

Available Data Center Conversion Opportunity Redmond OR



Romans Properties LLC



FIVE 9s DIGITAL

Opportunity

Available Powered Shell Data Center located in Redmond, Oregon just 19 miles west of Prineville's hyperscale data center campus activity:

- Free-Standing 77,260 SF Building located on over 13 acres
- Proximity to data center activity in Prineville, Hillsboro and The Dalles
- Scalable power
- Excellent fiber connectivity via low-latency metro, long-haul and access to Asia-Pacific subsea fiber connectivity
- 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



Details



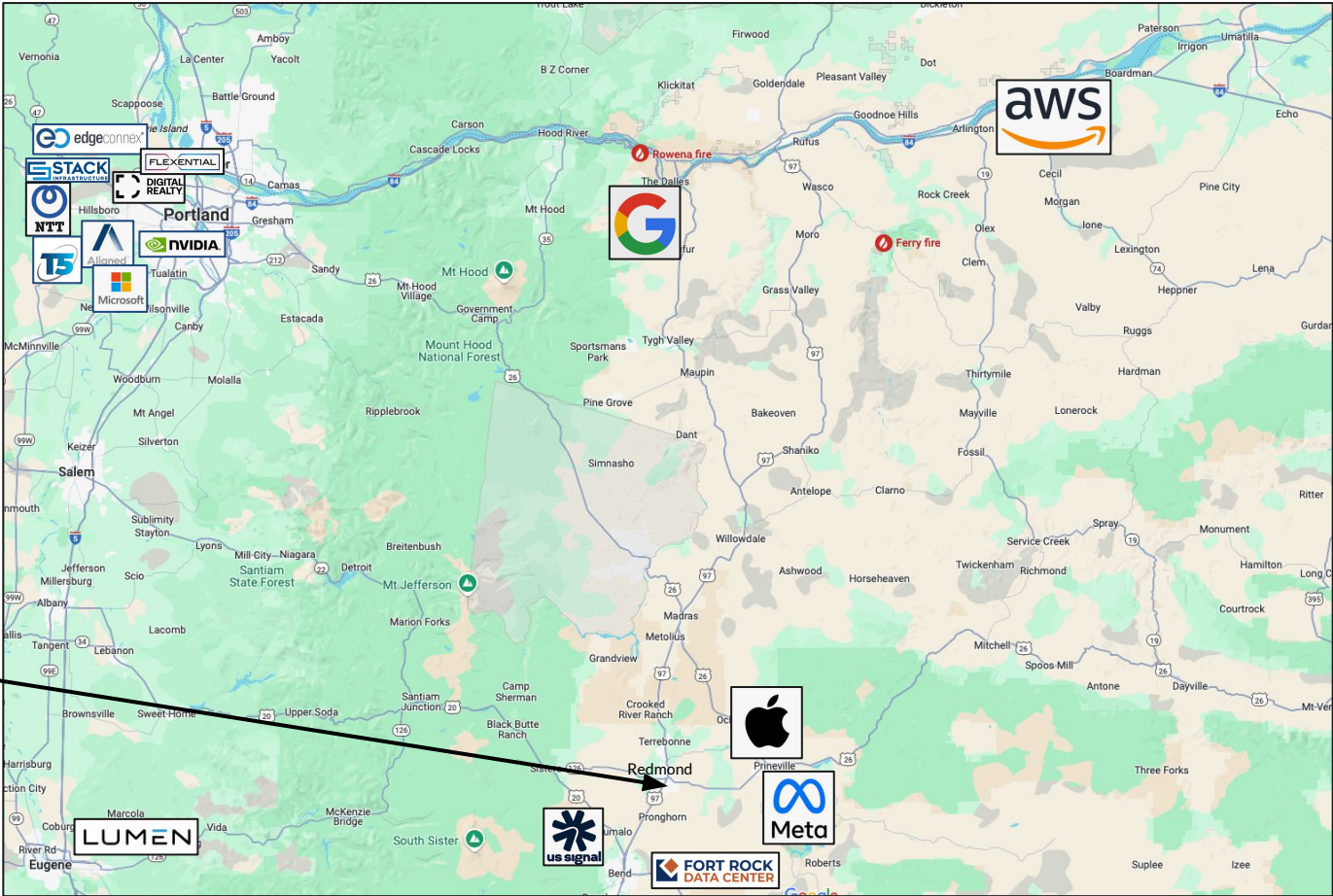
Address:	2999 SW 6th Street Redmond OR
Building Size:	Free-standing, one-level 77,260 SF building
Parcel:	13.13 acres~
Condition:	Mainly open office layout
Clear Height:	Clear Height varies - Up to 30'~
Floor:	5" reinforced concrete slab
Fiber:	Excellent metro and long haul connectivity
Zoning:	M1 - Light Industrial
Parking:	724 parking spaces on site
Year Built:	2004
Construction:	Tilt-Up Concrete
Equipment:	Automatic Transfer Switch (ATS) and 750 kW backup generator



