Available
Data Center Conversion Opportunity
Redmond OR

REDMOND DATA CENTER

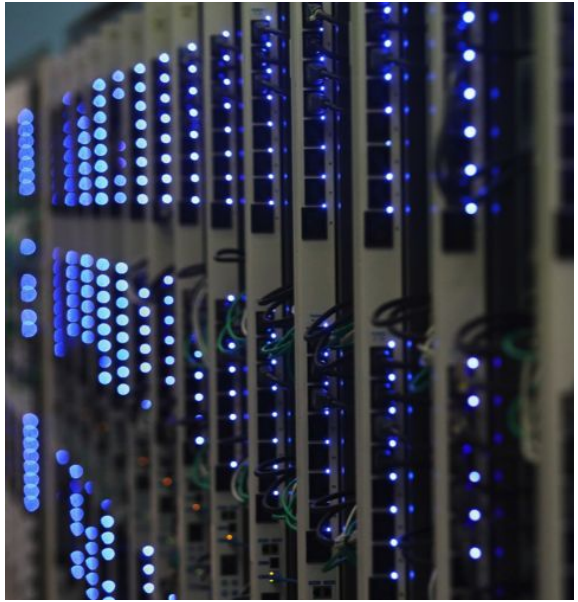
Romans Properties LLC

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

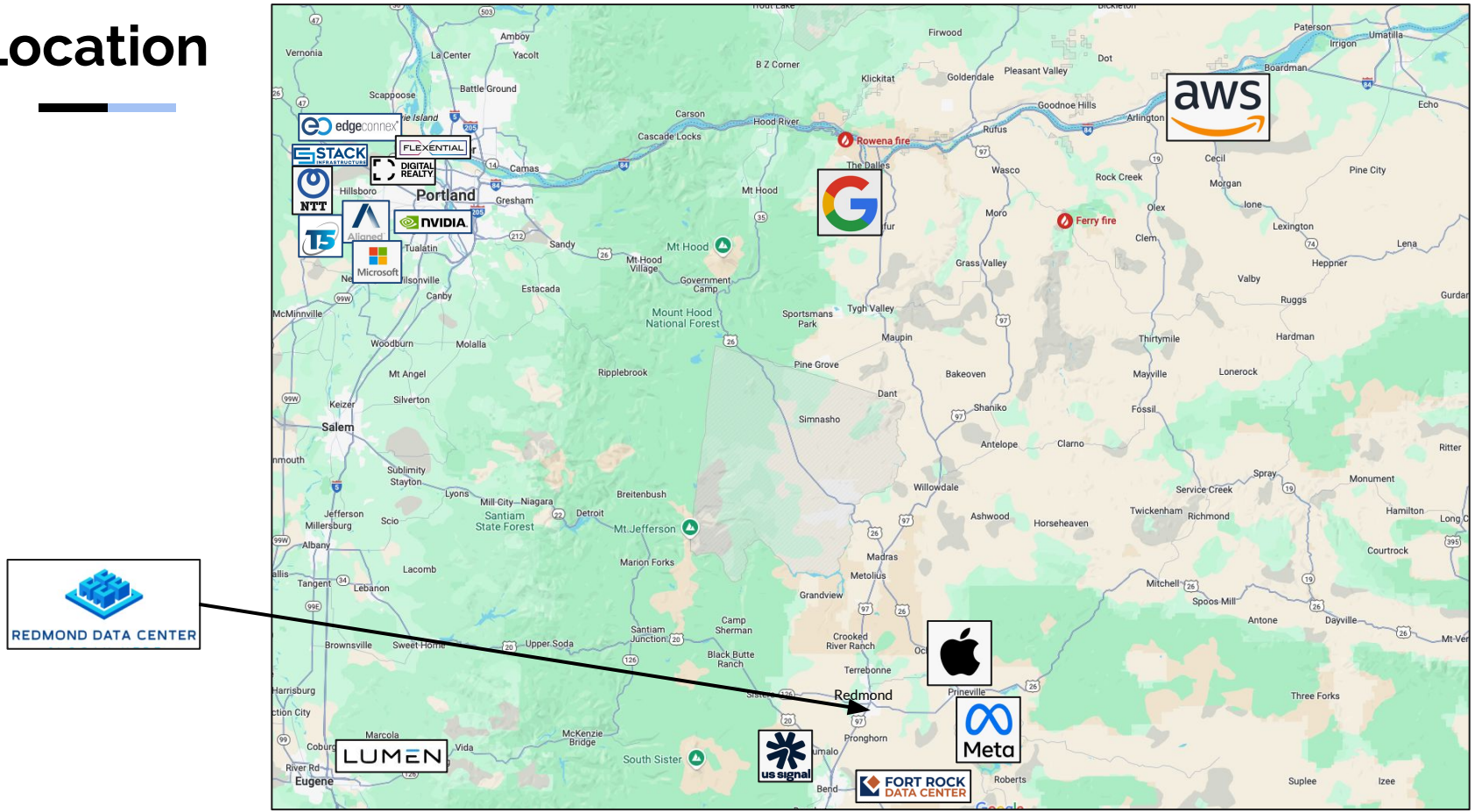


Details

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


REDMOND DATA CENTER
edgeconnex
STACK INFRASTRUCTURE
FLEXENTIAL
DIGITAL REALTY
NTT
Aligned
NVIDIA
T5
Microsoft
aws
Rowena fire
Ferry fire
Portland
Vancouver
Hillsboro
Beaverton
Tigard
Tualatin
Lake Oswego
Gresham
Camas
Washougal
Battle Ground
La Center
Amboy
Yacolt
Vernonia
Scappoose
Sauvie Island
Forest Grove
McMinnville
Newberg
Wilsonville
Canby
Estacada
Sandy
Mt Hood
Mt Hood Village
Government Camp
Mount Hood National Forest
Sportsmans Park
Tygh Valley
Maupin
Grass Valley
Pine Grove
Ripplebrook
Dant
Simnasho
Bakeoven
Shaniko
Antelope
Clarno
Fossil
Mayville
Thirtymile
Hardman
Lonerock
Valby
Ruggs
Heppner
Lena
Gurdane
Ritter
Spray
Monument
Service Creek
Twickenham
Richmond
Hamilton
Long Creek
Courtrock
