

3EX Hosting

DATA CENTER

6601 PARK OF COMMERCE BLVD | BOCA RATON, FLORIDA

2N
REDUNDANCY

16 MW
AVAILABLE TODAY

45 MW
AVAILABLE IN
18 MONTHS



THE OFFERING

Cushman & Wakefield is pleased to present the exclusive offering of **3EX Hosting Data Center** (the “Property”), a Class A, carrier-neutral data center located in **Boca Raton, Florida**. Move-in ready with 2 MW of critical load capacity in 2N configuration, the Property offers an investor an immediate path to scale — with 16 MW of utility power immediately available. Upgrades to a nearby substation can offer an additional 29 MW of capacity in 18 months, bringing total utility power up to 45 MW.

Purpose-built for mission-critical operations, the Property features premier 2N redundant infrastructure and immediate colocation capacity with direct connectivity to major fiber providers.



INVESTMENT HIGHLIGHTS



Immediate Scalability

The facility currently has 6 MW of utility power from the Boca Teeca substation. Florida Power & Light can provide an additional 10 MW from an open feeder at the Marymount substation, for a total of 16 MW of immediately available power. An additional 29 MW of power can be installed at Marymount and delivered to 3EX within 18 months, for a total of 45 MW.



Pristine Infrastructure

Formerly occupied by LexisNexis, the equipment has been meticulously maintained in accordance with the tenant's strict operational standards. Consistent routine maintenance significantly reduces the likelihood of near-term capital expenditures, allowing an investor to focus on securing a tenant who can seamlessly plug into the existing infrastructure and commence operations immediately.



Excellent Connectivity

The Property benefits from direct dark fiber connectivity to the NAP of the Americas in Miami, one of the most significant internet exchange points in the Western Hemisphere, providing tenants with low-latency access to global networks. As a fully carrier-neutral facility, tenants have the freedom to choose from multiple premier providers including AT&T, Verizon, Lumen, and Cogent, making the Property an attractive destination for enterprises with demanding connectivity requirements.



Enhanced Reliability & Efficiency

The Property features a 2N power architecture supported by three diverse utility feeds, six independent UPS systems, and a 2.8 MW N+1 generator system, engineered to eliminate single points of failure at every level. This institutional-grade redundancy stack ensures maximum uptime reliability for tenants while providing an incoming investor with a proven, low-maintenance infrastructure platform from day one.



CLEAR PATH TO ADDITIONAL POWER

The Marymount substation, located directly to the west of the Property, currently has excess capacity to deliver an additional 10 MW without any upgrades or extended lead times, bringing total capacity to 16 MW. An upgrade to the substation's transformers can unlock an additional 29 MW in 18 months.

Today, the Property operates with 2 MW of critical IT load against a 6 MW utility base, leaving meaningful capacity to immediately onboard new tenants and grow income. As utility power scales toward 45 MW, critical IT load capacity grows proportionally, allowing an incoming owner to serve larger enterprise tenants, AI and GPU deployments, and hyperscale users that require significant, dedicated power commitments. This positions the Property not just as a stabilized colocation asset, but as a scalable platform with a long and highly visible runway for value creation.

