



OSO GRANDE

3X DATA CENTERS & OFFICES
DOWNTOWN ALBUQUERQUE

FOR LEASE

PARTIAL/FULL CABINETS, CAGES,
BUILD-TO-SUIT & OFFICE SUITES

Multi-Use Office Space & Three Data Centers

725 6th Street NW, Albuquerque, NM 87102

- Single story, ±60,000 sqft building on 3.65 acres, with adjoining 1.6 acres available for expansion or offices.
- Prime downtown Albuquerque location, with fantastic access to the court and financial district, UNM, regional telco hotel, and numerous businesses
- Chillers and high-efficiency evaporative cooling systems
- 145 fenced parking spaces
- Bank-grade, 12 inch thick reinforced exterior walls
- Stucco/brick finish over concrete and beam construction
- Multiple interior high-security vaults and additional separately secured parking area
- 100% secured entry, badge access with throughout
- Dedicated secure Meet-Me Room with extensive fiber and network connectivity

Turnkey Office & Video Editing Space

- More than 8,000 sqft of available office space
- Two remodeled kitchens and lounge areas
- Ready-to-use 4,000 sqft, 76-unit cubical farm
- Ready-to-use 1,400 sqft, 18-unit cubical farm
- 2400 sqft build-to-suit space
- 467 sqft ready-made multi-office suite
- 352/191/102 sqft ready-to-go offices/studios
- Secure lobby area for overnight drops
- Multiple meeting rooms of various sizes
- Up to 10gbps available to each office

Three Data Floors

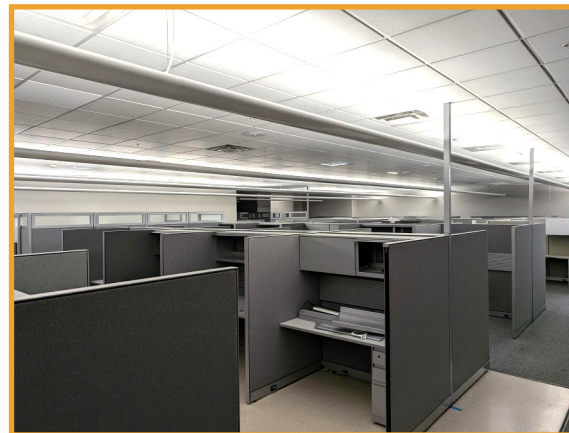
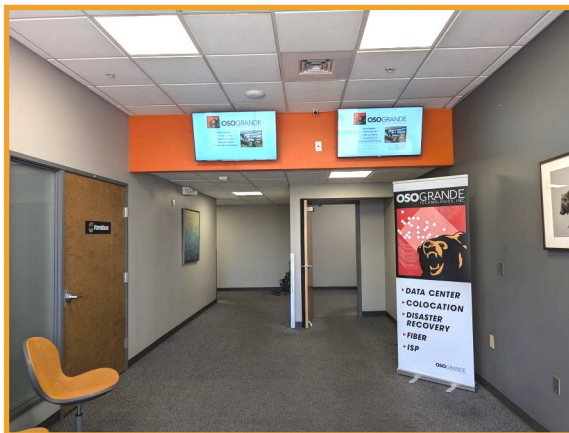
- ⇒ DF1— ±4,400 sqft - Operational
- ⇒ DF2— ±1,800 sqft - Operational
- ⇒ DF3— ±4,200 sqft - White Space/build-to-suit
- Redundant 1000KVA utility inputs
- 750KW and 350KW generators and ATS
- 5x UPS totaling more than 750KVA of UPS power
- 190+ tons of Data Floor Air Conditioning
- Numerous fiber internet carriers
- Suites, cages, full/partial racks available
- Compliance tested with backing SLAs

