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SOMERSET  
ATRIUM



# For Lease

Somerset Atrium  
2600 W Big Beaver Road Troy, Michigan

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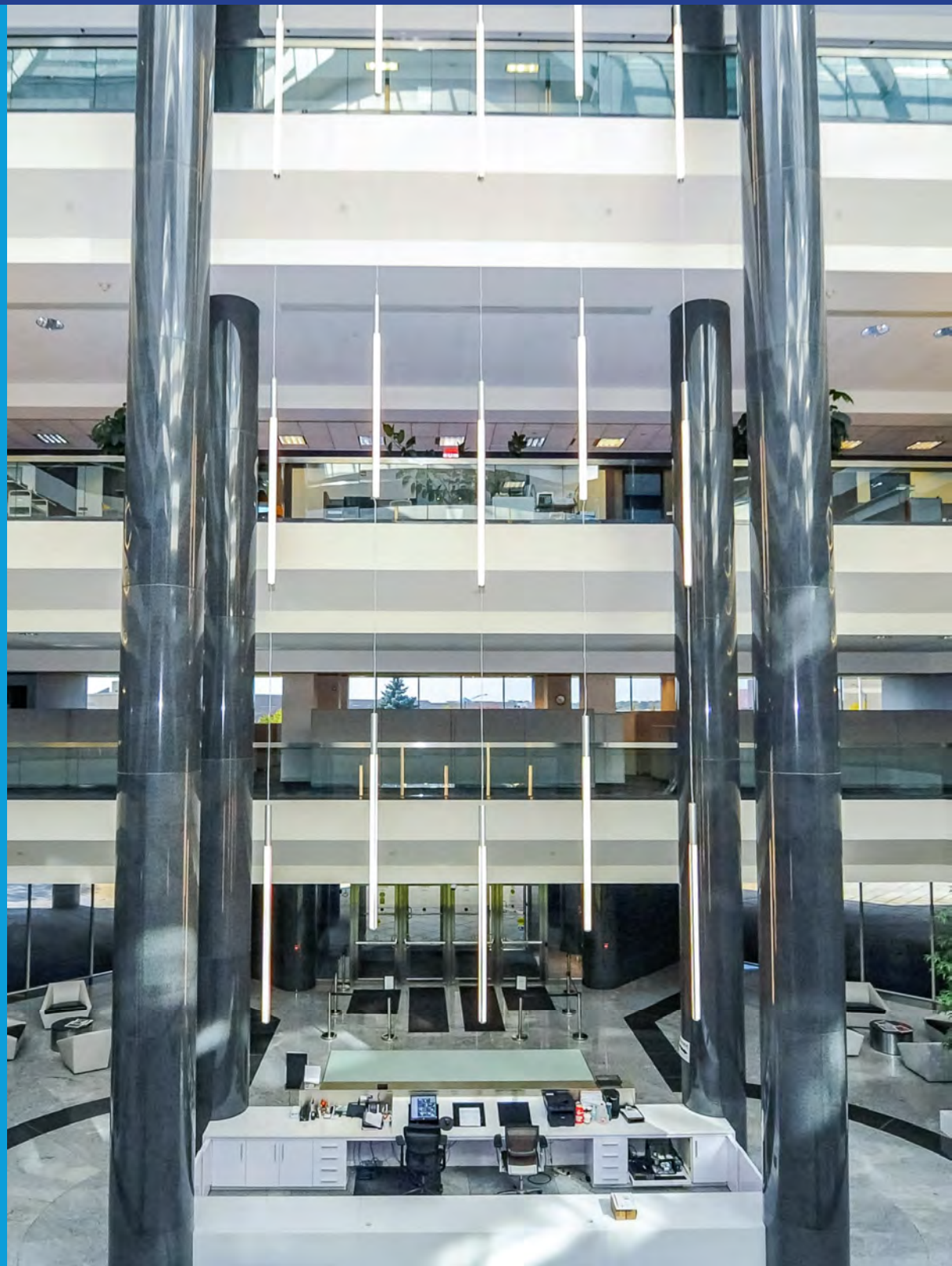
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# Property Highlights

2600 W Big Beaver Road Troy, Michigan

- 86,562 SF of Contiguous Class A Space Available
- Iconic Architecture with LEED Silver and Energy Star status
- Six-story central lobby with a vast skylight and eight-foot window line for abundant natural light
- Innovative heat recycling system and eco-friendly green roof
- Prime location off I-75 with easy access to The Somerset Collection mall and dining options
- Rich in amenities, including modern cafeteria, outdoor dining spaces, fitness center, locker rooms, concierge, and sleeping pods
- Major rebranding underway for enhanced market appeal and tenant opportunities.



