



FOR LEASE

Cheyenne Corporate Center

7710 West Cheyenne Avenue
Las Vegas, Nevada 89129



Tier III Facility Infrastructure
SSAE 16 SOC I Type II Certified
HIPPA, PCI DSS, and IRS 1075 Compliant

Property Highlights

- 33,980 square foot facility
- Private suites and cages
- Customer office space with executive suites, conference rooms, a business center, kitchen and restrooms with showers
- Designed to accommodate full, half and quarter cabinet increments
- Multiple redundant fiber optic telecommunication networks delivered with diverse conduit and entrance facility, and loop network
- Fire protection is provided via a pre-action dry pipe sprinkler system and a VESDA smoke detection system
- Security is designed to accommodate 24 x 7 x 365 presence of security guards, bullet proof glass and surfaces, and CCTV surveillance.

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- Las Vegas remains one of the most important geographic locations for data center providers due to its strategic location, access to plentiful, stable and cost-effective power and connectivity and proximity to population centers
- Large and web scale companies view Las Vegas as a strategic market given its low risk for natural disasters and is considered a safe-zone from natural disasters
- The Data Center is centrally located
- Data Center Tax Abatement - An abatement up to 75% for personal property and reduction of sales tax to 2% (http://diversifynevada.com/wpcontent/uploads/2018/07/Summary_Data_Center_Tax_Abatement_FY2016.pdf)

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- Cooling is supplied by multiple multi stage air-cooled CRAC units (in N=2 Configuration) with integrated air-side economizers for maximum efficiency and flexibility
- The data center is 2 (N+1) power design and has dedicated 2,369 kVA (2.4 MVA) utility circuit
- The power failure is protected by tri redundant 6 x 750 kVA UPS system providing a total of 4.5 MVA power and backup 9 MVA of power provided by 6 diesel generators
- Can accommodate 500 High Density Energy Efficient Chimneyed Cabinets; 300 Watts per Square Feet of Power Density

**NV Energy in southern Nevada ranks in the top 10% service reliability nationally (SAIDI and SAIFI numbers). Using the U.S. Average Service Availability Index (ASAI), NV Energy customers enjoyed a 99.98% service availability in 2018*

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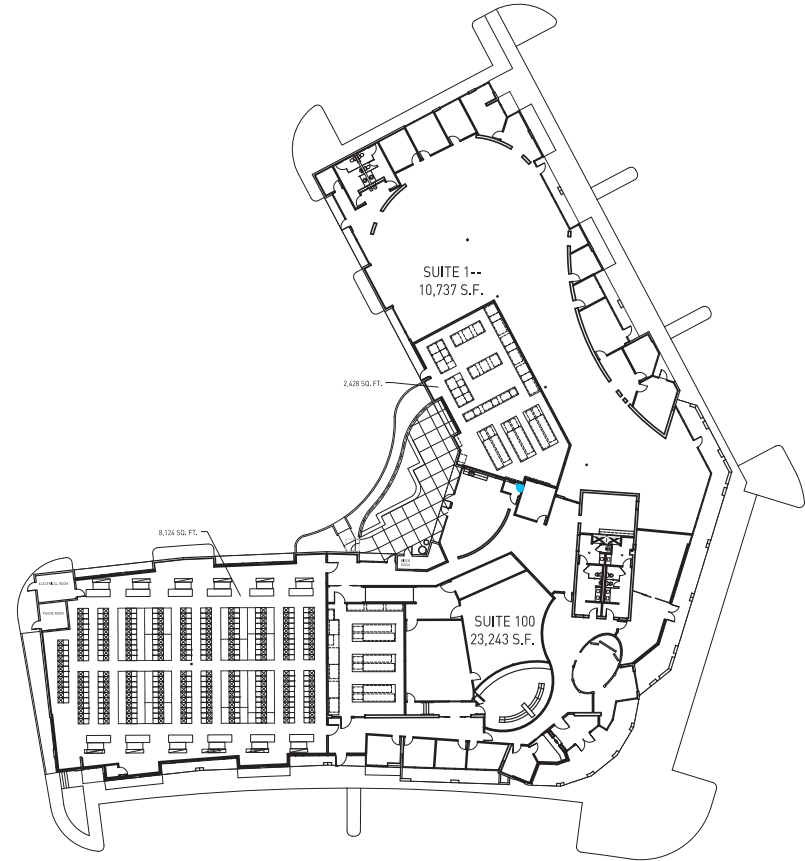
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