



BOYCHUK DR
DATA CENTER
SHELL ACQUISITION
OR LEASE



POWERED
SHELL 10 MW
POWER DELIVERY
2026

A Premier Opportunity in
Cambridge, West of Toronto,
Ontario

DATA CENTER CAMPUS OPPORTUNITY IN CAMBRIDGE

PHASE I OF HIGH DENSITY DATA CENTER CAMPUS



DEAL STRUCTURE

Purchase or lease structure available



STRATEGIC LOCATION

Premier site for data center operations with close proximity to Toronto – boasting the highest quality tech work force in Canada with a global reputation in engineering, computer science and cyber security

Cambridge Data Center Market seeing explosive growth. Largest data center deal in Canadian history done in Cambridge in 2025.



SUBSTANTIAL POWER AVAILABILITY

Offer to Connect secured for 10 MWs in 2026. 20 MW's delivered in 2028 with pathway for further expansion.

New utility substation to be delivered in 2028. (estimated to be 125 MWs)



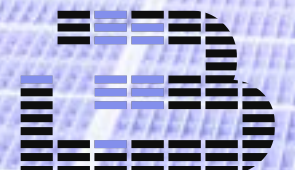
EXTENSIVE FIBER CONNECTIVITY

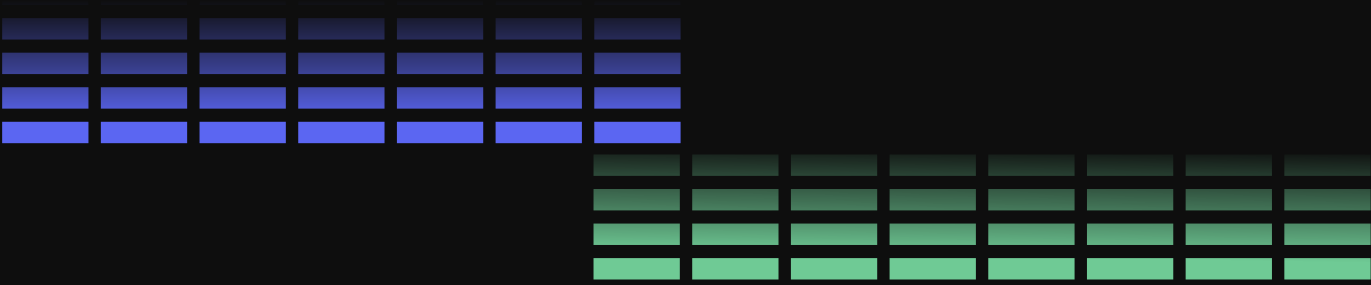
5 fiber providers available



SUSTAINABILITY OPPORTUNITIES

Ontario produces 92% of electricity from renewable energy sources and 25 grams of co2 per kilowatt-hour. Opportunities for waste heat recapture



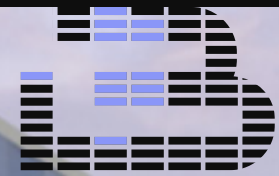


EXISTING SHELL PROPERTY SPECIFICATIONS

180 Boychuk Site Plan
10 MWs available in 2026



■ OFFICE
 ■ DATA HALLS
 ■ MECH/ELEC/UPS etc.
 ■ CORRIDORS
 ■ POWER & FIBRE POS



BUILD-TO-SUIT OPTION OR PHASE II AT 175 BOYCHUK DR

Key Details at a Glance

Building Size:	80k sf (one storey) 160k sf (two storey)
Build-to-Suit:	Customizable build-out options
Possession:	18-24 months after contract
Asking Rent:	Upon Request
Timing of Delivery:	Q1 2028
Zoning:	M1 (S.4.1.46(c)) General industrial use Specifically allows data center use



