

# DATA CENTER

## REAL ESTATE ACQUISITIONS REPORT

### END OF YEAR REVIEW

#### 2021



FIVE 9s DIGITAL

# DATA CENTERS

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End Of Year Review 2021



2021 Total  
Value of DCRE  
Transactions  
Yielded \$4.56B

2021 DCRE  
Transactions  
Totaled 11.4 M  
SF

2020 DCRE  
Transactions  
Totaled 5.54  
M SF

2020 Total  
Value of DCRE  
Transactions  
Was \$1.7B

Flush Of New  
Capital Seeking  
Data Center  
Real Estate  
Investment  
Opportunities

Interest Rates  
Rising In 2022  
Will Increase  
Borrowing  
Costs

Continued Cap  
Rate  
Compression  
For Leased  
Data Center  
Assets

2021 Was A  
Record Year  
For Data  
Center Real  
Estate Sales  
Volume

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BUILDINGS	SIZE	PRICE	PRICE PSF	DATE	NOTES
Verizon Data Center 8023 Corporate Drive White Marsh MD	9,486 SF	\$3 M	\$316	Jan 2021	<ul style="list-style-type: none"> <li>Single-tenant lease with Verizon</li> <li>5 years +/- on lease at time of acquisition</li> <li>6.5% Cap Rate</li> </ul>
Stack Infrastructure 1849 Fortune Drive & 2400 Ringwood Ave San Jose CA	135,189 SF	\$40 M	\$296	Jan 2021	<ul style="list-style-type: none"> <li>Stack Infrastructure acquired two vacant buildings on 9.8 acres</li> <li>Buildings have been demolished to build a new data center totaling 232,700 SF</li> </ul>
Vantage Data Center 2590 Walsh Avenue Santa Clara CA	113,600 SF	\$40 M	\$352	Feb 2021	<ul style="list-style-type: none"> <li>Vacant building acquired to retrofit for a data center</li> <li>6.7 acre site</li> </ul>
Bank of America Mission Critical Complex 8011 Villa Park Drive Richmond VA	701,000 SF	\$208 M	\$297	March 2021	<ul style="list-style-type: none"> <li>Single-tenant mission critical complex leased to Bank of America</li> <li>Data center is 50-60% +/- of total complex</li> <li>Flat rent</li> <li>6.01% Cap Rate</li> </ul>
Sungard AS 3100 Arnold Lane Northbrook IL	23,750 SF	\$5.194 M	\$219	March 2021	<ul style="list-style-type: none"> <li>Single-tenant NNN leased data center with Sungard AS</li> <li>7.55% cap rate</li> </ul>
Verizon Data Center 7251-7279 W 105 <sup>th</sup> Street Overland Park KS	51,299 SF	\$5.88 M	\$115	March 2021	<ul style="list-style-type: none"> <li>Verizon leases 56% of the total building with adjacent retail/office tenancy</li> <li>Verizon lease until 2025</li> <li>8.7% Cap Rate</li> </ul>

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AWS 11801 Brewer Springs Rd Gainesville VA	115,600 SF	\$18.9 M	\$163	March 2021	<ul style="list-style-type: none"> <li>Amazon (AWS) acquired the facility from Blackstone for use as a data center</li> <li>Owner/User acquisition</li> </ul>
Skybox Data Center 22000 Franz Road Katy TX	96,129 SF	Not Disclosed	NA	March 2021	<ul style="list-style-type: none"> <li>Element Critical acquired the facility from Skybox Data Centers</li> <li>The facility was partially leased at acquisition</li> </ul>
T5@LA Data Center 444 North Nash Street El Segundo CA	116,737 SF	\$71 M	\$700	March 2021	<ul style="list-style-type: none"> <li>Wholesale multi-tenant data center</li> <li>12 MW of critical power load</li> </ul>
Digital Realty Data Center 43915 Devin Shafron Drive Ashburn VA	132,280 SF	\$88 M	\$665	April 2021	<ul style="list-style-type: none"> <li>Multi-tenant data center facility as operated by Digital Realty Trust (DRT)</li> <li>DRT leased back the facility from the new owner</li> </ul>
RioTech Park Rio Robles Drive San Jose CA	376,918 SF	\$170 M	\$451	April 2021	<ul style="list-style-type: none"> <li>Seven (7) building technology campus</li> <li>F5 Networks Data Center, Neato Robotics, Honda Research Institute and Immersion Corp are tenants in the park</li> <li>79% leased</li> </ul>
Centurylink Data Center 3220 N 3 <sup>rd</sup> Street Phoenix AZ	6,300 SF	\$1 M	\$159	April 2021	<ul style="list-style-type: none"> <li>Single-tenant lease with Centurylink</li> <li>Lease expires in 2024 with average of 1.5% annual rent escalations</li> <li>7% Cap Rate</li> </ul>



