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1001

WINDWARD CONCOURSE
ALPHARETTA GA

DATA CENTER FOR LEASE

1001 Windward Concourse,
Alpharetta, GA 30005

1989

184,553 SF

19.4 AC

ADDRESS

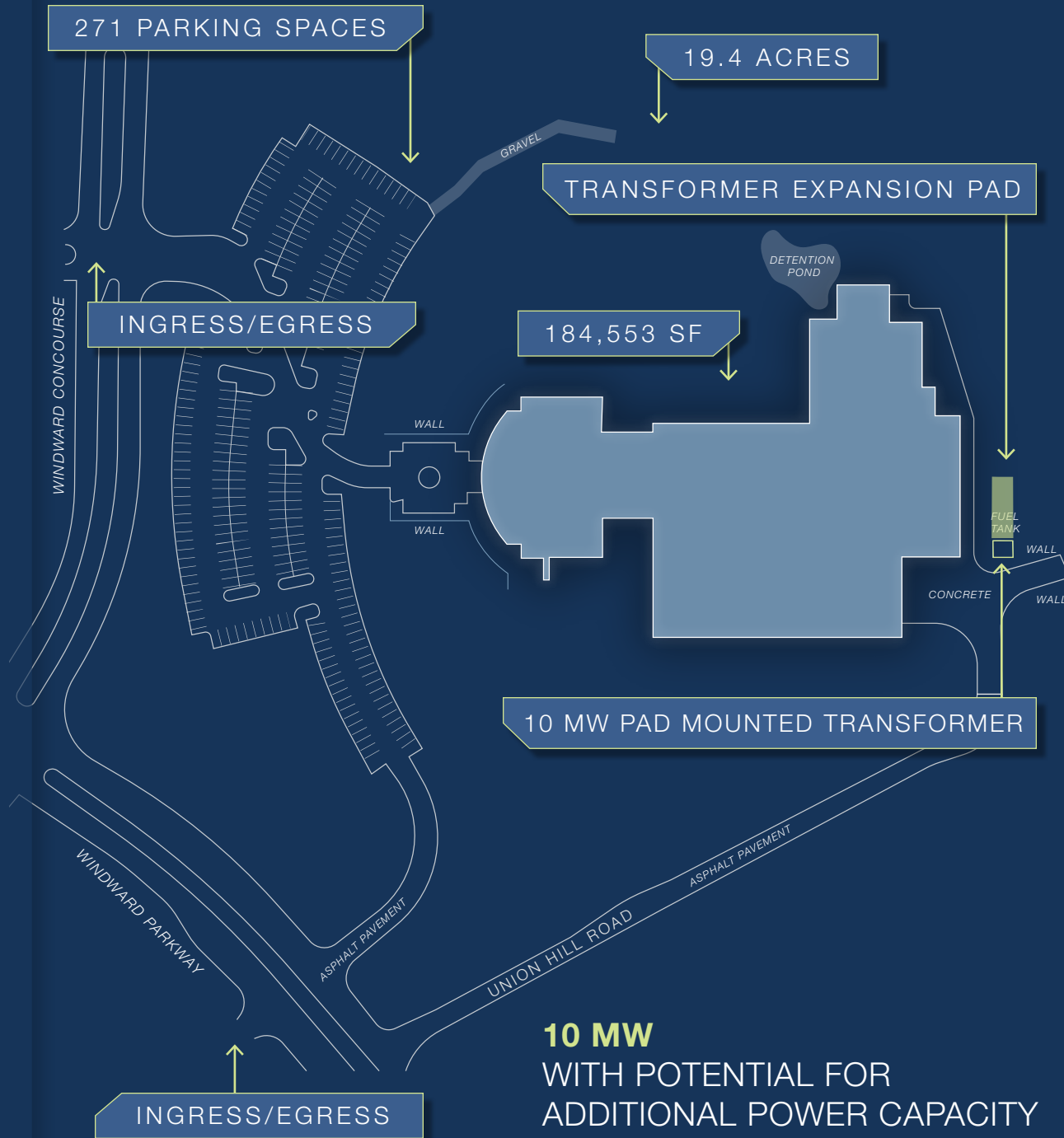
YEAR BUILT

RENTABLE AREA

SITE AREA

PROPERTY OVERVIEW

ADDRESS:	1001 Windward Concourse, Alpharetta, GA 30005
YEAR BUILT:	1989
TOTAL SF:	184,553 SF
STORAGE BUILDING:	1,955 SF
WHITE SPACE:	84,746 Total SF Basement - 28,212 SF First Floor - 56,534 SF
FLOOR PLATES:	Basement - 82,900 SF First Floor - 79,848 SF Second Floor - 19,850 SF
STORIES:	Two Stories (Basement, First & Second Floor)
TOTAL ACRES:	19.4 AC
PARCEL NUMBER:	21-5560-1048-009-0
CURRENT ZONING:	Conditional Use Permit
LOADING DOCKS:	5 dock doors
ROOF:	Low-slope, fully adhered single ply membrane at the administrative area; spray polyurethane foam-based system at the data center and support areas; and ballasted, single-ply thermoset membrane at the generator wing and storage building
FOUNDATION/SUBSTRUCTURE:	Concrete slab-on-grade with perimeter and interior footings under load bearing structures
SUPERSTRUCTURE:	Concrete tilt-up wall construction with metal deck on steel beams and joists, supported by steel columns and concrete wall panels
FACADE:	Concrete tilt-up wall panels
ELEVATOR(S):	3 total (2 passenger, 1 freight)
PARKING:	271 Parking Spaces



10 MW
WITH POTENTIAL FOR
ADDITIONAL POWER CAPACITY

NEIGHBORING DATA CENTERS

Subject

Operational

Planned

1001
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ALPHARETTA GA

Strategic
DATASPHERE

FLEXENTIAL

STACK
INFRASTRUCTURE

Global Infrastructure Partners
a part of BlackRock

365 DataCenters

120

400

LOCATED WITHIN AN ESTABLISHED DATA CENTER NODE
The property is situated within an established data center cluster along Georgia State Route 400 ("GA-400"), which currently includes six existing data center facilities and one planned development. STACK Infrastructure is developing an approximately 130,000-square-foot facility adjacent to its flagship Alpharetta campus.