Aerial



Location



Power



Scalable power

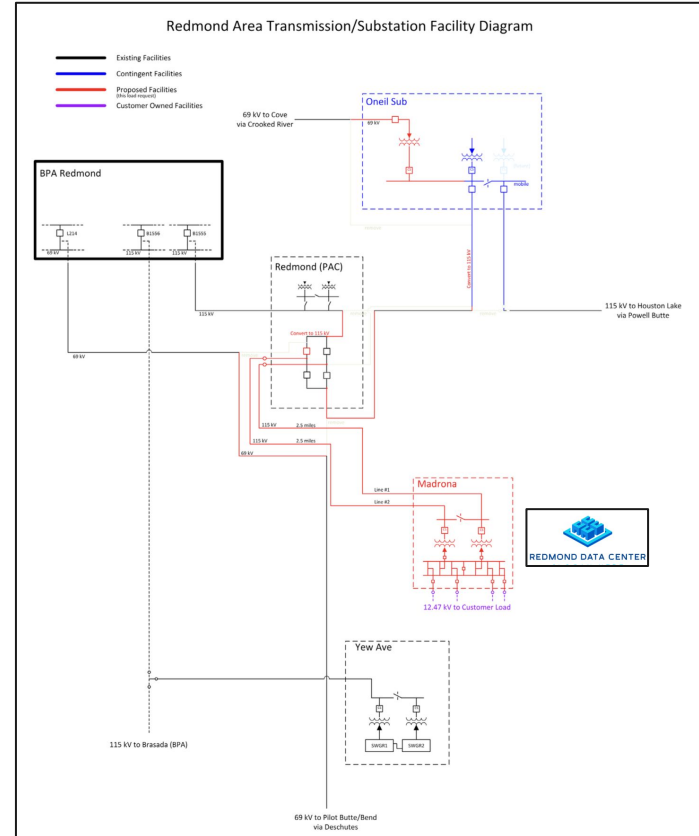
- Power provided by Pacific Power which is the largest grid owner/operator in the West
- Power:
 - 6 MW of utility load by end of 2026
 - Ramp to ~11 MW by Q1-Q2 2027
 - Additional power fed via a 12,470 kV dedicated feeder from nearby substation
 - New 500 kV transmission project in the area slated for completion in 2030 allowing further scalability