# Building Specs

2600 W Big Beaver Road Troy, Michigan

**Year Built** 1989-1992

**Stories** 6

**Net Rentable Area** 488,998 SF

**Furniture** High End Cubicles & Office Furniture Available

**Largest Block on One Floor** 86,358 RSF

**Class** A



# Amenities



1,460 Parking Stalls  
(710 Covered)



Nine Hole Outdoor  
Putting Green



Multiple Private  
Dining Rooms



Building Naming  
Rights Available



High End  
Furniture Available



Cafeteria with Outdoor  
Seating & Adjacent Water  
Feature



Conference  
Center



Fitness  
Facility



Game  
Room

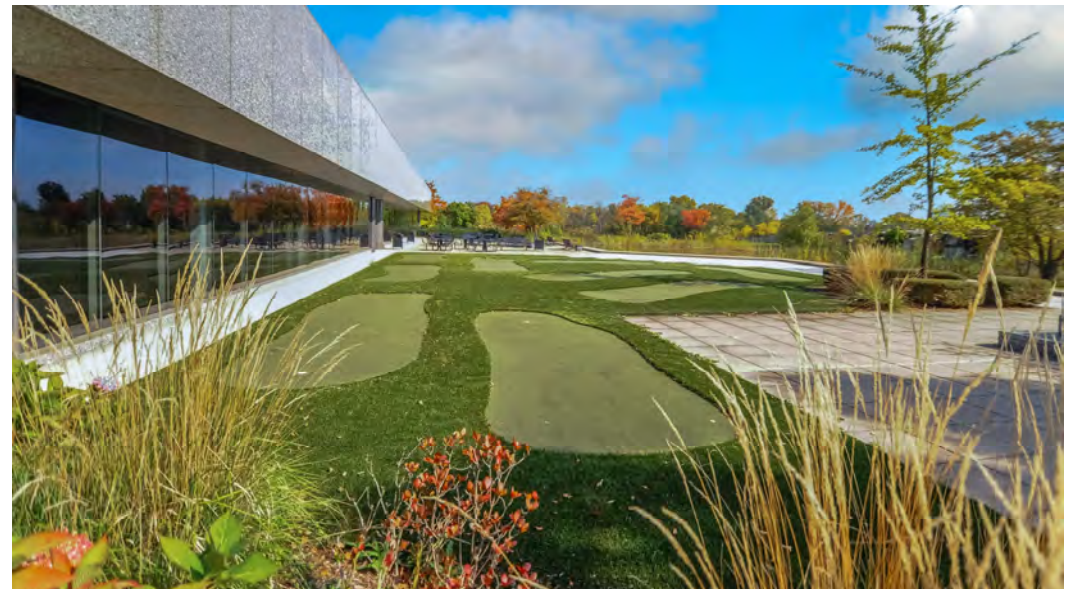
# Interior Photos

2600 W Big Beaver Road Troy, Michigan



# Exterior Photos

2600 W Big Beaver Road Troy, Michigan



# Floor Plan

2600 W Big Beaver Road Troy, Michigan



## Lower Level



# Data Center Facts – Lower Level

2600 W Big Beaver Road Troy, Michigan



DESCRIPTION	
A highly-redundant, self-contained and secure data center originally built to support the IT requirements for a major banking institution.	Features redundant commercial power, cooling and communications.

FACILITY	
LEED Green Building Gold Certification	Leadership in Energy and Environmental Design. A certification that measures building sustainability for being green (around water savings, energy efficiency, materials election, and indoor environmental quality).
This data center facility was originally built to support the IT requirements for a major banking institution.	
SSAE16 SOC 2 Compliant (formally called SAS70)	We are audited annually against our Controls
PCI CoA very highly redundant, self-contained, and secured data center	Redundant commercial power, cooling, (3) generators, UPSs, PDUs, and xfer switches. Redundant communication carriers/circuits. Over 12k gallons of fuel for the generators. Own water pond and well if commercial water is interrupted.

SECURITY	
Cameras	24 x 7 monitored
Biometric Fingerprint Entry	Complete audit maintained; pre-approved entry
Guest Sign-in at All DC Entrances	iPad mounted quest sign-in application; audited, live notification

SQUARE FEET	
Existing Raised Floor	28,173 Sq. Ft. (Areas A, C, D, E, G)
Raised Floor Presently Used for Data Center	10,308 Sq. Ft. (Areas D, G)
Available Raised Floor for Data Center Expansion	9,470 Sq. Ft. (Areas C, B)
Area – A	10,866 Sq. Ft.
Area – C	5,152 Sq. Ft.
Area – D	6,833 Sq. Ft.
Area – G	3,475 Sq. Ft.

