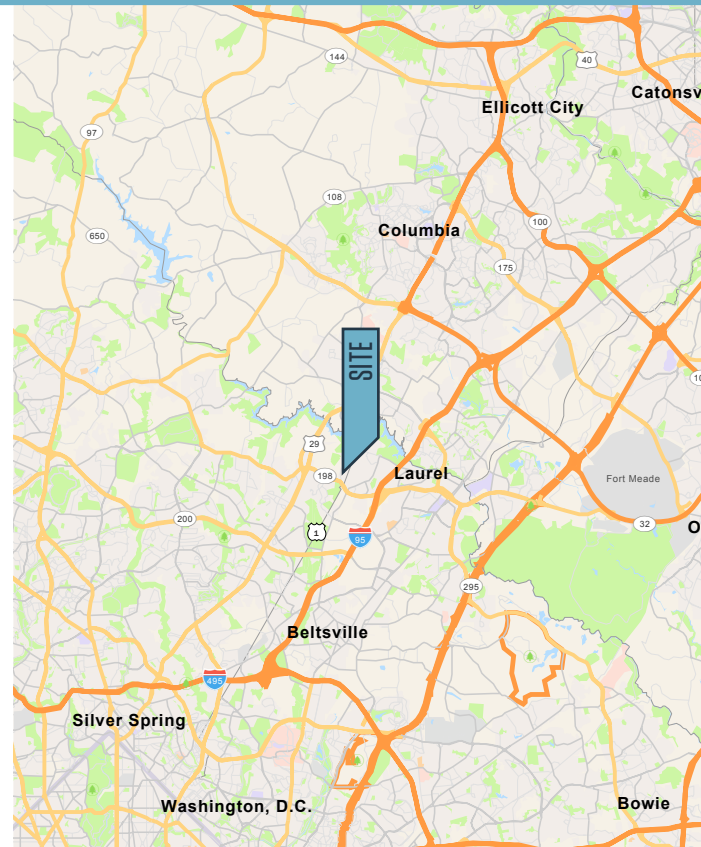




# DATA CENTER FOR LEASE

## HIGHLIGHTS:

- **Tier III Data Center**
- **Fiber:** Verizon, Time Warner, AiNet, MFS; two (2) separate fiber building entry points
- **Roof:** New rubber membrane roof
- **Generator:** Capacity of 450 kw available, tested weekly
- **UPS:** Two (2) 550 KVA Eaton 9395 UPS units
- **Cameras:** Multiple interior and exterior cameras monitoring the building
- **Power:** 500 watts of consumption power available; up to 1,000 psf possible
- **Monitoring:** 24/7 monitoring of the building
- **First Floor:** Leased as data center
- **Second Floor:** 6,000 square feet available to lease

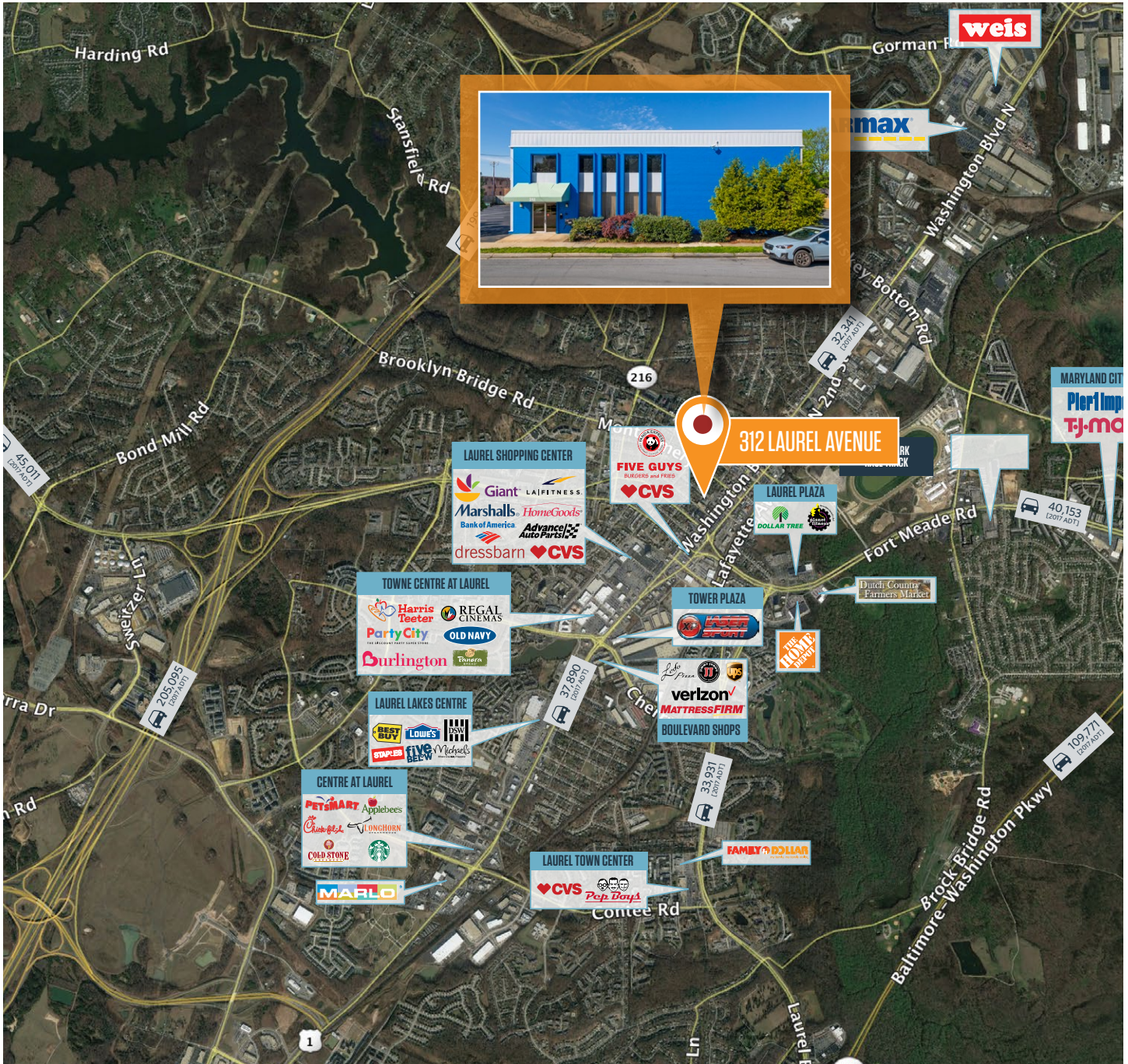


# 312 LAUREL AVENUE

Laurel, MD 20707 | Prince George's County



## MARKET AERIAL



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