SCALABLE SOLUTIONS FOR GROWING NEEDS

Potential Phase 2 Development
Adjacent to Existing Shell

175 BOYCHUK

100,028 SF | 9,293 SQM

FFE = 311.25

Total Site Area = 248,517 SF

Required: 20% of site area = 4,135 SQM required

Proposed: 26% of site area = 5,399.13 SQM required

2 spots for 100 SQM = 152 parking stalls

▷ MAIN DOOR ENTRANCE/EXIT

▶ LOADING DOCK

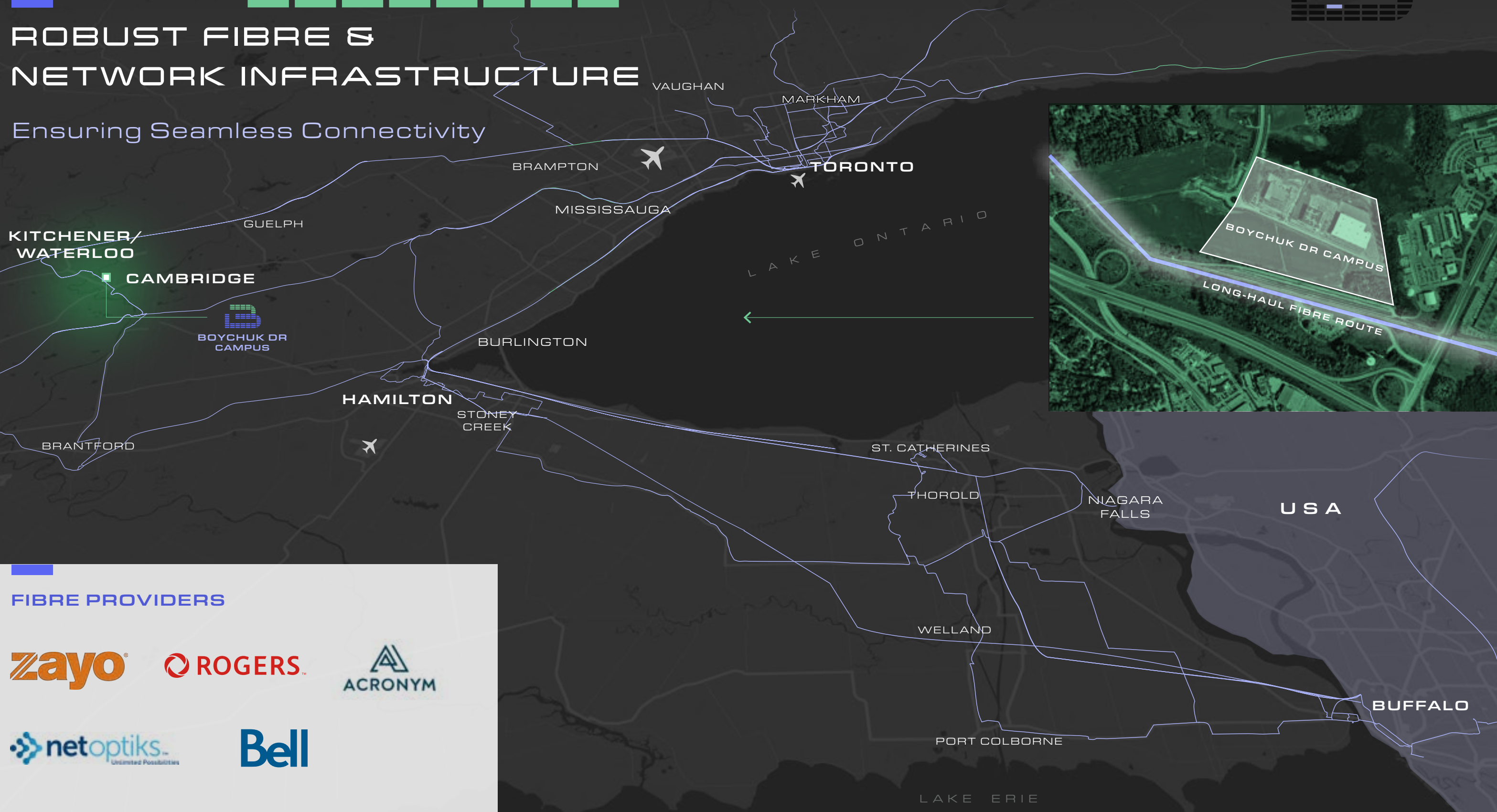


Details above are subject to change



ROBUST FIBRE & NETWORK INFRASTRUCTURE

Ensuring Seamless Connectivity



FIBRE PROVIDERS



POWER DELIVERY TIMELINE



POWER DELIVERY

125 MW substation at MTS to be delivered (estimated in 2028); an additional 35-50 MW's will be available



DISCOVER NORTH AMERICA'S FASTEST GROWING TECH CLUSTER

A Hub of Innovation, Talent, and Opportunity



TECH TALENT DENSITY:

The Toronto-Waterloo Corridor boasts the highest tech talent concentration in North America outside of Silicon Valley



LARGE TECH WORKFORCE:

This region has one of the largest tech workforces in North America, nearly comparable to the San Francisco Bay Area



COST EFFICIENCY:

Companies in the Corridor can save over 70% on office rental costs compared to coastal U.S. cities



RESEARCH OUTPUT:

The region leads in per capita research output, surpassing well-known research clusters like Boston




HIGH QUALITY OF LIFE:

The cost of living is lower in the Corridor, making it more affordable for tech workers compared to other major tech hubs

WATERLOO REGION

TORONTO





BOYCHUK DR
DATA CENTER



GET IN TOUCH

High Density Data Center Campus

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