FIBER ACCESS

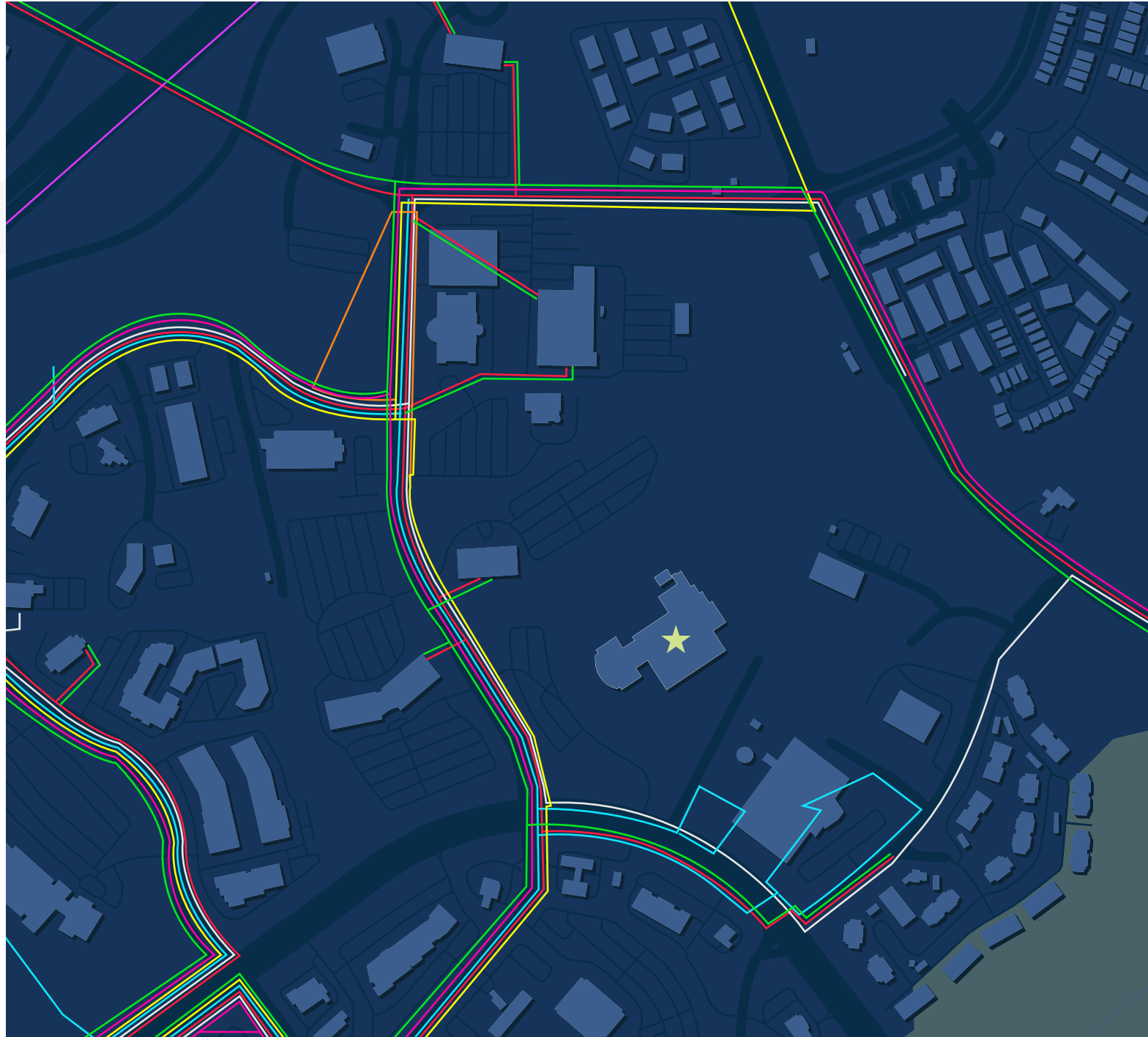
★ 1001 Windward Concourse

METRO NETWORKS

- Ⓜ Crown Castle
- Ⓜ FiberLight
- Ⓜ LIT Networks
- Ⓜ North Georgia Network
- Ⓜ PBI Fiber - Planned
- Ⓜ Windstream
- Ⓜ Zayo Metro