Dayville
Mt Vernon
Mitchell
Spoos Mill
Antone
Ashwood
Horseheaven
Willowdale
Madras
Metolius
Grandview
Terrebonne
Crooked River Ranch
Redmond
Prineville
Three Forks
Pronghorn
Bend
Roberts
Suplee
Izee
Meta
FORT ROCK DATA CENTER
us signal
LUMEN
Eugene
Springfield
Coburg
Marcola
Vida
McKenzie Bridge
South Sister
Harrisburg
Junction City
Brownsville
Sweet Home
Upper Soda
Lebanon
Tangent
Albany
Millersburg
Jefferson
Scio
Lyons
Mill City
Niagara
Santiam State Forest
Detroit
Mt Jefferson
Breitenbush
Marion Forks
Santiam Junction
Camp Sherman
Black Butte Ranch
Lacomb
Sublimity
Stayton
Silverton
Mt Angel
Woodburn
Molalla
Keizer
Salem
Hood River
Cascade Locks
Carson
Bingen
White Salmon
Klickitat
B Z Corner
Goldendale
Pleasant Valley
Dot
Boardman
Irrigon
Umatilla
Paterson
Echo
Goodnoe Hills
Arlington
Rufus
The Dalles
Wasco
Rock Creek
Cecil
Morgan
Pine City
Olex
Moro
Clem
Lexington
Ione
Firwood
Mt Hood
Sandy
Tualatin
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Scappoose
Vernonia
Amboy
Yacolt
La Center