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Tierpoint Data Center 601 West Polk Street Chicago IL	104,000 SF	\$37.5 M	\$361	April 2021	<ul style="list-style-type: none"><li>• Single-tenant lease with Tierpoint</li><li>• Lease expires Dec 2030</li><li>• Tenant funded equipment</li><li>• 5.9% Cap Rate</li></ul>
EdgeX Data Centers 4442 Newcastle Road Oklahoma City, OK	65,000 SF	\$6 M	\$92	April 2021	<ul style="list-style-type: none"><li>• 2- 10k SF data halls with 3 MWs of power capacity</li><li>• Former Devon Energy data center built in 2010</li></ul>
Cologix Data Center 2050 Martin Ave Santa Clara CA	84,000 SF	\$58.1 M	\$692	May 2021	<ul style="list-style-type: none"><li>• Cologix acquired the data center from Vxchange</li><li>• Business operations were included as part of the building sale</li></ul>
Digital Realty Data Center 1890 & 1900 S Price Rd 3200 W. Germann Rd Chandler AZ	244,136 SF	\$19.225 M	\$79	June 2021	<ul style="list-style-type: none"><li>• Multi-tenant 3 building complex with a mix of data center and industrial tenancy</li><li>• 100% vacant at sale. Buyer plans to invest \$20MM to retrofit and lease the buildings</li></ul>
Comcast Data Center 8031 Corporate Drive Baltimore MD	66,000 SF	\$14.85 M	\$225	June 2021	<ul style="list-style-type: none"><li>• Single-tenant data center leased to Comcast</li></ul>
AWS 22370 Kipper Drive Sterling VA	406,920 SF	\$179 M	\$440	June 2021	<ul style="list-style-type: none"><li>• AWS is the single-tenant in the data center</li></ul>

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CapitalOne Data Center 300 S Fish Lake Road Volo IL	163,430 SF	\$8.35 M	\$51	May 2021	<ul style="list-style-type: none"> <li>• Buyer acquired as a vacant data center</li> <li>• Former CapitalOne Data Center</li> <li>• Repositioning for new data center tenancy</li> </ul>
NY Carrier Hotel Data Center 325 Hudson New York NY	233,000 SF	\$135 M	\$605	May 2021	<ul style="list-style-type: none"> <li>• Multi-tenant carrier hotel data center and office building</li> <li>• 40 telecom carriers and 5 subsea fiber cables at the building</li> </ul>
Silas Data Center Portfolio (formerly Carter Validus) 29 Data Centers in multiple markets	3,300,000 SF	\$1.32 B	\$400	June 2021	<ul style="list-style-type: none"> <li>• 29 data centers</li> <li>• Top 5 markets: Atlanta, Sacramento, Washington DC, San Jose &amp; Los Angeles</li> <li>• 32 tenants in the portfolio</li> <li>• Weighted average lease term of 7.9 years</li> <li>• 5.77% Cap Rate</li> </ul>
Irvine Crossing 17871 Von Karman Ave & 17836 Gillette Ave Irvine, CA	395,673 SF	\$180 M	\$456	June 2021	<ul style="list-style-type: none"> <li>• 202,500 SF leased to Amazon for use as last-mile distribution</li> <li>• 193,173 SF leased to Tierpoint for its data center</li> <li>• 3.78% cap</li> </ul>
Equinix Data Center 1920, 1924, 1928, 1932, & 1936 E Deere Ave Santa Ana CA	189,158 SF	\$42.9 M	\$227	June 2021	<ul style="list-style-type: none"> <li>• Multi-building complex which include Internap and Crown Castle data centers and a mix of other tenancy</li> <li>• 7.05% Cap Rate</li> </ul>
T-Mobile Data Center 4850 NW 103 <sup>rd</sup> Ave Sunrise FL	33,512 SF	\$26 M	\$776	July 2021	<ul style="list-style-type: none"> <li>• Single-tenant lease with T-Mobile with 19 years remaining on the lease</li> <li>• 2% annual escalations</li> <li>• 4.75% Cap Rate</li> </ul>