POWER	
Number of DTE Primary Commercial Power Service Lines	Two 13.2 KV, 2500amp
Number of Primary Power Services Automatic Transfer Switches	Two
Substations	Two
Back-up Power Diesel Generators	Three @ 1,750 KVA
Back-up Power Generator Capacity	5,250 KW
Underground Diesel Fuel Capacity (2 tanks)	12,000 gal Total (2,000 + 10,000). On priority list for refueling
Aboveground Diesel Fuel Capacity	600 gal Total (3 @ 200 gal)
UPS Units and Capacity	2 units @ 500 KVA (A/B design) w/own strings of batteries

PDUs / RDUs	4 / 6
Fire Suppression	FM200

COOLING	
Data Center Cooling	6 units @ 20 tons (Area D)
Total Data Center Cooling Capacity	150 tons (Area D)
Building & Data Center Cooling Capacity	1,100 tons
Building w/Data Center Cooling Load	500 tons
Cooling Tower Capacity	1,100 tons
Pond Back-up Cooling Capacity	600 tons

STANDARD RACKS / CABLING	
Rack Enclosure	24"W x 48"D 45RU high
Airflow Management for Each Rack	Provides consistent temperature throughout rack
Environmental Sensors in Each Rack	Temperature and humidity
KVM Services	Allows for remote secured access to racks
Intelligent Power Distribution in Each Rack	Two for A/B power; monitor power usage
Managed with RackWise	Used as our DC systems managers (DCSM)
Use Structured Connectivity Solution Cabling	20-year product warranty
Use Pre-terminated Cable	For simple and fast installation
In support of EOR/TOR cabling, all Client rows of Racks come with	72 strands multimode fiber, 24 CAT-6A copper cabling
Structured Cabling Foundation	To connect all servers, computers and other network devices together
Cable Management – Overhead and Sidecar	Color coded; labeled; managed thru RackWise

NETWORKING – DARK FIBER	
Dark Fiber between SDC and TDC	We own it; we installed it underground.
96 Strands of Fiber	Known as "single-mode" fiber between SDC and TDC
96 Strands Operate in Pairs	Called full-duplex mode (1 strand to xmit, 1 to receive data)
Each Pair of Fiber	Has the capacity to move up to 40 Gbytes of data per second
All 48 Pairs of Fiber	Can move close to 1.875 terabyte of data per second
The US Library of Congress is the largest library in the world with nearly 145M items on 745 miles of bookshelves. This includes 33M books and other printed materials, 3M recordings, 12.5M photo's, 5.3M maps, 6M pieces of sheet music and 63M manuscripts. It is estimated that this data would fit into 1 petabyte (or 1000 terabytes) of storage	With our fiber capacity, we would be able to move the entire contents of the US Library of Congress from one data center to the other in less than 9 minutes.

NETWORK ISP SERVICES INTO OUR DC'S	
Comcast – TDC	100Mbps
XO – TDC	100Mbps
AT&T – SDC	45Mbps circuit; 100Mbps burstable
CenturyLink – SDC	45Mbps circuit; 100Mbps burstable

FAST FACTS ON WHAT WE HAVE INSTALLED		
Racks Stood up and Committed	TDC – 90	SDC – 130
Physical Servers	TDC – 298	SDC – 247
Virtual Servers	TDC – 733	SDC – 431
Standalone Storage in Terabytes	TDC – 429	SDC – 802
Storage Devices	TDC – 112	SDC – 159
Network Switches	TDC – 101	SDC – 136
Network Devices (Routers, FW's, etc.)	TDC – 100	SDC – 60
UPS KVA Readings	TDC – 221KVA	SDC – 211KVA

APPLICATIONS HOSTED	
Number of Outward-facing Websites	209
EMR Hosted	EPIC, Cerner, Meditech, McKesson
Other Hosted Applications	Lawson; Peoplesoft
Application Delivery	Citrix
Interface Engine	Cloverleaf