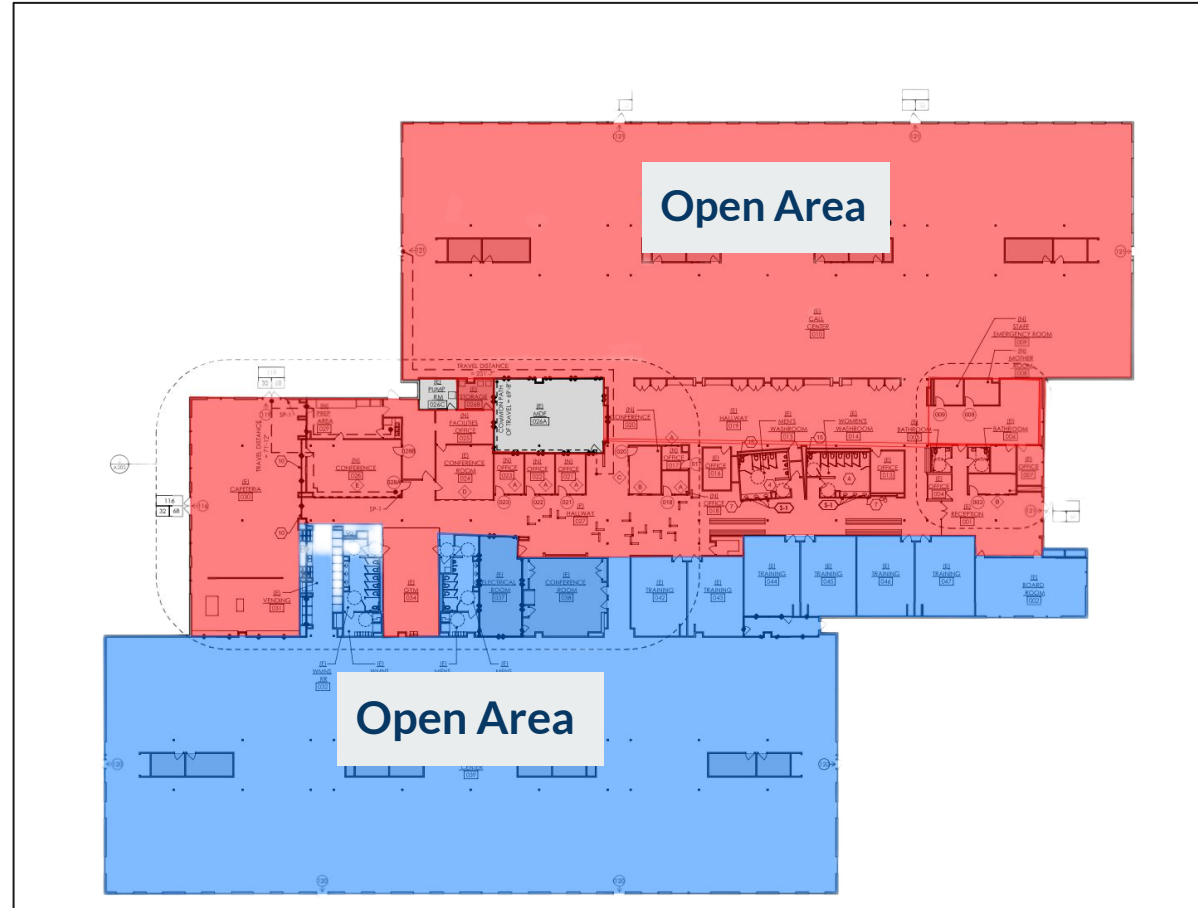
Power Scale Diagram

Power Diagram

- Pacific Power is currently conducting substation upgrades that would allow a data center operator to take advantage of new planned capacity
- Plans show the opportunity to deliver a dedicated 12.47 kV dedicated feeder delivery to the building from the Yew substation
- Future scalability potential upon completion of the new 500 kVA area transmission project



Floor Plan



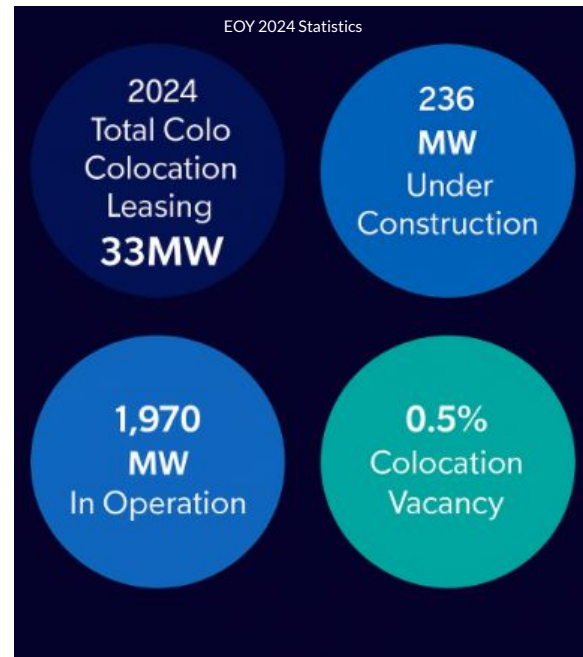
NW Data Center Market

The Pacific Northwest—particularly eastern Oregon and Washington—is rapidly establishing itself as a premier growth corridor in the U.S. data center sector. This momentum is fueled by low-cost power, advantageous tax incentives, and substantial investment in AI infrastructure. Demand remains robust across Portland and eastern Oregon, underscored by an exceptionally low vacancy rate of just 0.5%.