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BUILDINGS	SIZE	PRICE	PRICE PSF	DATE	NOTES
Indy Telecom Center Henry Street Indianapolis IN	205,000 SF	Not Disclosed	NA	July 2021	<ul style="list-style-type: none"> <li>11 building telecom &amp; data center complex</li> <li>Tenancy includes multiple telecom operators and data center operators including DataBank, 365 and Lifeline</li> </ul>
Flexential Data Center 3500 E. Plano Parkway Plano TX	101,324 SF	Not Disclosed	NA	August 2021	<ul style="list-style-type: none"> <li>Sale-leaseback with Flexential</li> <li>Flexential plans to expand operations on site</li> </ul>
CleanSpark Data Center 5295 Brook Hollow Pkwy Norcross GA	84,000 SF	\$6.55 M	\$78 PSF	August 2021	<ul style="list-style-type: none"> <li>Former Sprint data center</li> <li>Investor acquired for use as its Bitcoin Mining Operations</li> <li>Approximately 8 MWs with expansion capacity</li> </ul>
Cologix Data Center 2850 Interstate Drive Lakeland FL	139,500 SF	\$17.8 M	\$128 PSF	August 2021	<ul style="list-style-type: none"> <li>Cologix leases 105,642 SF of the total facility</li> <li>2nd tenant is industrial distribution</li> <li>4% Cap Rate</li> </ul>
Vxchange Data Center 8025 N Interstate 35 Austin TX	62,000 SF	Not Disclosed	NA	August 2021	<ul style="list-style-type: none"> <li>Data center investor/operator acquired the data center from Vxchange</li> <li>Acquisition included existing customers of Vxchange operations in facility</li> </ul>
Digital Realty Data Center 2950 Zanker Road San Jose CA	69,700 SF	\$19.4 M	\$278	Sept 2021	<ul style="list-style-type: none"> <li>Multi-tenant data center acquired from Digital Realty Trust</li> </ul>

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Equinix Data Center 444 Toyama Drive Sunnyvale CA	\$25.6 M	\$608	Sept 2021	<ul style="list-style-type: none"> <li>Single-tenant data center leased to Equinix leased until April, 2022</li> <li>Equinix stated it will be vacating the facility at end of lease term</li> <li>9.5% Cap Rate</li> </ul>
Cyxtera Data Center 4700 Old Ironsides Drive Santa Clara CA	\$28 M	\$311	Sept 2021	<ul style="list-style-type: none"> <li>Single-tenant data center leased to Cyxtera</li> <li>9.2% Cap Rate</li> </ul>
Cyxtera Data Center 4650 Old Ironsides Drive Santa Clara CA	\$35.8 M	\$288	Sept 2021	<ul style="list-style-type: none"> <li>Single-tenant data center leased to Cyxtera</li> <li>11.95% Cap Rate</li> </ul>
Equinix Data Center 21551 Beaumeade Circle Ashburn VA	\$88 M	\$583	Sept 2021	<ul style="list-style-type: none"> <li>Single-tenant data center leased to Equinix</li> <li>7 MW facility</li> <li>Lease expiration of Dec 2023</li> <li>4.14% Cap Rate</li> </ul>
365 Data Centers 24660 Lahser Road Southfield MI	\$1.988 M	\$166	Sept 2021	<ul style="list-style-type: none"> <li>Single-tenant data center leased to 365 Data Center with lease exp in 2024</li> <li>2.5% annual escalations</li> <li>6.97% Cap Rate</li> </ul>
Novva Data Center 650 Sybilla Lane Colorado Springs CO	\$38.5 M	\$ PSF	October 2021	<ul style="list-style-type: none"> <li>PwC is the single-tenant in the data center</li> <li>Purpose-built facility with approximately 8 years remaining on the lease term</li> <li>4.8% Cap Rate</li> </ul>



