Everstream
  - Level3 Metro
  - MetroNet Fiber
  - TelNet Worldwide
  - US Signal
  - WOW! Business
  - Windstream
  - Zayo Metro
- Long Haul Networks**
- 123Net
  - CenturyLink Long Haul
  - Level 3 Long Haul
  - Zayo - Leased



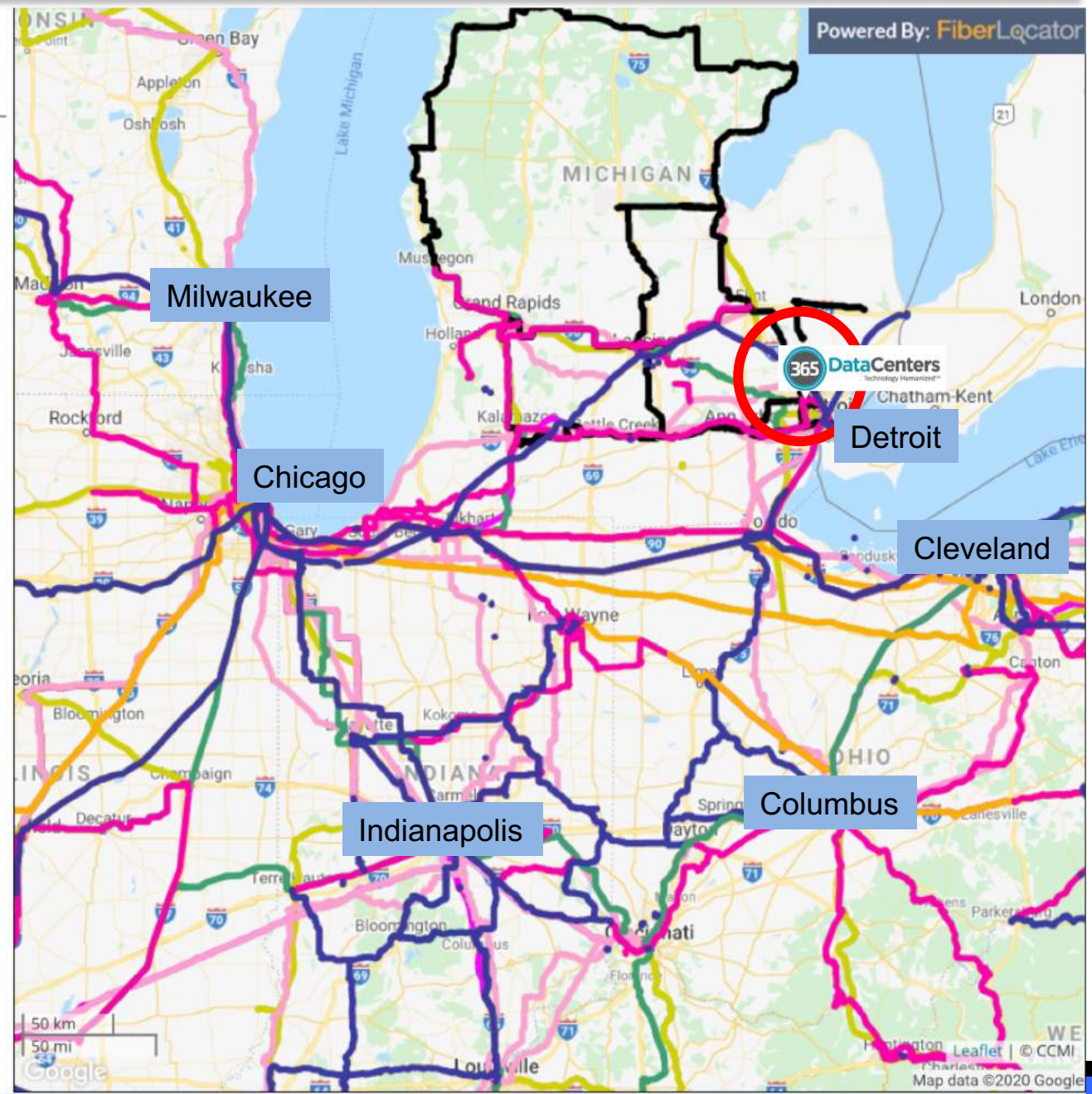
# FIBER MAP - LONG HAUL

## FiberLocator

365 Long Haul

- 24660 Lahser Rd, Southfield, MI 48033, USA
- Long Haul Networks
  - 123Net
  - CenturyLink Long Haul
  - Hudson Fiber LH Leased
  - Level 3 Long Haul
  - Neutral Path Communications LH
  - Sprint Long Haul
  - Summit IG Dark Long Haul
  - Telia Carrier
  - United Fiber and Data
  - Windstream Long Haul
  - Zayo - Leased
  - Zayo Long Haul

Powered By: FiberLocator





# Stonecourt Capital Acquires 365 Data Centers, Eyes More Deals



Data center deals keep coming, with investors eager to capitalize on pandemic-accelerated demand growth.

Yevgeniy Sverdlik | Oct 06, 2020

Private equity investor Stonecourt Capital has acquired a majority stake in 365 Data Centers. Original investors Lumerity Capital and Longboard Advisors have reinvested into the US data center provider, while Chirisa Investments and Turning Rock Partners have exited.

New York-based Stonecourt appears ready to invest more to grow the provider's capabilities. "We are already engaged in several near-term acquisition opportunities, which will meaningfully enhance [365's] service offerings," Lance Hirt, a Stonecourt managing partner, said in a statement.

Norwalk, Connecticut-based 365 operates 12 data centers in the eastern US and additional 21 points of presence on its 100G network. Together, the 12 data centers measure 230,000 square feet and offer 22MW of power capacity.

The company said it has more than 650 customers.

Most of its facilities are in secondary markets, places like Detroit, Indianapolis, and Nashville. Content and cloud providers have been increasingly turning to data center operators with footprint in such metros to improve user experience for local customers and reduce data transport costs.