LONG HAUL NETWORKS

- Ⓜ Zayo North America



DATA CENTER FOR LEASE

OFFICE SPACE



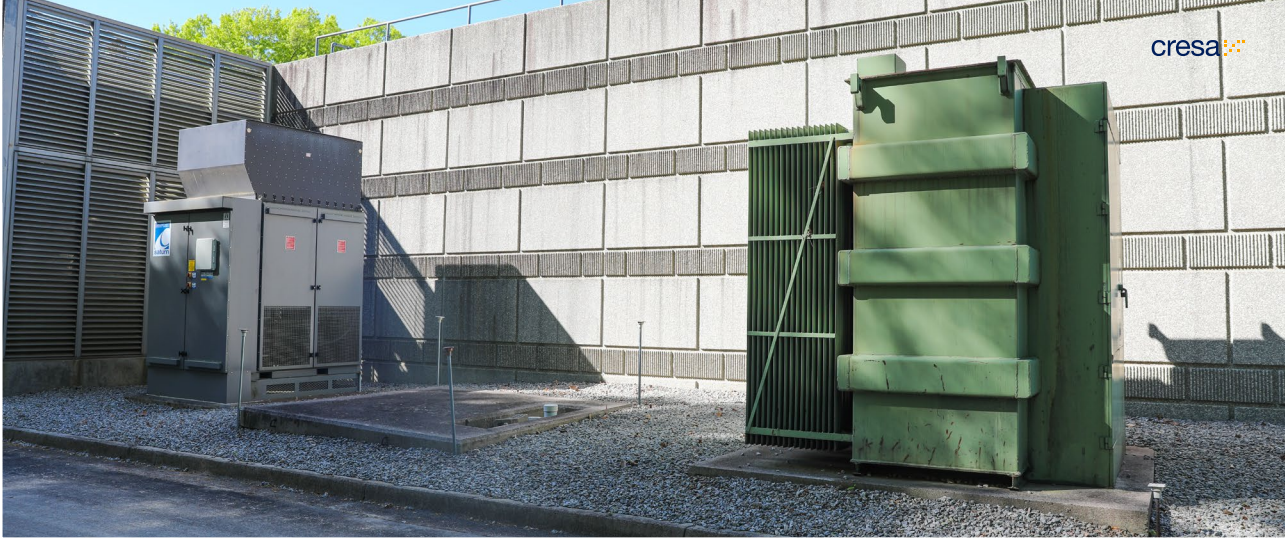
DATA CENTER SPACE



DATA CENTER FOR LEASE

EXTERIOR

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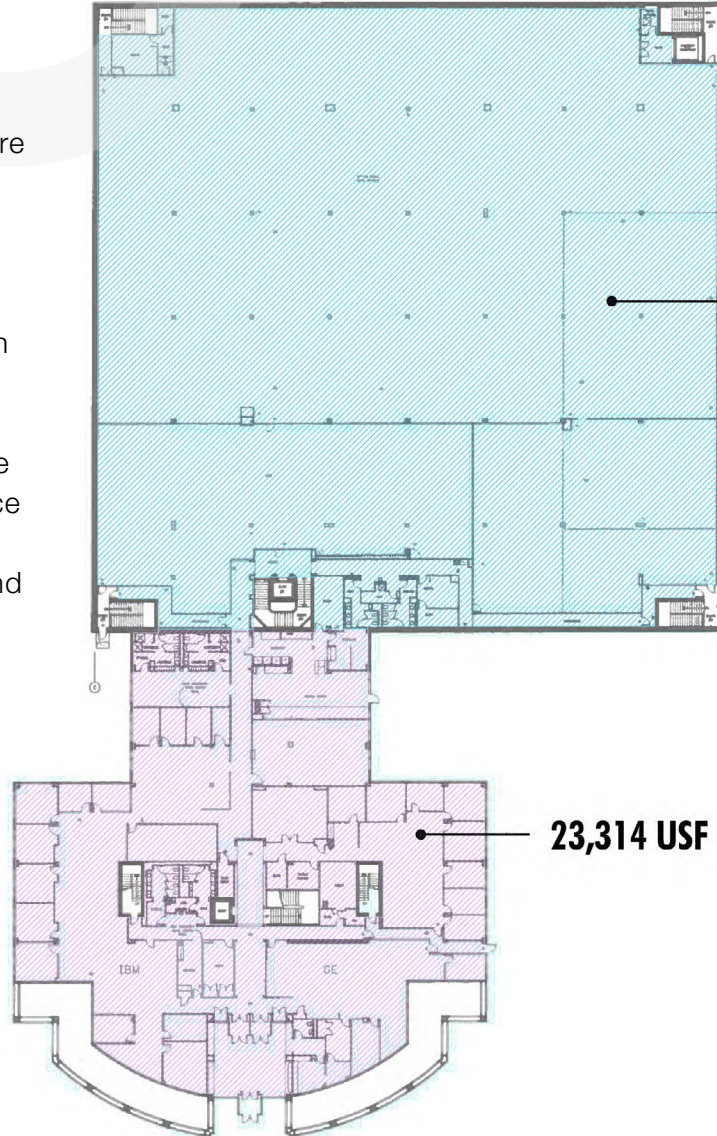


FLOOR PLANS

FIRST & SECOND FLOOR

FIRST FLOOR


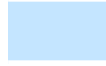
The first floor totals approximately 79,848 square feet, consisting of 23,314 square feet of office space and 56,534 square feet of data center space. This level features a combination of administrative areas including lobby, office, and