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Miami Data Vault 100 NE 80th Terrace Miami FL	99,000 SF	\$15.8 M	\$160	October 2021	<ul style="list-style-type: none"><li>Investor acquired building and operations</li><li>Investor plans on significant upgrades to bring to current data center standards</li></ul>
Verizon Data Center Complex Quantum Park 22001 Loudon County Pkwy Ashburn VA	1.2M SF	\$330 M	\$275	October 2021	<ul style="list-style-type: none"><li>Verizon occupies the majority of the complex with 8 years +/- on lease</li><li>Blended 2% annual escalations</li><li>5.38% Cap Rate</li></ul>
IBM Global Solutions Data Center 1177 S Belt Line Road Coppell TX (Dallas)	150,000 SF	\$41 M	\$273	October 2021	<ul style="list-style-type: none"><li>Single-tenant lease with IBM</li><li>5 years remaining on lease</li><li>Flat rent</li><li>5.85% Cap Rate</li></ul>
DataSite Data Center 1130 Powers Ferry Place Marietta GA	73,000 SF	\$ 49.74 M	\$681	October 2021	<ul style="list-style-type: none"><li>American Tower acquired the data center and business operations from DataSite</li></ul>
DataSite Data Center 9701 South John Young Pkwy Orlando FL	130,000 SF	\$95.23 M	\$733	October 2021	<ul style="list-style-type: none"><li>American Tower acquired the data center and business operations from DataSite</li></ul>
Vantage Data Center (CA22) 725 Matthew Street Santa Clara CA	175,000 SF	\$539 M	\$3,080	October 2021	<ul style="list-style-type: none"><li>24 MW data center</li><li>Microsoft and Nvidia are the anchor tenants in the facility</li><li>Expansion capacity to over 541k SF</li></ul>

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PwC Data Center 2480 Rock House Road Lithia Springs GA	79,682 SF	\$101 M	\$1,268	October 2021	<ul style="list-style-type: none"> <li>PwC is the single-tenant in the data center</li> <li>Purpose-built facility with approximately 8 years remaining on the lease term</li> <li>4.8% Cap Rate</li> </ul>
Expedient Data Center 2475 W. Townley Avenue Phoenix AZ	45,000 SF	\$11 M	\$244	October 2021	<ul style="list-style-type: none"> <li>Investor acquired the Blue Cross Blue Shield (BCBS) data center</li> <li>Expedient signed a long-term lease with BCBS remaining a customer in the data center</li> </ul>
1547 Data Center 1 Ramland Road Orangeburg NY	232,000 SF	\$132.5 M	\$571	November 2021	<ul style="list-style-type: none"> <li>Multi-tenant wholesale and powered shell data center</li> <li>5.68% Cap Rate</li> </ul>
1547 Data Center 725 S. Wells Street Chicago IL	66,204 SF	\$27.421 M	\$414	November 2021	<ul style="list-style-type: none"> <li>Carrier hotel data center in downtown Chicago</li> <li>Multi-tenant</li> <li>5.68% Cap Rate</li> </ul>
Tierpoint Data Center 3701 Burnham Street Milwaukee WI	69,000 SF	\$4.66 M	\$68	November 2021	<ul style="list-style-type: none"> <li>Tierpoint leases 42,500 SF of the total 69,000 SF</li> <li>Tierpoint lease has until 11-2030 with annual CPI rent increases</li> <li>7.8% Cap Rate +/-</li> </ul>
Tierpoint Data Center 11 & 17 Skyline Drive Hawthorne, NY	258,000 SF	\$47 M	\$182	December 2021	<ul style="list-style-type: none"> <li>Tierpoint is the single-tenant in both data centers</li> <li>5 years +/- remaining on the lease term</li> <li>5.8% +/- Cap Rate</li> </ul>