725 6TH STREET

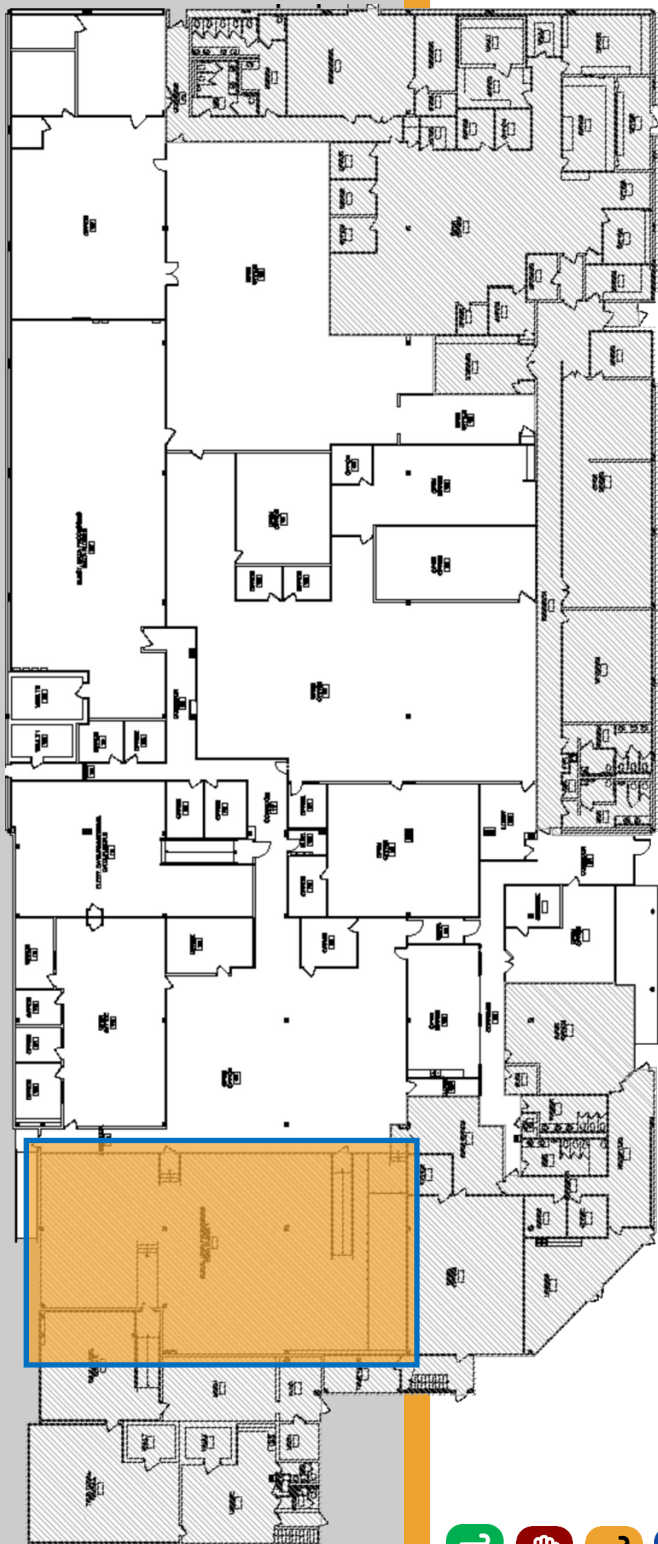
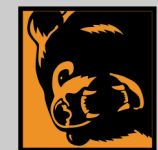


725 6th Street

±60,000 SQFT



Data Floor 1



DATA FLOOR #1

±4400 SQFT

Premium Tier-3 data center comprised of caged space, full cabinets, and shared cabinets, featuring multi-UPS, generator-backed power systems, N+1 cooling, clean agent fire suppression, and multi-factor physical security.

- Raised floor data center design — 12 inches, rated at 400lbs/sqft
- 8 ft drop ceiling with 4 ft plenum
- Ladder rack throughout
- Unlimited access to the building Meet-Me Room
- Scalable to 400 watts/sqft



Power

- 1000KVA utility power service with dedicated switchboard
- 5x 150KVA UPS systems
- Redundant A+B design to every cabinet
- Dedicated 750KW generator, tested weekly
 - * 1500 gallon tank for 40+ hour run-time
- Dedicated sub-floor grounding system



Mechanical & Environmental

- N+1 cooling throughout the facility
 - * 100% DX-based, independent from building mechanical systems
- Available hot aisle containment
- Facility-wide temperature, humidity and airflow monitoring
- Water detection systems
- ECARO-25 clean agent fire suppression system