conference space alongside significant data center space and operational support areas, as well as loading and service functions.



23,314 USF

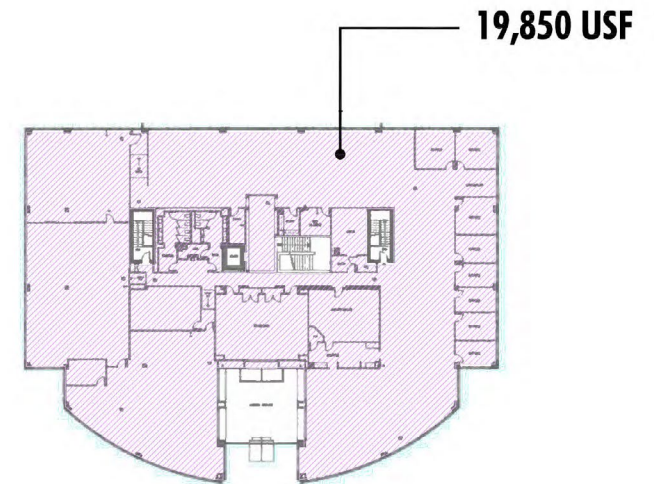
1st FLOOR

AREA SUMMARY

	1st & 2nd OFFICE AREAS	43,164 SF
	1st FLOOR DATA CENTER AREA	56,534 SF
TOTAL SF		99,698 SF

SECOND FLOOR

The second floor includes approximately 19,850 square feet of office space, configured for administrative and support functions such as open office areas, conference rooms, and training space, with flexibility for future reconfiguration or expansion of technical uses.




