



Architect's Rendering of Proposed Paint Scheme

55 MARIETTA STREET



Lobby and Meet-Me-Room

Built in 1953, the property has supported technology use since 2001. Today 55 Marietta houses over 160,000 SF of telco, colocation or enterprise data centers.

55 Marietta is located in close proximity to TIE and PAIX Atlanta exchange points operated by Telx (TIE) and Equinix (PAIX), and to AT&T's regional switch. 55 Marietta Street is home to Southeast Network Access Point (SNAP) and the carrier list includes: CenturyLink/Level 3, Peerless Network, XO, AT&T, Verizon, Zayo, Southern Fibernet and Comcast Business.

The building owned/managed Meet Me Room is carrier neutral with no monthly fees for cross connects, etc.

Building Security is 24 x 7 including onsite guards, video surveillance, and card access systems.

Building amenities include;

- Onsite secured parking.
- Office, storage, and support space

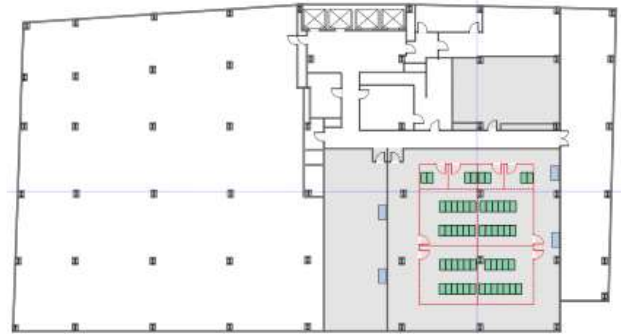
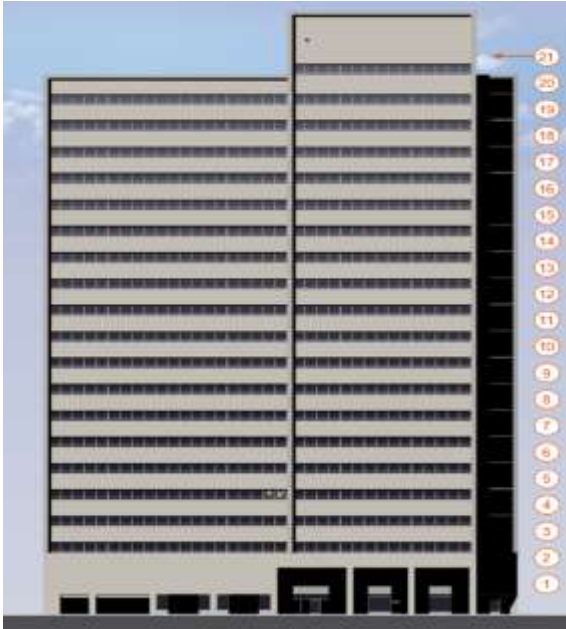


To learn more, please contact:

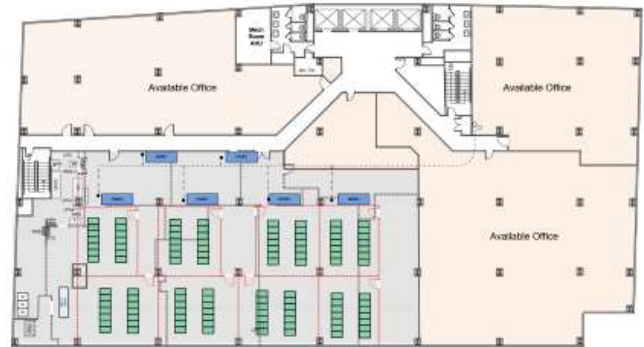
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Twenty First Floor



