

# FOR LEASE

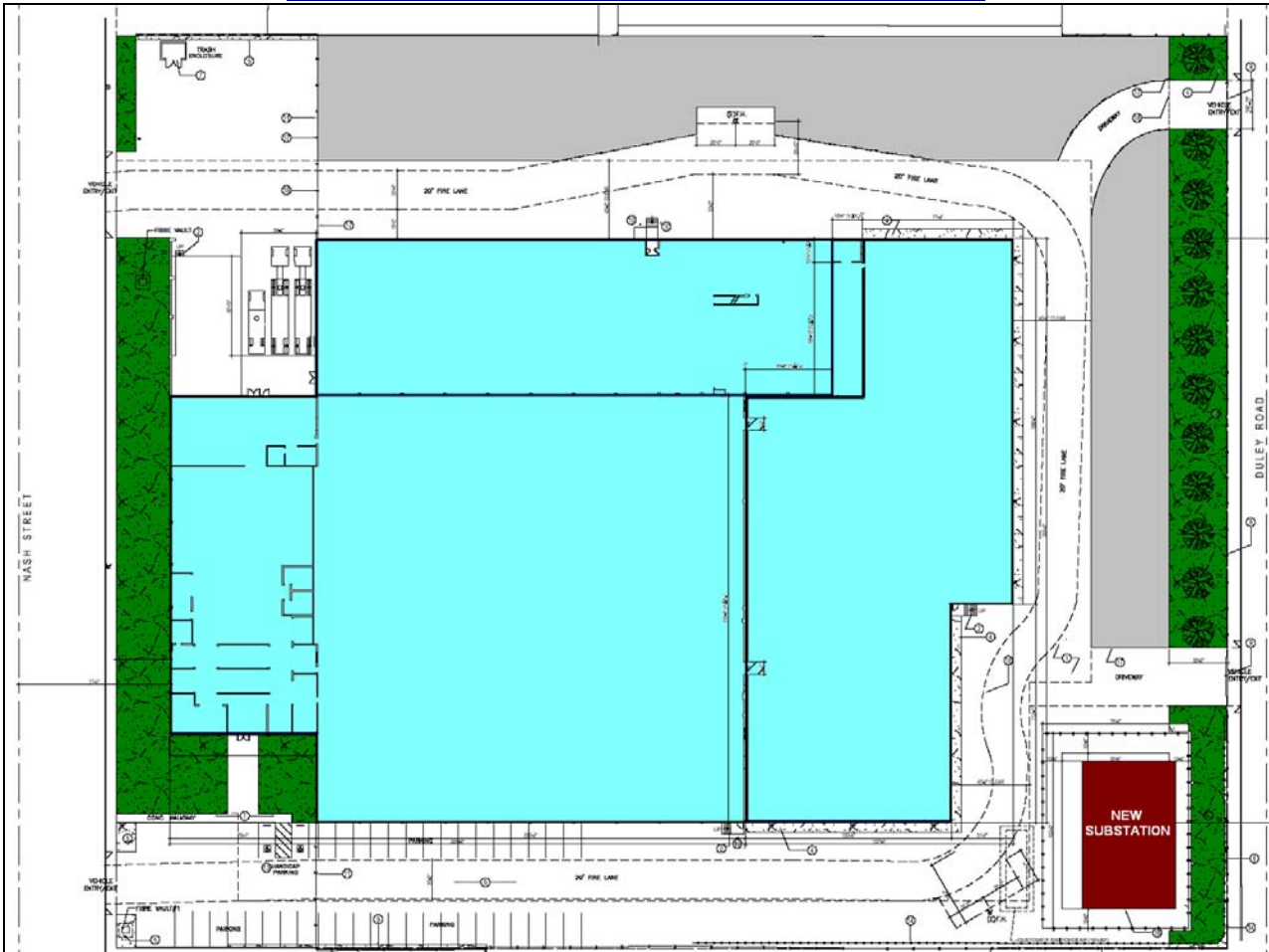
## DATA CENTER OPPORTUNITY

EL SEGUNDO, CALIFORNIA



THIS SECURE 121,586 SQUARE FOOT POWERED SHELL DATA CENTER PROJECT IS READY FOR YOUR CUSTOMIZED DESIGN. IN ADDITION TO HAVING ACCESS TO MULTIPLE FIBER PROVIDERS, OUTSTANDING POWER, CLEAR HEIGHT, FLOOR LOADING AND STRUCTURAL INTEGRITY, THE EL SEGUNDO LOCATION MAKES IT THE NATURAL CHOICE FOR YOUR DATA CENTER.

*AVAILABLE FOR IMPROVEMENTS NOW*



**BASE**  
PARTNERS INC.

*YOUR PARTNER IN CUSTOMIZED DATA CENTER SOLUTIONS*

[WWW.BASEPARTNERSINC.COM](http://WWW.BASEPARTNERSINC.COM)

220 HALLECK STREET, SUITE 220 SAN FRANCISCO, CA 94129

(415) 292-7700

## PROPERTY DESCRIPTION:

- **BUILDING:** ONE STORY 121,586SF SHELL DATACENTER DEMISABLE TO APPROXIMATELY 15,000SF RAISED FLOOR PODS
- **SITE:** 6.1 ACRES
- **BUILDING CONSTRUCTION:** SEISMICALLY UPGRADED TO 1.25G
- **YEAR BUILT:** 1973/2008 UPGRADE AND EXPANSION
- **DATA CENTER DENSITY:** DESIGNED TO ACCOMMODATE HIGH DENSITY USERS
- **UTILITY PROVIDER:** SOUTHERN CALIFORNIA EDISON
- **UTILITY POWER SUPPLY:** SAVE UP TO 25% ON ELECTRICITY COSTS WITH ON-SITE, NEWLY CONSTRUCTED 20 MEGAWATT SUBSTATION-PROJECTED POWER COST 7.9¢/KWH (INCLUDING TAXES)
- **CLEAR HEIGHT:** UP TO 24 FT. CLEAR HEIGHT ALLOWS FOR ECONOMICAL COOLING AND AIRFLOW, AS WELL AS ECONOMIZER USE
- **FLOOR LOADING:** SLAB ON GRADE
- LOADING DOCK
- PERIMETER SECURITY FENCING
- **FIBER PROVIDERS:** DIVERSE VAULTS AND ENTRY POINTS: ABOVENET, AT&T, NEXTLINK, LEVEL 3, TIME WARNER, VERIZON AND QWEST IN THE STREET ADJACENT TO BUILDING
- **ROOF:** AVAILABLE FOR MECHANICAL EQUIPMENT, SATELLITE DISH OR ANTENNA USE

## CITY OF EL SEGUNDO:

- EASY ACCESS TO I-405 + I-105 FREEWAYS
- THREE MILES SOUTH OF LAX
- PRO-BUSINESS
- LOW TAX BASIS
- LOW CRIME
- NUMEROUS FORTUNE 500 COMPANIES

## ABOUT BASE PARTNERS:

BASE PARTNERS IS AN ADVISOR AND DEVELOPER OF CUSTOMIZED DATA CENTER SOLUTIONS. WE RAPIDLY DELIVER COST EFFECTIVE, ENERGY EFFICIENT, SOLUTIONS FOR CLIENTS WHO WANT TO RETAIN CONTROL OVER THEIR DATA CENTER PROJECT.

## FOR FURTHER INFORMATION CONTACT:

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### *HYPOTHETICAL MULTI-TENANT SCENARIO*