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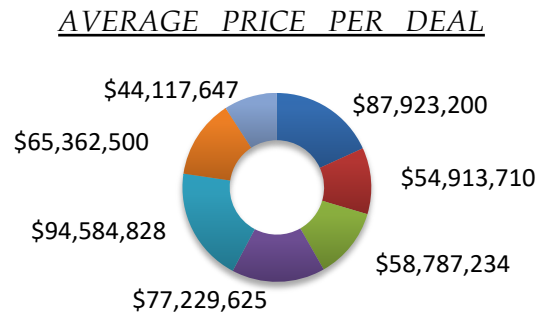
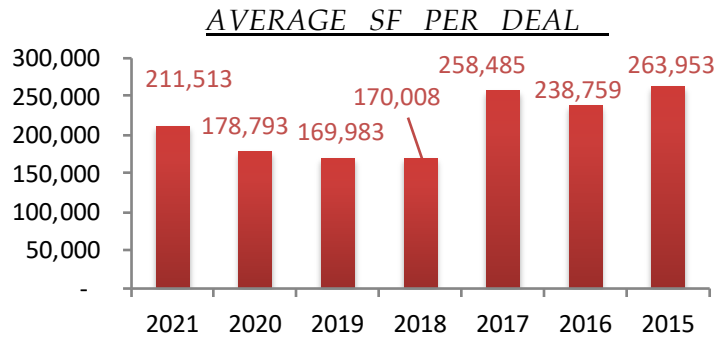


BUILDINGS	SIZE	PRICE	PRICE PSF	DATE	NOTES
Netrality Data Center 7801 Neiman Road Shawnee KS	172,000 SF	\$12.96 M	\$75	December 2021	<ul style="list-style-type: none"> <li>Vacant office facility acquired to convert to a data center</li> <li>2 MWs of existing power with expansion capacity</li> </ul>
Expedient Data Center 3180 Players Lane Memphis TN	35,000 SF	\$6.915 M	\$198	December 2021	<ul style="list-style-type: none"> <li>Single-tenant lease with Expedient</li> <li>13 years remaining on lease</li> <li>Flat rent</li> <li>5.74% Cap Rate</li> </ul>
Expedient Data Center 5000 Arlington Centre Blvd Upper Arlington OH	21,590 SF	\$7.1 M	\$329	December 2021	<ul style="list-style-type: none"> <li>Single-tenant lease with Expedient</li> <li>13 years remaining on lease</li> <li>Flat rent</li> <li>5.74% Cap Rate</li> </ul>
Segra Data Center 465 Charles Babbage Lane Kannapolis NC	49,975 SF	\$11.4 M	\$230	December 2021	<ul style="list-style-type: none"> <li>Single-tenant lease with Segra</li> <li>14 years remaining on lease</li> <li>CPI annual escalations</li> <li>5.74% Cap Rate</li> </ul>
Flexential Data Center 4905 Belfort Rd Jacksonville FL	56,111 SF	\$15.59 M	\$278	December 2021	<ul style="list-style-type: none"> <li>Flexential leases 65% of the building with lease exp of 2027</li> <li>100% leased building with other office tenancy</li> <li>3% annual escalations</li> <li>5.74% Cap Rate</li> </ul>
DartPoints Data Center 2425 Technology Blvd Columbus, IN	86,400 SF	\$8.3 M	\$96	December 2021	<ul style="list-style-type: none"> <li>9 yrs +/- remaining on lease term after initial 3 yr reduced lease rate</li> <li>10% annual rent escalations</li> <li>4.8% Cap Rate</li> </ul>

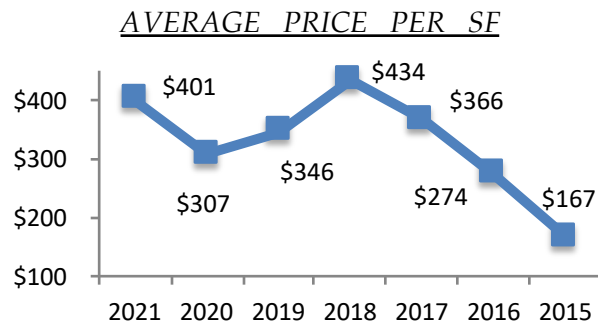
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## DATA CENTER REAL ESTATE ACQUISITIONS ANNUAL SUMMARY



■ 2021 ■ 2020 ■ 2019 ■ 2018 ■ 2017 ■ 2016 ■ 2015



In 2021, data center real estate acquisitions totaled 11.4 M SF of space with a total transaction value of \$4.56 Billion.

The largest data center transaction in 2021:

The 29 market Silas data center portfolio sold for \$1.32 Billion totaling approximately 3.3 M SF of leased data center facilities.