**16 MW
AVAILABLE
IMMEDIATELY**

**ADDITIONAL
29 MW
AVAILABLE IN
18 MONTHS**

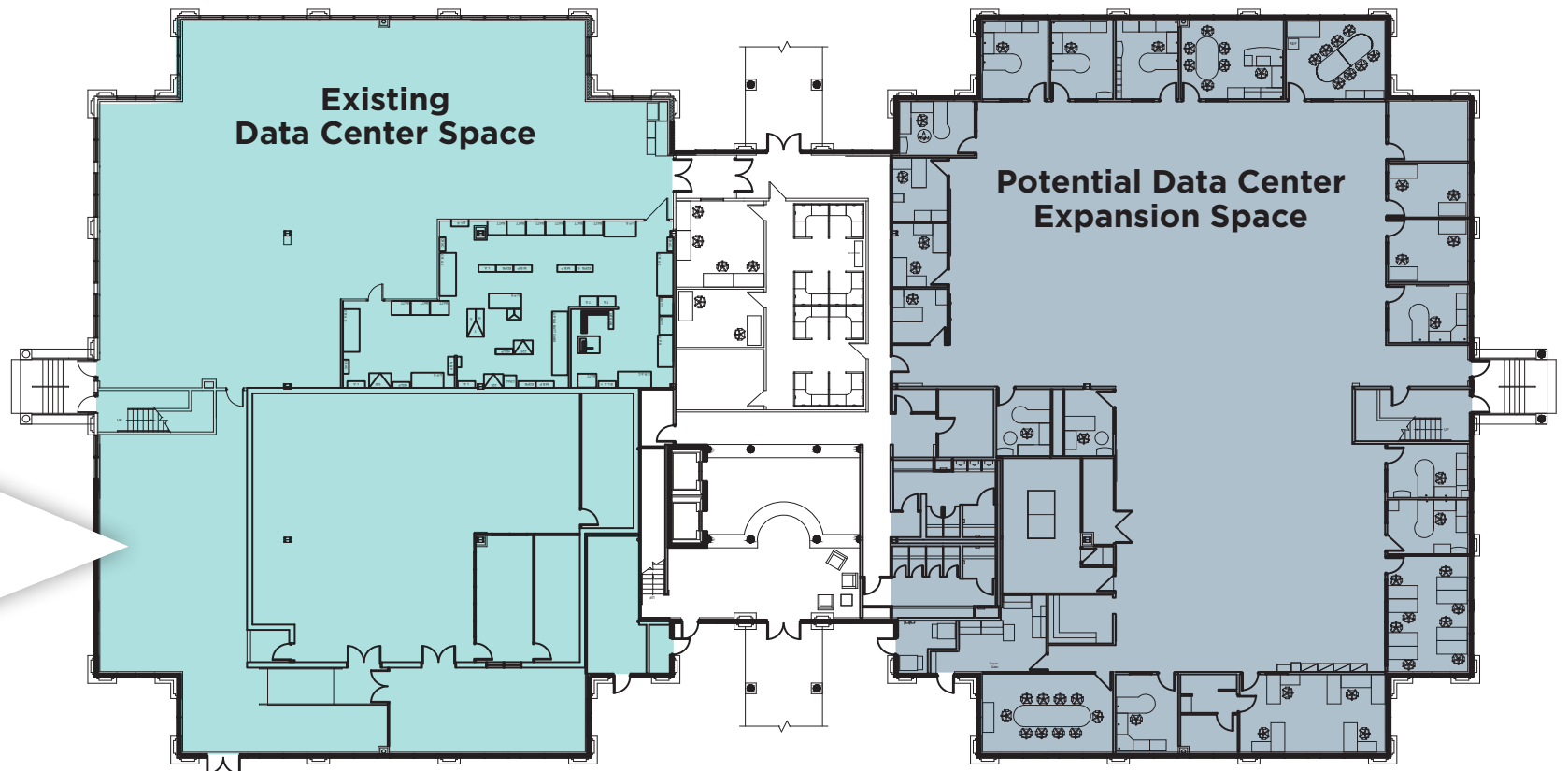


EXPANSION POTENTIAL

Beyond the existing data center operations, the Property offers a significant expansion opportunity through vacant office space located on both the first and second floors of the building. This space, which benefits from the Property's existing power infrastructure, cooling systems, and physical security, is ideally positioned for conversion into additional data center or colocation capacity. Rather than requiring ground-up construction, an incoming owner can leverage the building's existing Class A shell and critical infrastructure to bring new data hall space online at a fraction of the cost and timeline of new development.