While the market is largely dominated by hyperscale self-build activity, the colocation sector—currently at 535 MW—is poised to double in the coming years. Reflecting this trajectory, over 730 MW of additional colocation capacity is now in the planning phase, led by major developers such as QTS, Aligned Data Centers, and Stack Infrastructure. However, emerging power constraints are beginning to impact timelines, with fewer projects currently under construction and a growing shift toward future-phase development.

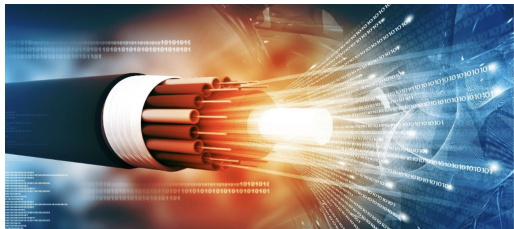
Key demand drivers include access to renewable energy, competitively priced land, and proximity to major West Coast metros. Despite growing concerns over grid capacity, power purchase agreements (PPAs) are still being executed—albeit at a more measured pace. Notably, QTS and Meta recently entered a 120 MW solar energy PPA with Avangrid and Portland General Electric for a project in Morrow County.

With its compelling combination of renewable energy resources, robust network connectivity, lower-cost power, and a resilient tech workforce, the Pacific Northwest remains well-positioned for sustained data center growth.