Five 9s Digital specializes in data center real estate. That's all we do. We offer acquisition and disposition services, brokerage, development, consulting and market research services on national basis.

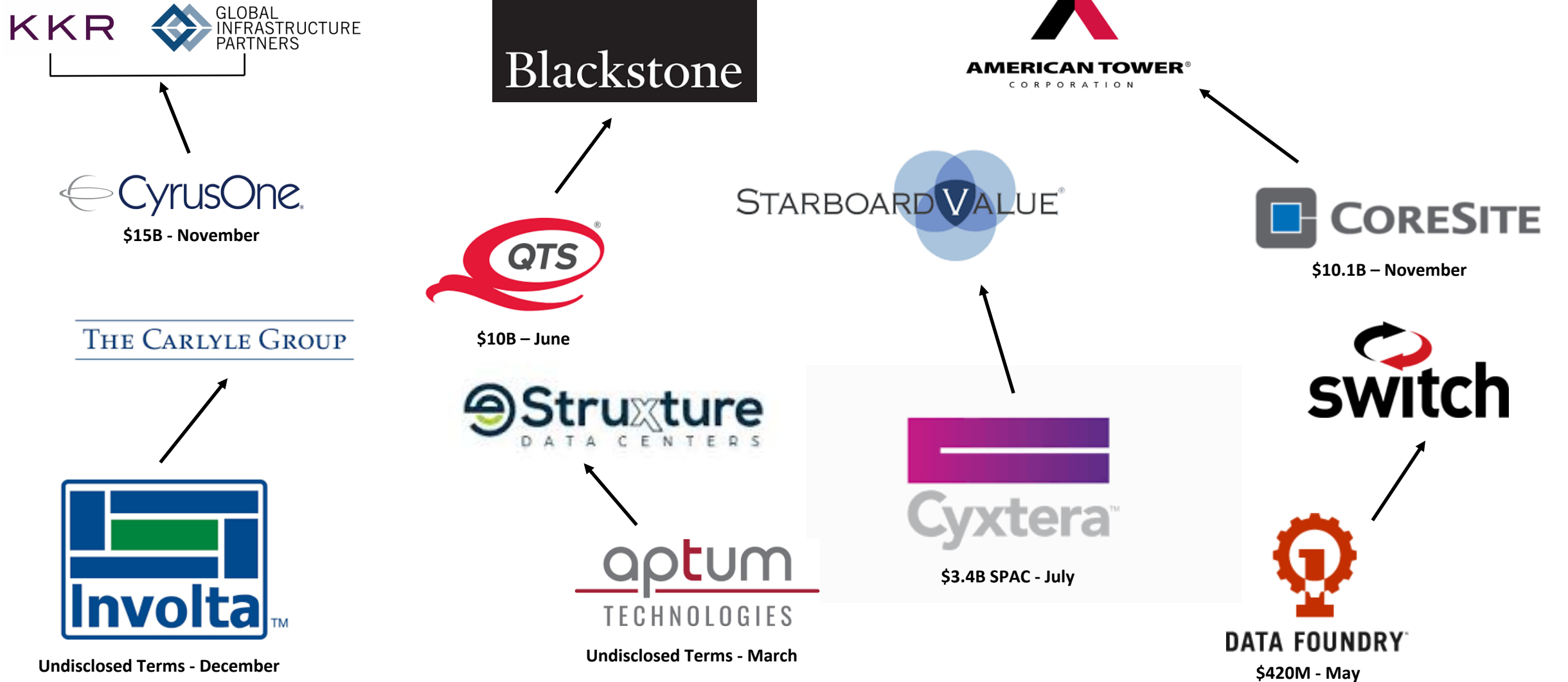
Doug Hollidge  
704.651.2210  
[Doug@Five9sDigital.com](mailto:Doug@Five9sDigital.com)

Stephen Bollier  
310.704.2547  
[Steve@Five9sDigital.com](mailto:Steve@Five9sDigital.com)

[www.Five9sDigital.com](http://www.Five9sDigital.com)



## Noteworthy 2021 M&A Activity



*The two largest data center deals of all time occurred on the same day in November 2021 at a value of \$25.1B. Potential for M&A activity to shift to data center supply chain during 2022 for new growth opportunities and to avoid supply issues .*