Power

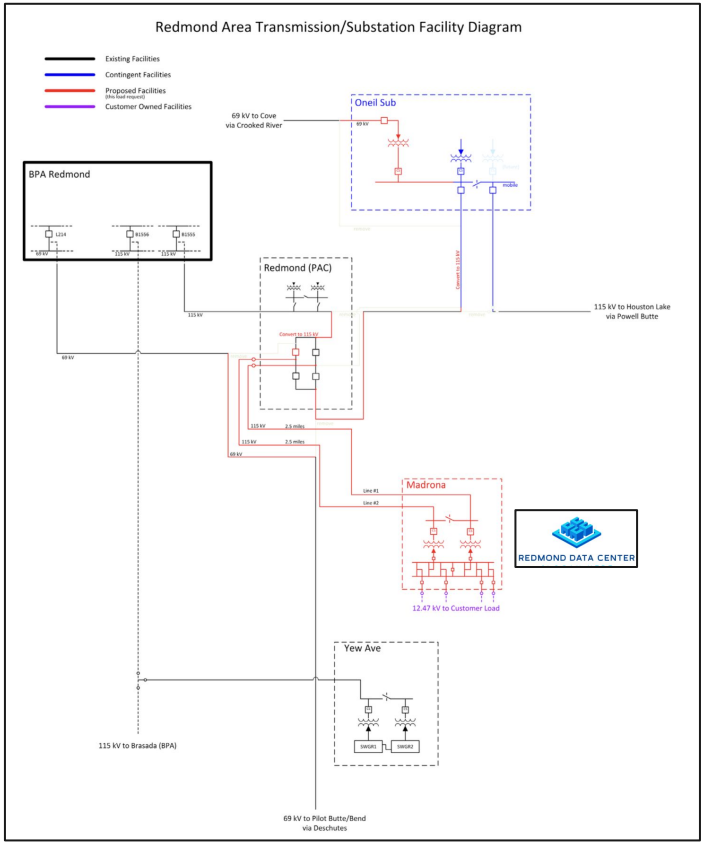
Scalable power

- Power provided by Pacific Power which is the largest grid owner/operator in the West
- Power:
  - Up to 6 MW of power by Q1 2027
  - Additional power via a 12,470 kV dedicated feeder from nearby substation with potential ramp to 10 MW+
  - New 500 kV transmission project in the area slated for completion in 2030 allowing further scalability