# Floor Plan

2600 W Big Beaver Road Troy, Michigan



## Second Floor

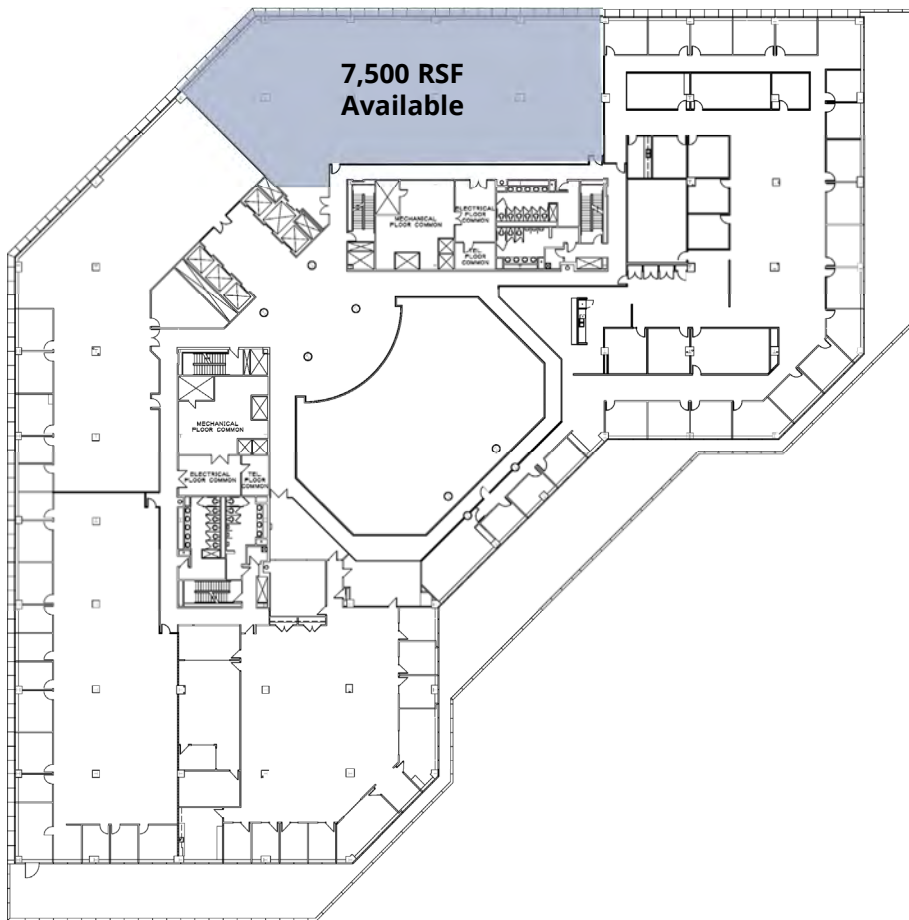


# Floor Plan

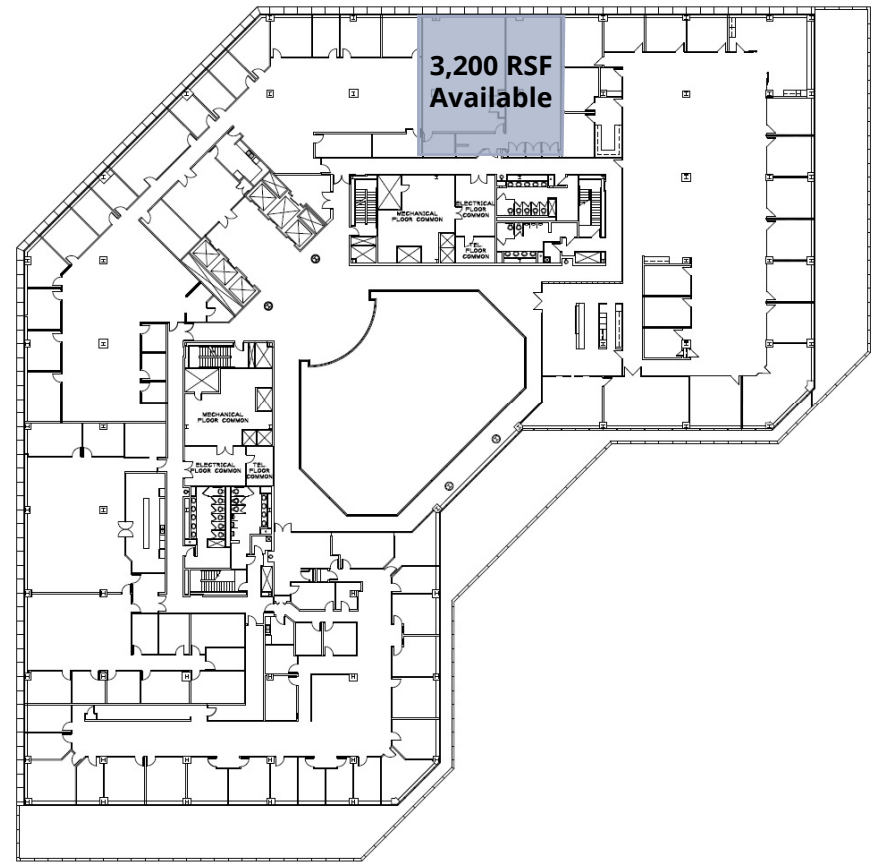
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Fourth Floor