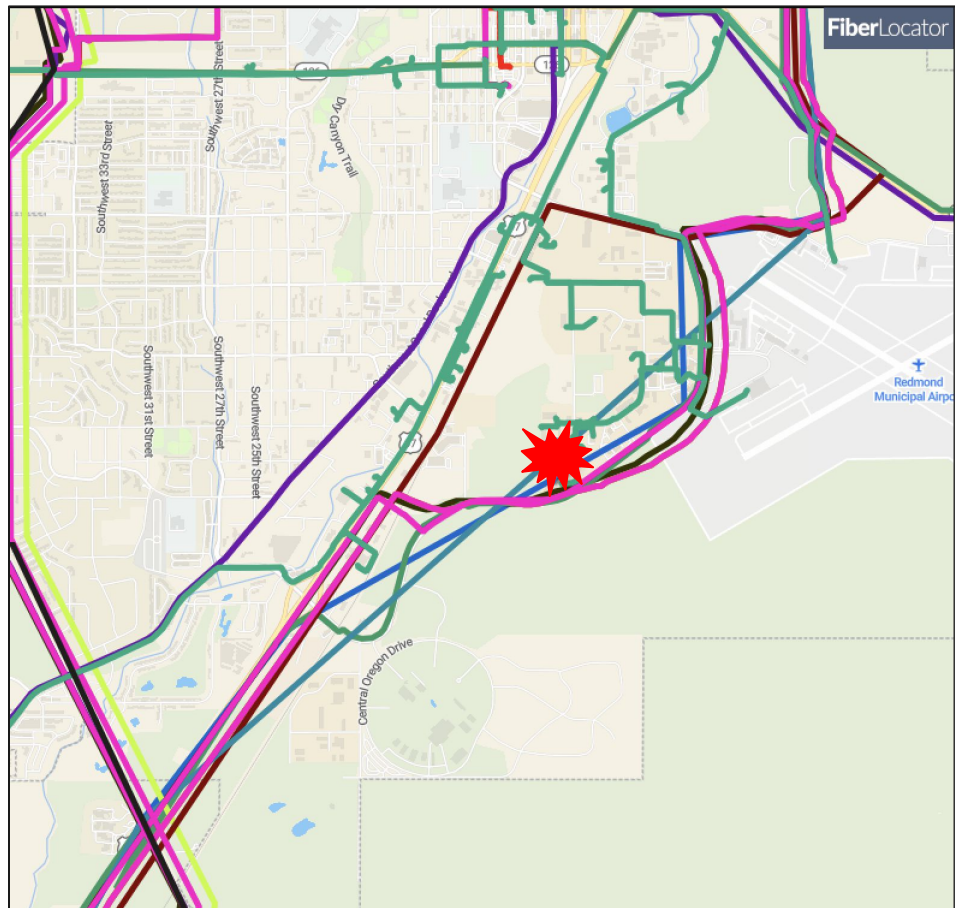


Fiber

- Access to numerous diverse metro and long haul fiber connectivity on site
- Connectivity to international subsea fiber landings in the NW
- Fiber access to key interconnection facilities in the region

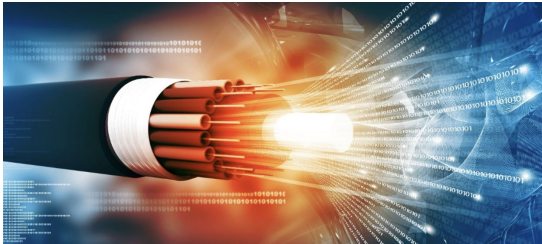


Metro Networks	
	Crown Castle
	Electric Lightwave (Integra)
	Integra
	LS Networks
	Uniti Fiber
	WindWave Communications - Leased
	Zayo Metro
Long Haul Networks	
	Electric Lightwave Long Haul
	Integra Long Haul
	LS Networks
	Syringa Networks Leased LH
	Uniti Fiber Long Haul
	Windstream Long Haul
	Zayo North America

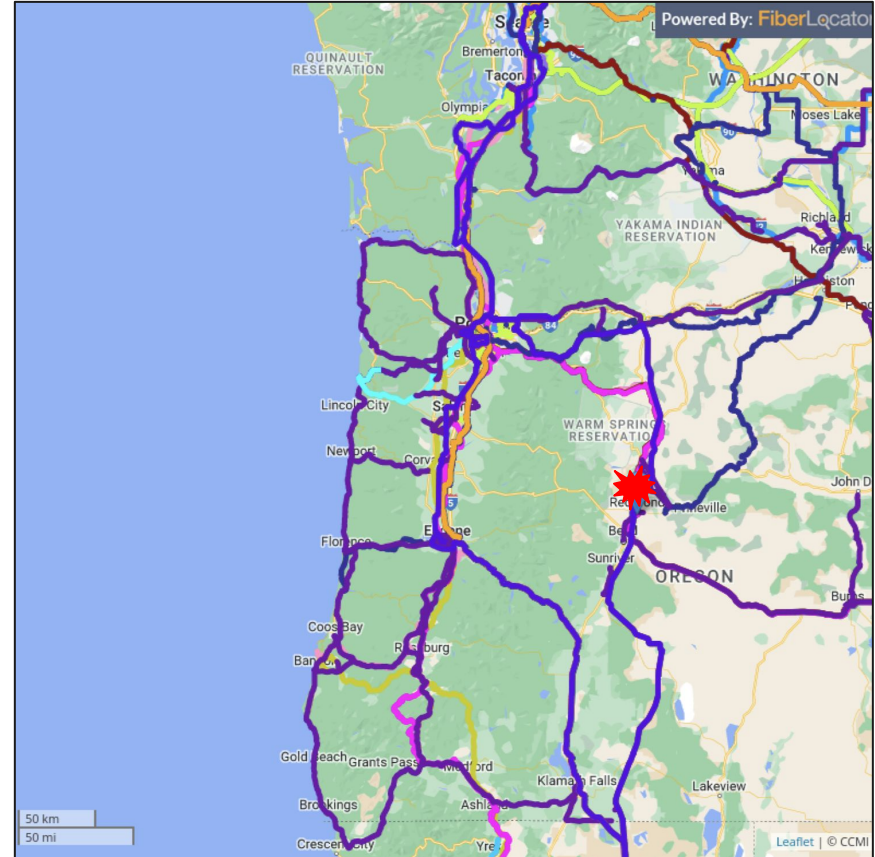


Fiber Regional - Long Haul

- Multiple regional long haul fiber connectivity on site
- Connectivity to international subsea fiber landings in the NW
- Fiber access to key interconnection facilities in the region



