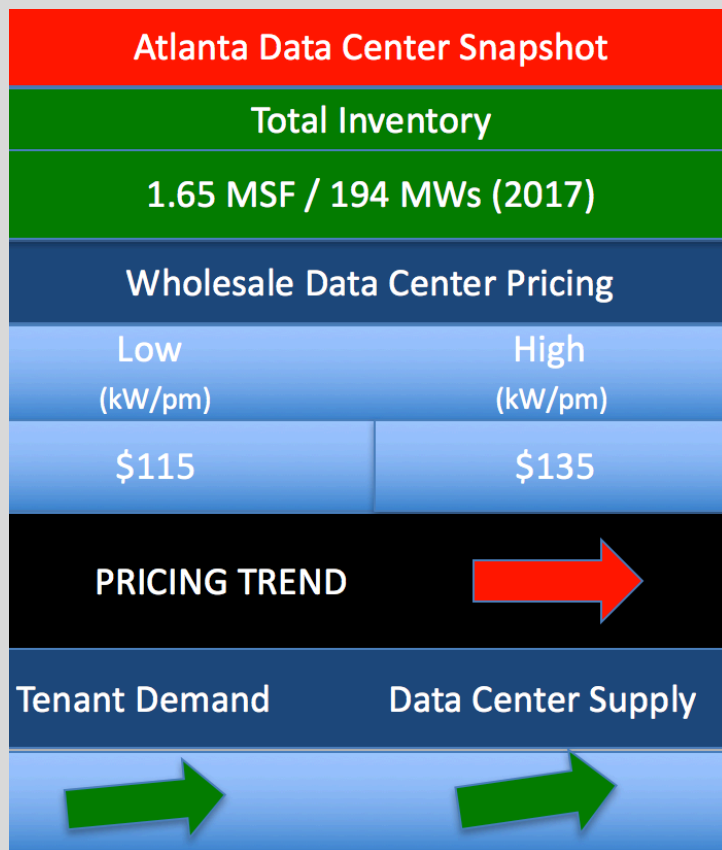


# Atlanta

## Data Center Market Overview

The Atlanta data center market is a major data center market in the US with much of the activity historically driven by the retail colocation sector and home to numerous enterprise facilities. Additionally, Atlanta serves as the interconnectivity hub of the southeast with multiple significant carrier facilities in the Downtown area.

2017 was a big year for Atlanta with nearly 12 MWs of total absorption. Historical absorption has been sub-6 MWs annually.



## Notable Atlanta Data Center Activity

Ascent Data Center is transitioning the 8.1 MW former Blackberry data center to bring new capacity to the market.

250 Williams, a 996k SF office/carrier building in Downtown, was acquired by Carter Validus for \$166M.

DRT/TelX recently leased 18k SF of expansion space in the 250 Williams building in Downtown Atlanta.

Switch announced a new mega-data center project, The Keep, with a likely '19 completion.

T5 Data Centers announced a new 130k SF data center with a projected cost of \$100M to be completed in 2019.

CyrusOne announced a 440k phased project with a projected first phase completion in 2019.

## Summary

The Atlanta market has limited commissioned supply to accommodate immediate larger hyperscale deployments seen in other major metropolitan markets. We anticipate activity in the wholesale sector to ramp up as the newly announced projects get underway with expected pre-completion leasing announcements in 2018, as the new projects move towards completion in 2019.

We anticipate continued strength in the retail sector particularly with operators that can offer a range of services including private and public cloud offerings.