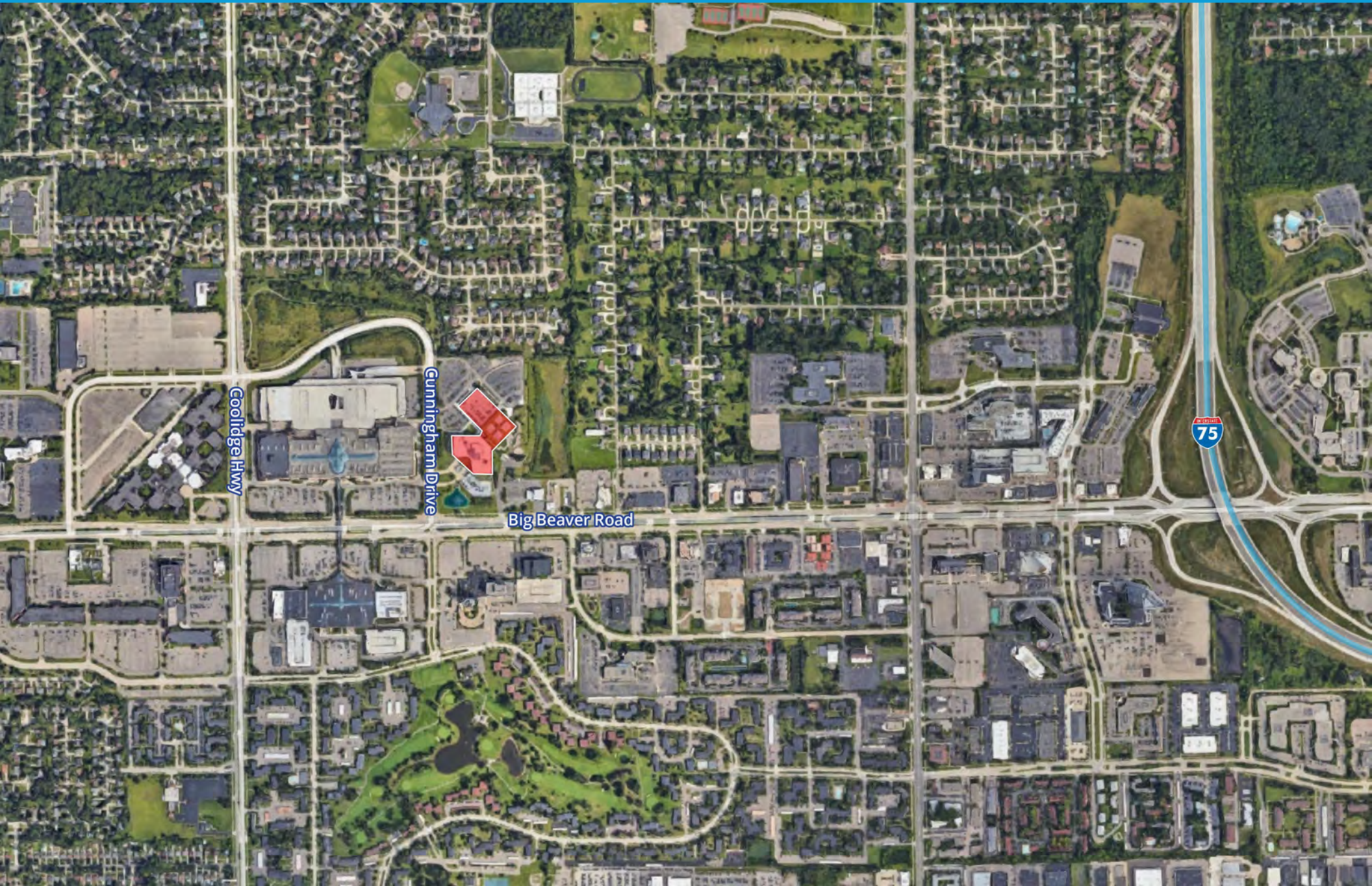


Fifth Floor



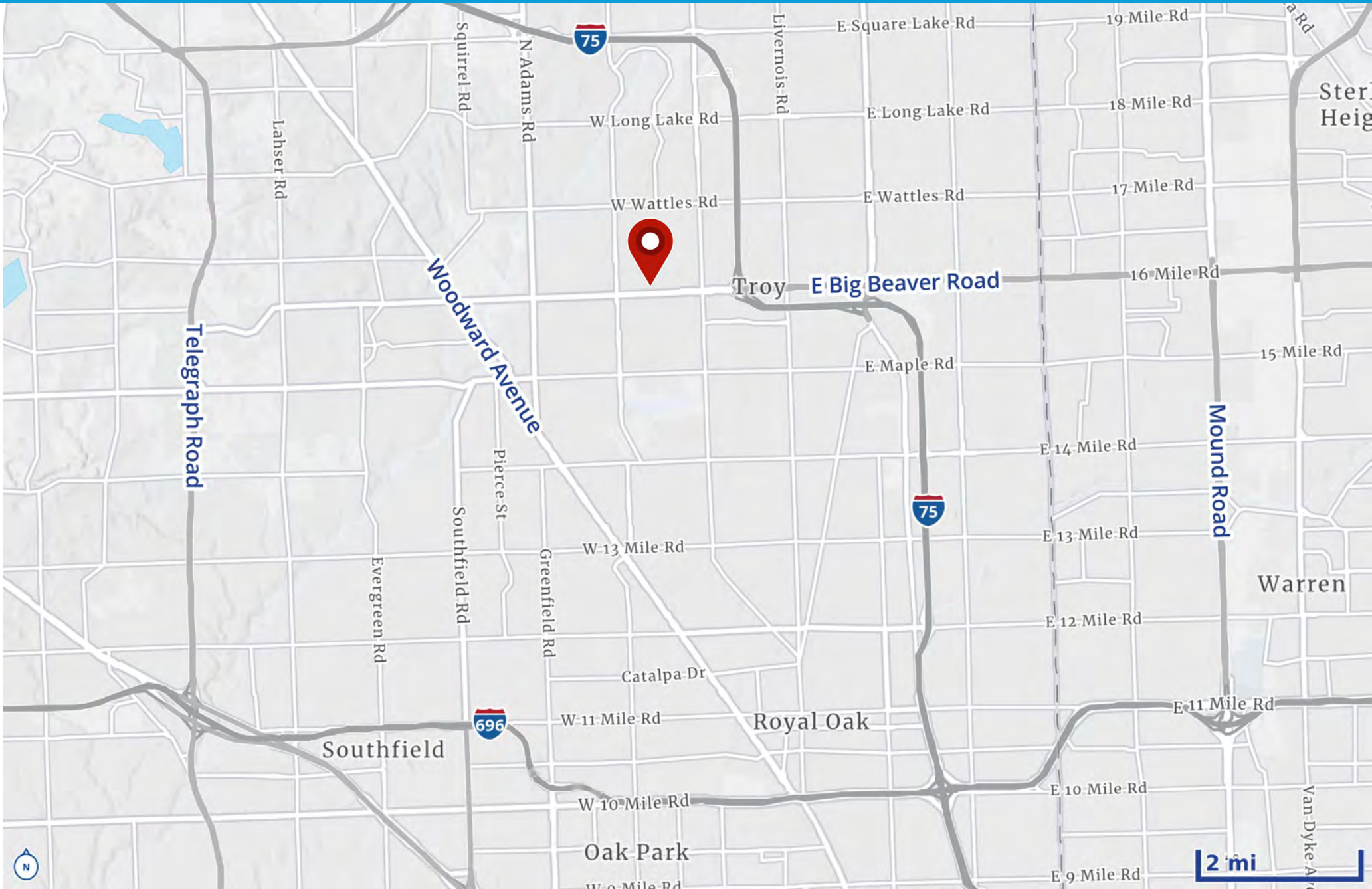
# Property Aerial

2600 W Big Beaver Road Troy, Michigan



# Location Map

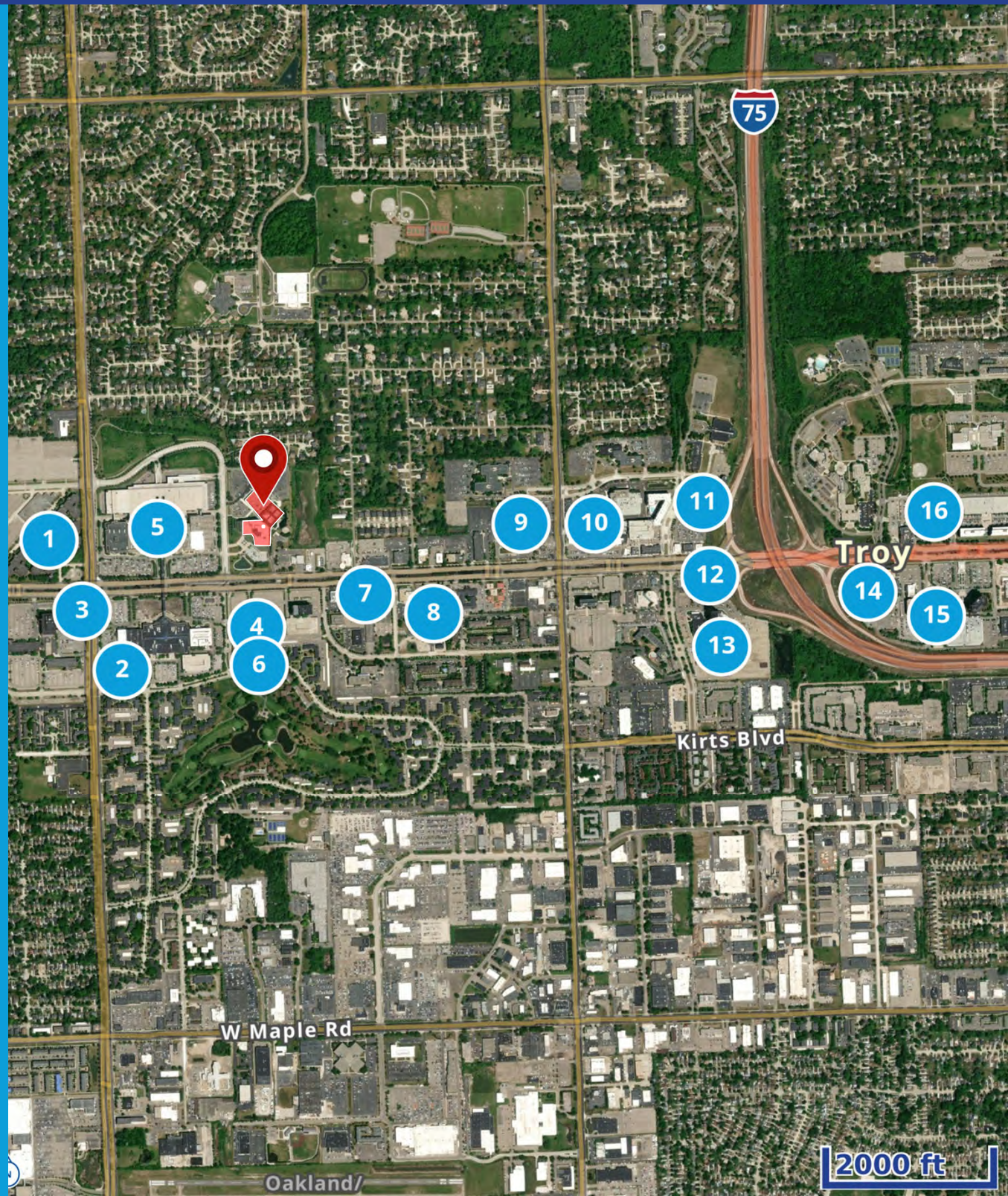
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# Merchant Map

2600 W Big Beaver Road Troy, Michigan

1. Forbes/Frankel Redevelopment
2. Draft Kings Sports & Social
3. Ocean Prime
4. Somerset Inn
5. Somerset Collection Mall
6. Somerset Golf Club
7. Maggiano's Little Italy
8. Benihana
9. Papa Romano's
10. Seasons 52
11. Hilton Garden Inn
12. Granite City
13. Ruth's Chris Steak House
14. Drury Inn
15. Fogo de Chao Brazilian Steakhouse
16. Detroit Marriott Troy



# Gross Lease Rate

2600 W Big Beaver Road Troy, Michigan

## Data Center

Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy	Furniture In Place
A	11,827 RSF	\$27.50	Immediate	
B	4,318 RSF	\$27.50	Immediate	
C	3,067 RSF	\$27.50	Immediate	
D	7,367 RSF	\$27.50	Immediate	
E	1,606 RSF	\$27.50	Immediate	
G	3,022 RSF	\$27.50	Immediate	
H	1,967 RSF	\$27.50	Immediate	
I	1,186 RSF	\$27.50	Immediate	
K	1,543 RSF	\$27.50	Immediate	