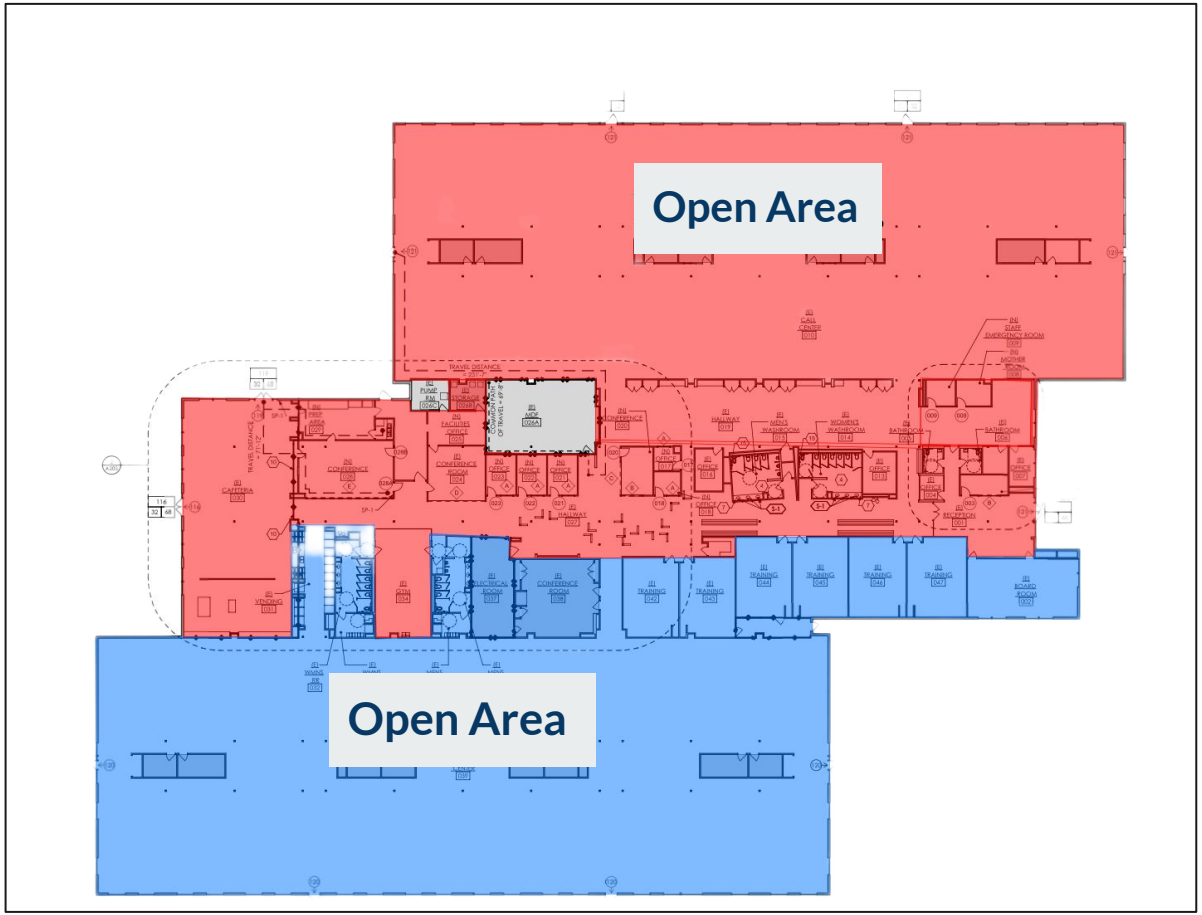
Power Scale Diagram

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



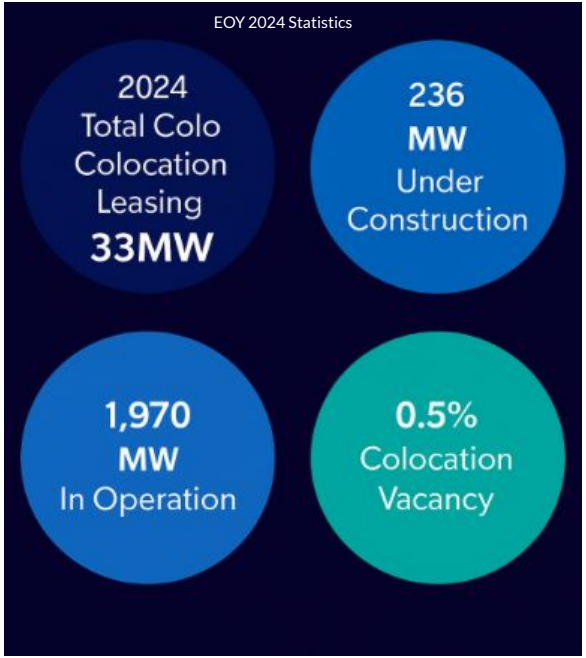
NW Data Center Market

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.

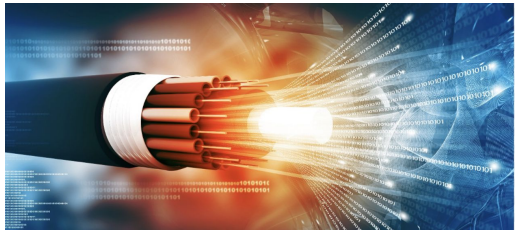
Key demand drivers include access to renewable energy, competitively priced land, and proximity to major West Coast metros. Despite growing concerns over grid capacity, power purchase agreements (PPAs) are still being executed—albeit at a more measured pace. Notably, QTS and Meta recently entered a 120 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.