Additional Data Center Expansion Space on the Entire Second Floor



PREMIER EXISTING EQUIPMENT THOROUGHLY MAINTAINED



Generators

- » Four on-site generators configured N+1
- » Two Detroit Diesel 750 kW units + one CAT 800 kW unit
- » 2.8 MW total standby power
- » Full load availability in under 30 seconds



Cooling Units

- » 26 Liebert CRAC units across DC Main, North, South, West, and UPS rooms
- » Four Liebert XDC160 in-row cooling systems in DC North
- » N+1 capacity across all zones
- » Supports up to 17 kW per rack



Fire Suppression

- » FM-200 clean agent gas suppression in main data center
- » Pre-action dry pipe water systems in all data halls and UPS rooms
- » VESDA early detection system in main and north data center areas



UPS Systems

- » Six Liebert S600T + one Eaton 9395 UPS system
- » Fully redundant battery backup across all critical circuits
- » Minimum nine minutes runtime at full load



Transfer Switches

- » Automated transfer switches across all seven independent power networks
- » Seamless utility-to-generator switching in as little as eight seconds
- » Each network operates independently



Circuit Breakers & Distribution

- » 124 × 60A breakers in DC North
- » 62 × 60A breakers in DC West
- » 128 × 60A + 186 × 30A breakers in DC Main
- » High-performance surge protection on all panels

MODERNIZED INFRASTRUCTURE MINIMIZING DOWNTIME RISK

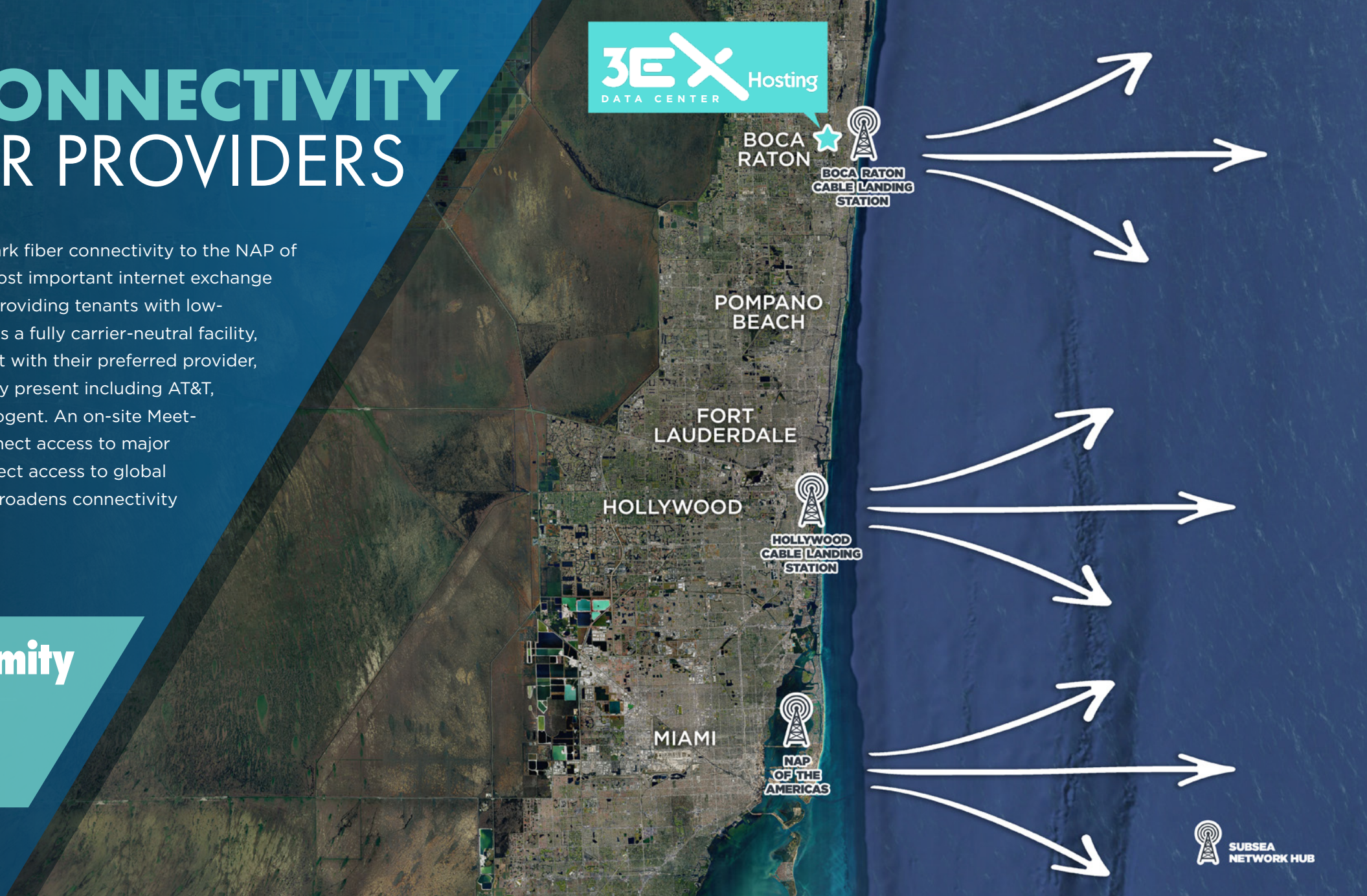
The Property's critical infrastructure has been purpose-built to deliver the highest levels of reliability and operational efficiency. With three diverse utility feeds, six independent UPS systems, and a 2.8 MW N+1 generator system, the facility is engineered to maintain continuous uptime even in the event of a utility outage or equipment failure. Advanced Liebert cooling systems distributed across all data hall zones ensure optimal thermal management for high-density deployments, while a centralized Building Management System monitors all electrical, environmental, and fire detection systems in real time. Together, these systems create an operational platform that minimizes downtime risk, reduces maintenance overhead, and provides tenants with the confidence that their critical infrastructure is protected around the clock.