Long Haul Networks	
	Arelion - International Long Haul
	Arelion Long Haul
	CenturyLink Long Haul
	CoastCom Long Haul
	Electric Lightwave Long Haul
	FiberLight Long Haul
	Hudson Fiber LH Leased
	Integra Long Haul
	LS Networks
	Level 3 (TWT)
	Level 3 Long Haul
	Noel Communications LH
	Sprint Long Haul
	Syringa Networks Leased LH
	Windstream Long Haul
	Zayo Long Haul

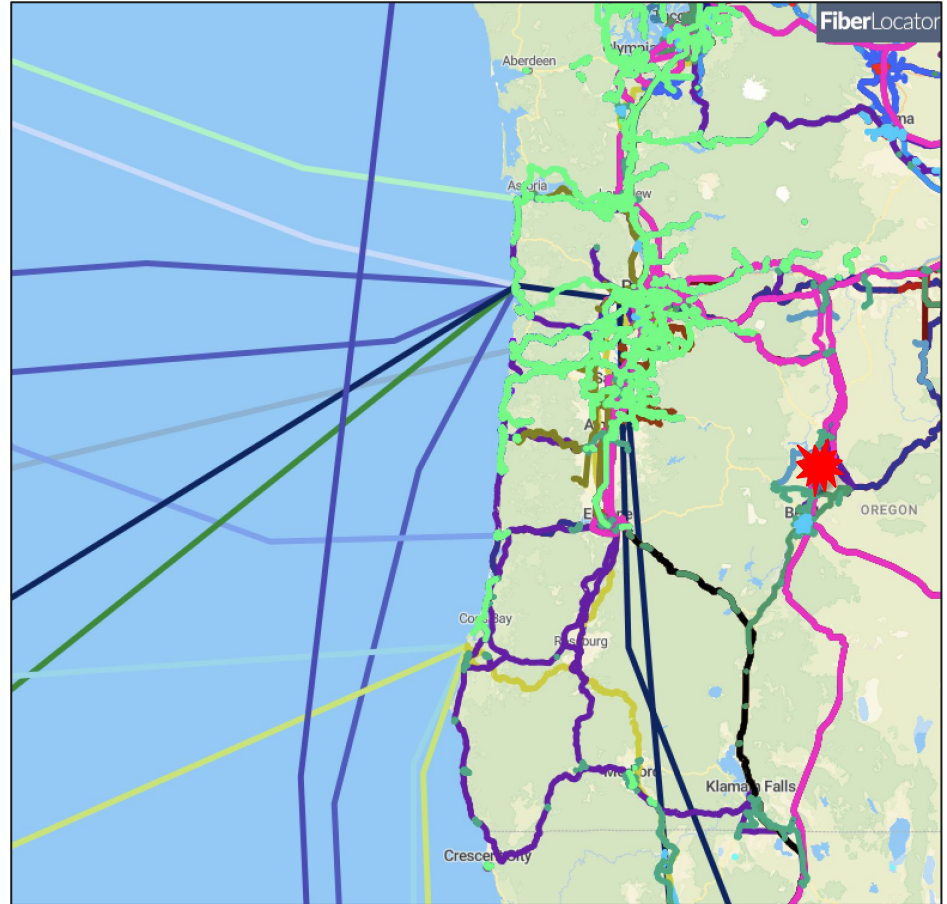


Subsea Fiber

- Connectivity to multiple subsea international cable landing stations in the NW

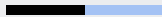
Submarine Cables

- AKORN Alaska-Oregon
- Alaska United - East
- Alaska United - West
- Arctic Fibre
- CUCN
- EXA Infrastructure - Leased
- Hawaiki
- NorthStar
- PC-1
- Southern Cross
- TGN Transpacific
- TPC-5CN
- Trans-Pacific Express
- Zayo - International Long Haul



Photos





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