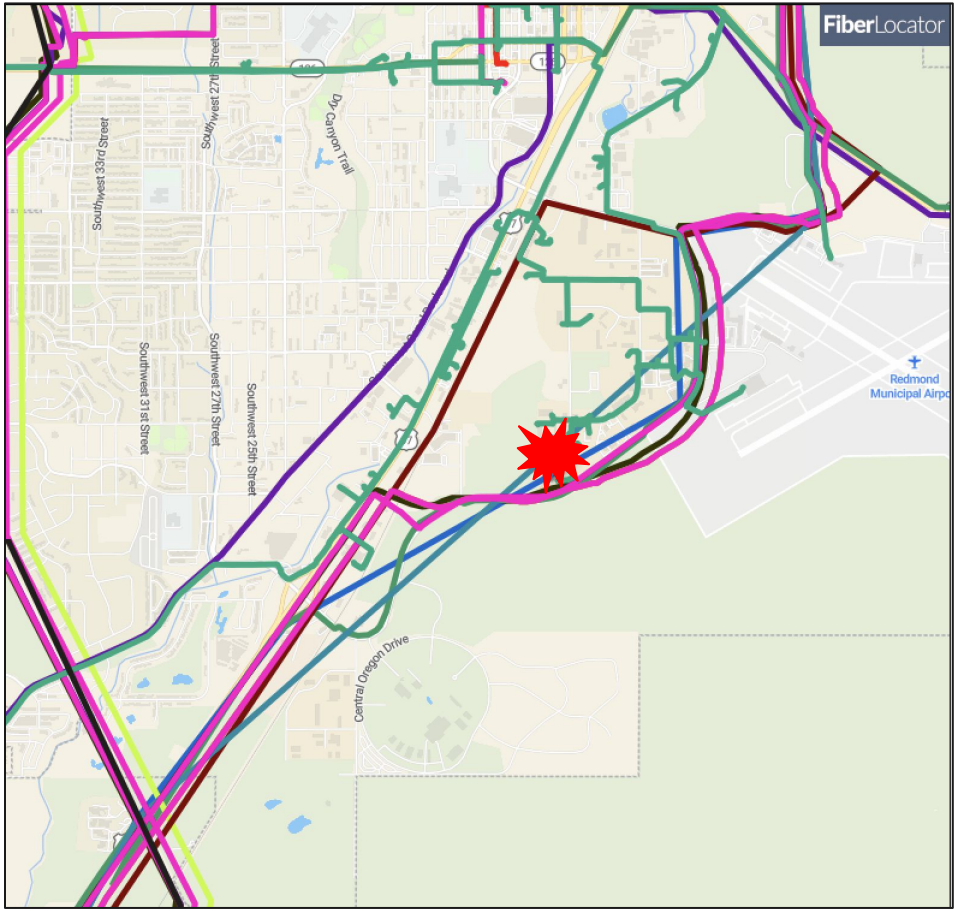
Fiber

- 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



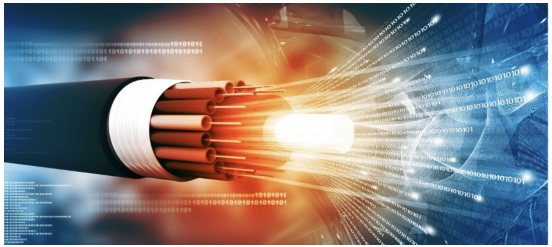
Metro Networks
- Crown Castle
- Electric Lightwave (Integra)
- Integra
- LS Networks
- Uniti Fiber
- WindWave Communications - Leased
- Zayo Metro