DIRECT CONNECTIVITY TO MAJOR PROVIDERS

The Property benefits from direct dark fiber connectivity to the NAP of the Americas in Miami, one of the most important internet exchange points in the Western Hemisphere, providing tenants with low-latency access to global networks. As a fully carrier-neutral facility, tenants have the freedom to connect with their preferred provider, with multiple premier carriers already present including AT&T, Verizon, Lumen, CenturyLink, and Cogent. An on-site Meet-Me-Room provides direct cross-connect access to major telecom providers, while cross-connect access to global satellite network operators further broadens connectivity options.

Immediate Proximity to Major Subsea Network Hubs



Carrier-Neutral With Existing Providers On-Site

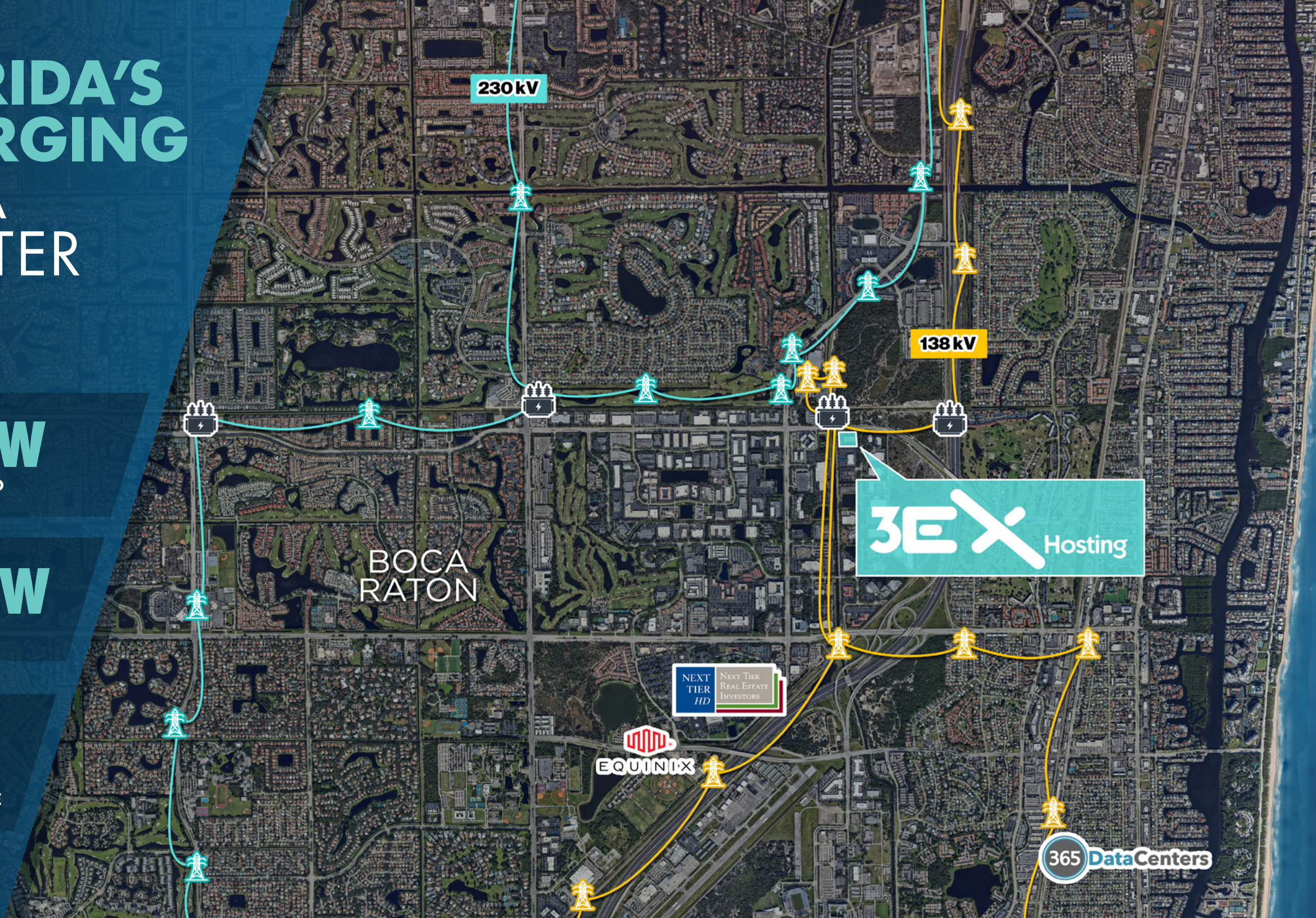


FLORIDA'S EMERGING DATA CENTER HUB

76 MW
COMMISSIONED

46 MW
PLANNED

9.5%
COLOCATION
VACANCY RATE



230 kV

138 kV

BOCA
RATON

3E X Hosting

NEXT
TIER
HD

EQUINIX

365 DataCenters



3EX Hosting

DATA CENTER

DATA CENTER SALES CONTACTS

William M. Collins
Executive Vice Chairman
+1 202 463 1102
william.collins@cushwake.com

Ben Mann
Vice President
+1 202 266 1141
ben.mann@cushwake.com

Luke Marchand
Managing Director
+1 617 219 6401
luke.marchand@cushwake.com

Ryan Shure
Associate
+1 202 471 3594
ryan.shure@cushwake.com

Peter J. Yannotta
Executive Director
+1 813 349 8360
peter.yannotta@cushwake.com

DATA CENTER FINANCING CONTACTS

Michael Zelin
Executive Director
+1 202 463 1109
michael.zelin@cushwake.com

Marshall Scallan
Executive Director
+1 202 463 1118
marshall.scallan@cushwake.com

Bindi Shah
Managing Director
+1 202 266 1177
bindi.shah@cushwake.com