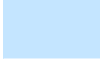
19,850 USF

2nd FLOOR

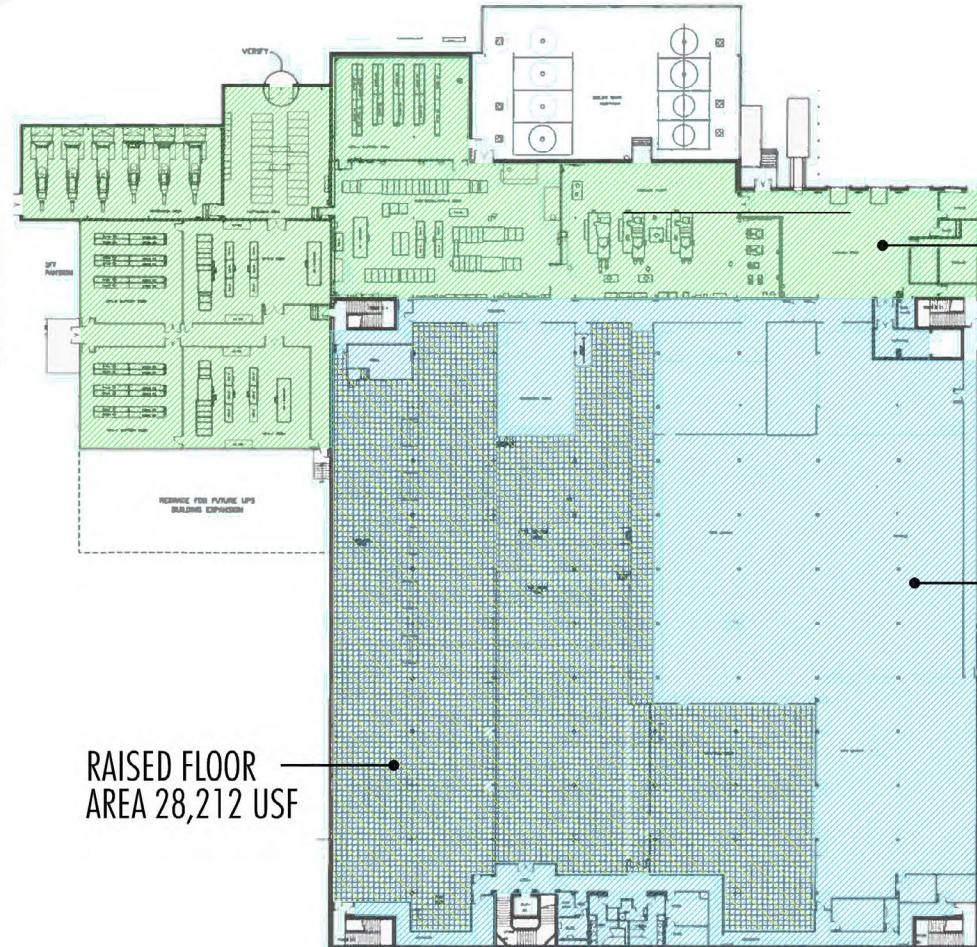
FLOOR PLANS

BASEMENT

AREA SUMMARY

	MECHANICAL AREA	26,050 SF
	BASEMENT DATA CENTER AREA	56,850 SF
TOTAL SF		82,900 SF

1,955 USF
STORAGE BUILDING



26,050 USF

56,850 USF
(Includes Raised Floor Area)

RAISED FLOOR AREA 28,212 USF

BASEMENT LEVEL

The basement level comprises approximately 82,900 square feet, including 26,050 square feet of mechanical and infrastructure space and 56,850 square feet of data center area, of which 28,212 square feet is raised floor. This level is dedicated to mission critical infrastructure, housing core mechanical, electrical, and power systems that support data center operations.

DATA CENTER FOR LEASE

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