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



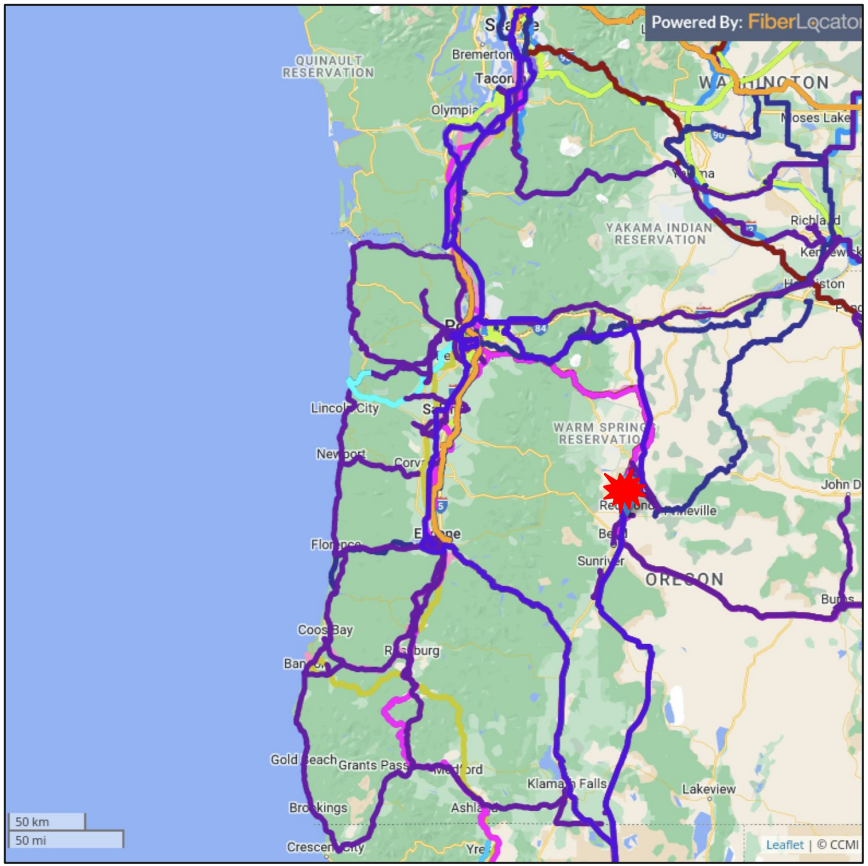
Fiber Regional - Long Haul

- 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



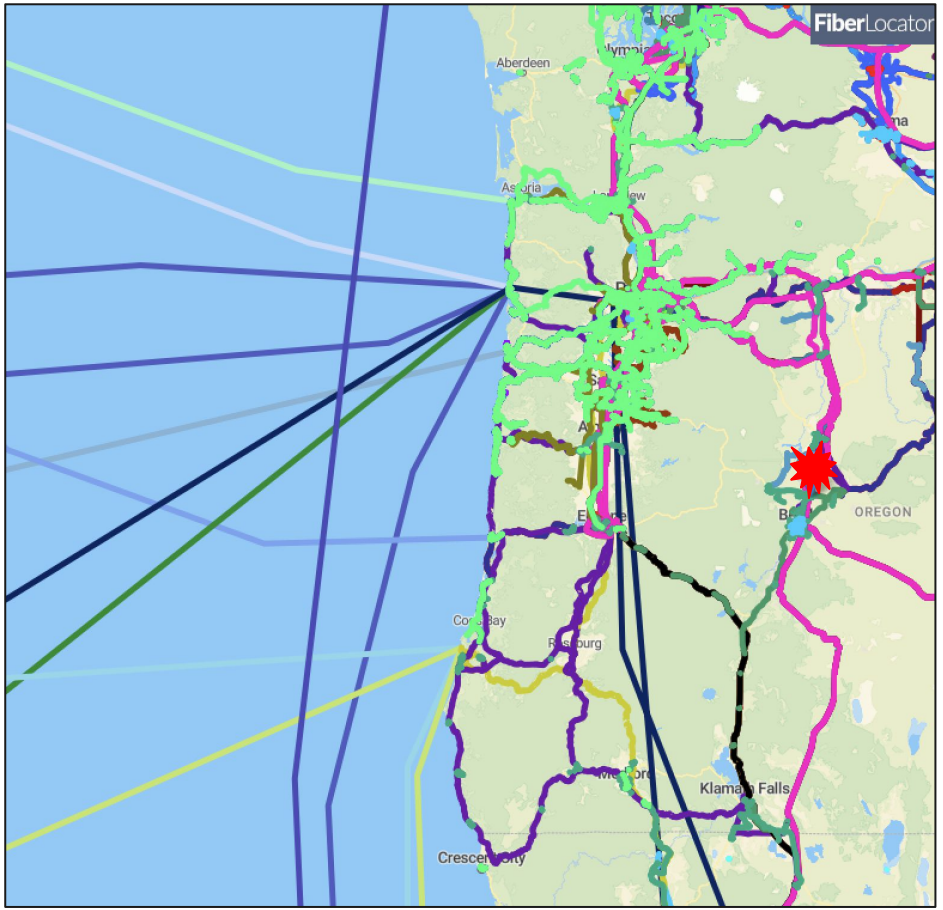
Long Haul Networks

- 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

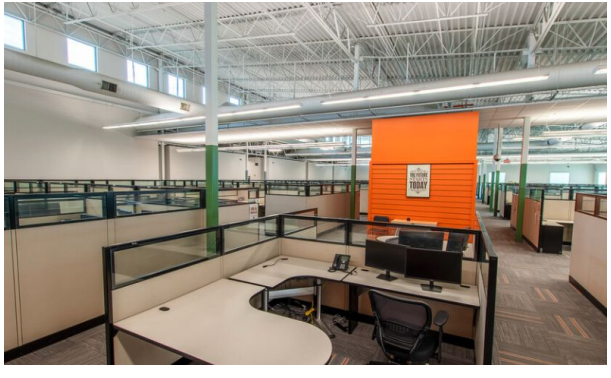


Subsea Fiber

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



Photos



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