## Office Space

Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy	Furniture In Place
2 <sup>nd</sup> Floor	86,562 RSF	\$27.50	Immediate	✓
200	30,001 RSF	\$27.50	Immediate	✓
210	26,568 RSF	\$27.50	Immediate	✓
220	2,808 RSF	\$27.50	Immediate	✓
230	9,251 RSF	\$27.50	Immediate	✓
240	15,354 RSF	\$27.50	Immediate	✓
250	2,580 RSF	\$27.50	Immediate	✓
410	7,500 RSF	\$27.50	Immediate	
510	3,200 RSF	\$27.50	Immediate	





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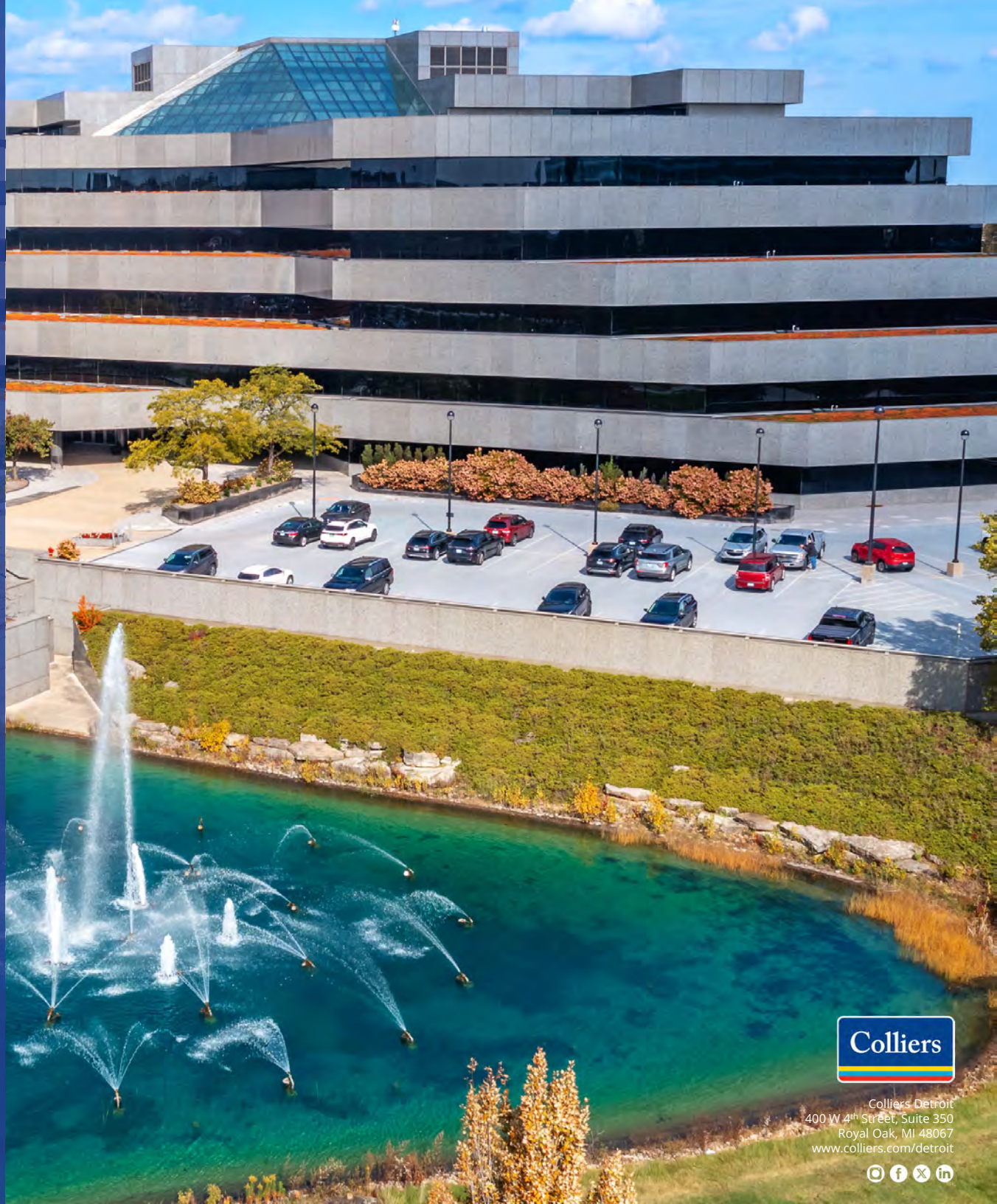


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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*



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