Wipro Data Center at ASU Research Park
2005 East Technology Circle | Tempe, Arizona

Colliers International has been exclusively retained to sell 2005 East Technology Circle, Tempe, Arizona (the “Property”). This ±60,000 SF mission-critical datacenter is located on ±10.98 acres within the world-class ASU Research Park in the East Valley of metropolitan Phoenix. It is 100% leased on an original 20 year term with nine years remaining. The tenant is Wipro Data Center and Cloud Services, Inc., a wholly-owned subsidiary of Wipro LTD (NYSE: WIT, with a $17B+ market value) that has a Standard and Poor’s credit-rating of A-. Surrounded by robust connectivity of highly-reliable and affordable power and fiber optics, strategically located just west of Loop 101, the Property is easily connected to the entire Valley of the Sun freeway system, as well as Phoenix Sky Harbor International Airport, downtown Phoenix and downtown Tempe.
OFFERING SUMMARY

- **Address**: 2005 East Technology Circle
  Tempe, Arizona 85284

- **Building Size**: ±60,000 SF; of which ±17,000 SF is raised-floor area

- **Site Area**: ±10.98 Acres (of which ±4.4 acres is expansion area)

- **Year Built**: 1998; with numerous substantial upgrades

- **Parking**: 148 Spaces (±2.5 per 1,000)

- **Power Capacity**: ±5.5 MW
  (with an additional ±2.5 MW immediately available for expansion)

- **Percentage Leased**: 100%

- **Absolute NNN Rental Amount**: $1,127,520 annually; $18.79 per square foot

OFFERING PRICE

Submit Offer

LOCATION HIGHLIGHTS

- Strategically located in Tempe, just west of Loop 101 in the East Valley of
  metropolitan Phoenix, easily connected to the entire Valley of the Sun
  freeway system.

- ASU Research Park is the premier research and technology business park
  within the East Valley

- This is a mature, infill location that is surrounded by amenities.

- There is minimal land available for future development, and construction
  costs continue to rise, making existing buildings much more desirable than
  new construction.

- Dubbed as the “Silicon Desert”, metropolitan Phoenix is well known for its
  large quantity of mission-critical facilities that include datacenters, high
  technology employers, logistics and other skilled call centers, due to its
  “disaster-proof” weather patterns and highly-reliable and inexpensive power.

- The site is served by dual-feeds of dark fiber from SRP and Century Link,
  and lit fiber from Cox Communications, Century Link and OneNeck.

PHOENIX DATA CENTER MARKET HIGHLIGHTS

Well known for its large quantity of mission-critical datacenter
facilities, Phoenix has risen to be a Top 5 Datacenter Market due
to many factors, including:

- **Total Cost of Ownership savings of 30% to 45% over other**
  key markets

- **Reliable, robust, diverse and low cost power in a disaster-
  proof geo-region**

- **Second fastest growing technology-savvy workforce**
  market in the U.S.

- **3.9% vacancy in co-location datacenters with strong new**
  demand has led to stable, predictable rental rates

- **Lucrative datacenter incentives authorized by the state**
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