Eighteenth Floor



Seventeenth Floor

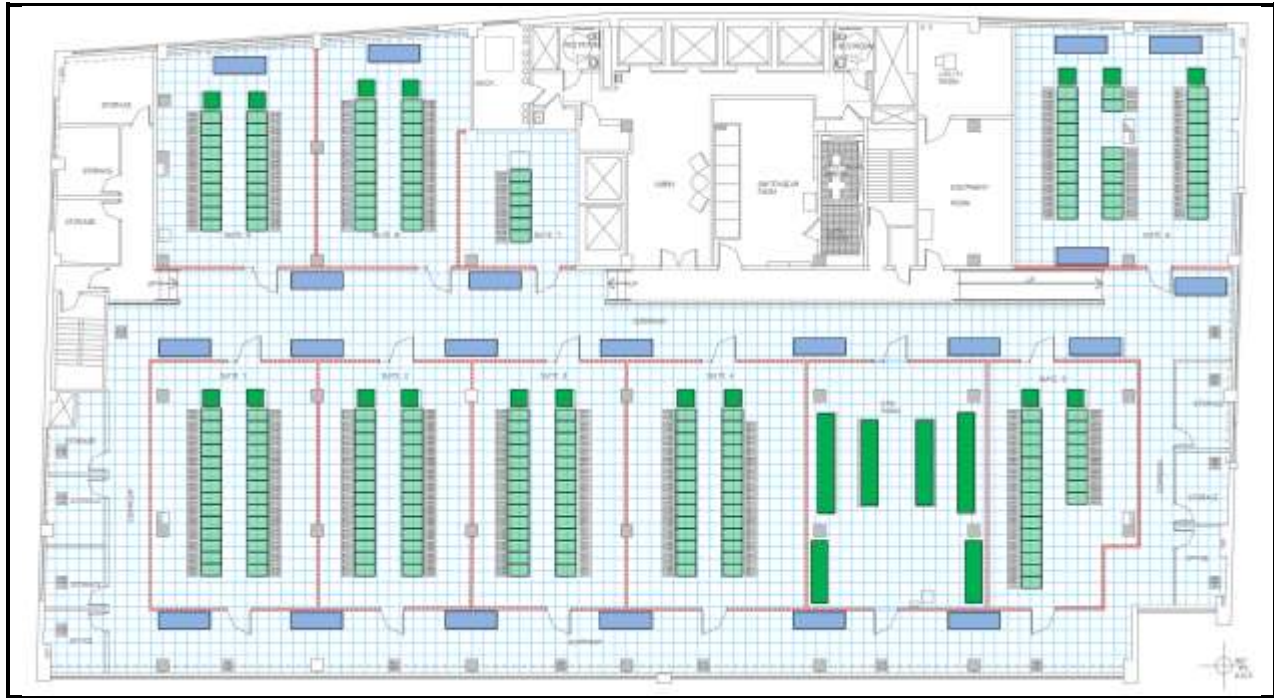
"Colo Cage" Opportunities

- Power is available by the circuit (retail) or as wholesale metered power.
- Base Power and Cooling configuration is as "N" systems. N+1 systems available.
- Cages are built using industry standard 5' wide panels and can be sized to customer's requirements.

About US:

Westplan Investors has a proven track record in managing their clients' assets and a trusted reputation. Westplan Investors has created 39 funds since 1994 and has been involved in an investments of more than \$1.5 billion in the US and currently holds properties in the Atlanta, Raleigh, Jacksonville, Tampa, Houston, Dallas, San Antonio and Phoenix markets. 55 Marietta Street has long been recognized as one of the preeminent locations for connectivity in Atlanta and the Southeast.

Our goal is not just to be competitive with the commodity colocation providers but to be able to provide unique opportunities and customizable solutions matched to your requirements.



“Build-to-Suit” Opportunities:

- Four Full Floors Available (22,500 RSF/Floor)
- Half or Full Floor (minimum)

Design Features:

- Up to 1 MW per floor
- A&B UPS
- N+1 Generators
- 1,500 T N+1 Condensing Water System
- Georgia Power Company RTP Pricing

Ready to Start:

- Funding in Place
- Zoning, Special Use and Administrative Permits Approved
- A&E Documents Complete
- Construction Permit in Place
- General Contractor under Contract

Building Statistics:

- 11 MVA of existing Power Company Vault Capacity. 4 MVA currently

available with 8 MVA vault expansion planned (on 1st Floor).

- Over 10 MW of on-site power generation. 1 MW currently available with 8 MW planned expansion (on 3rd Floor).
- Over 14,000 gallons of fuel storage. 2,000 gallons currently available with 16,000 gallon planned expansion (below 34 Walton Street)
- Over 3000 Tons of Existing Cooling Capacity. 1000 Tons currently available with 4,500 Ton planned expansion