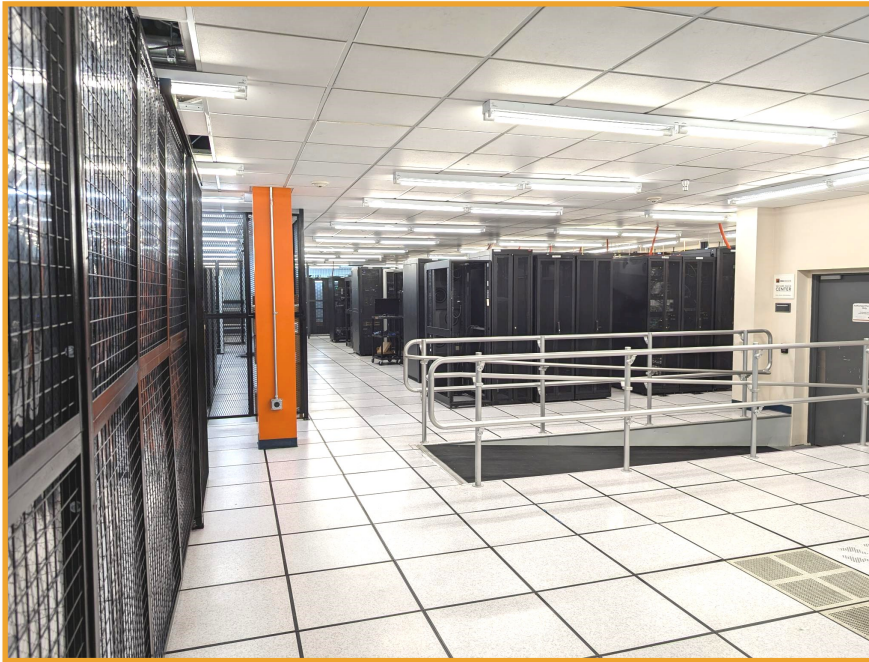
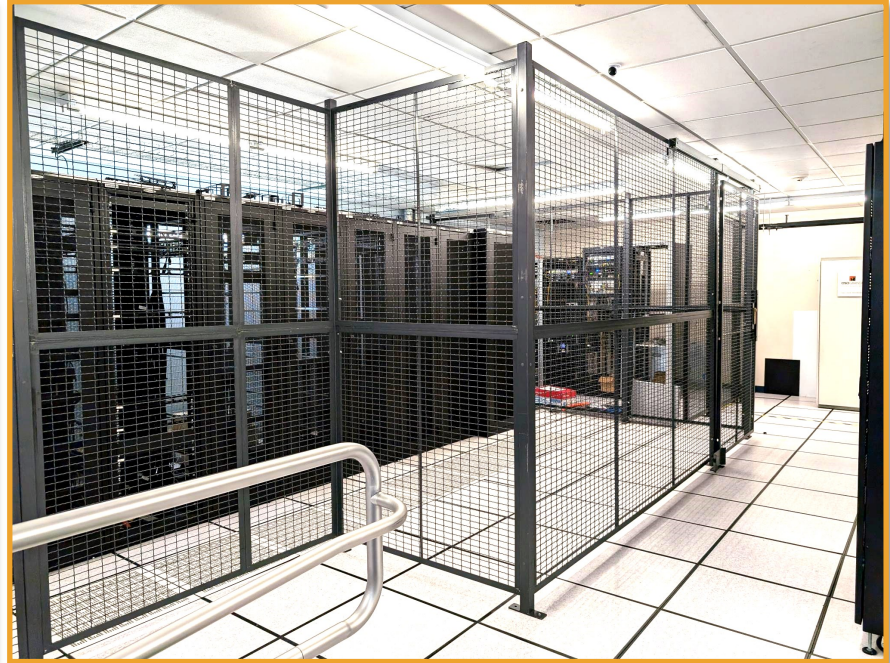
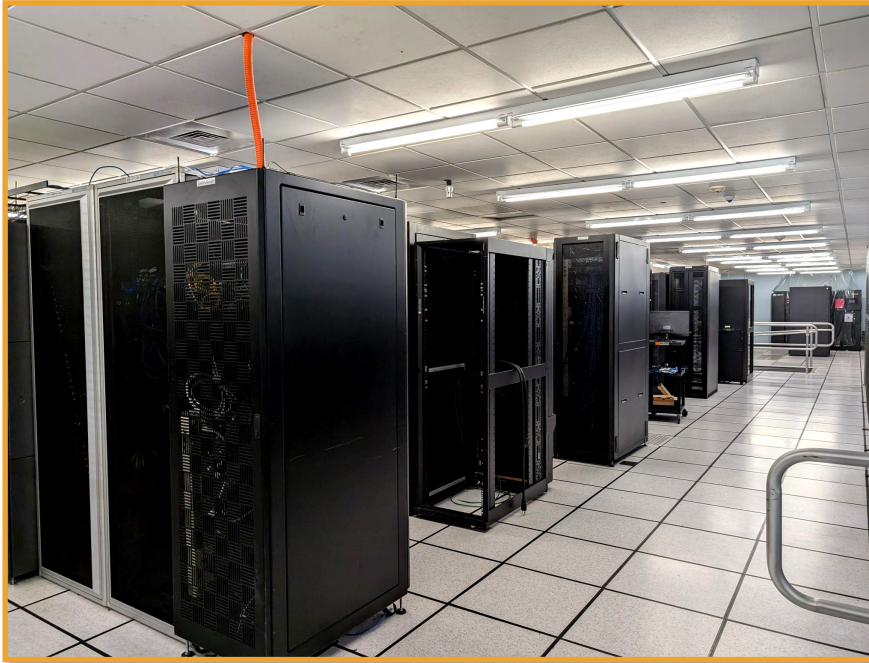


Security

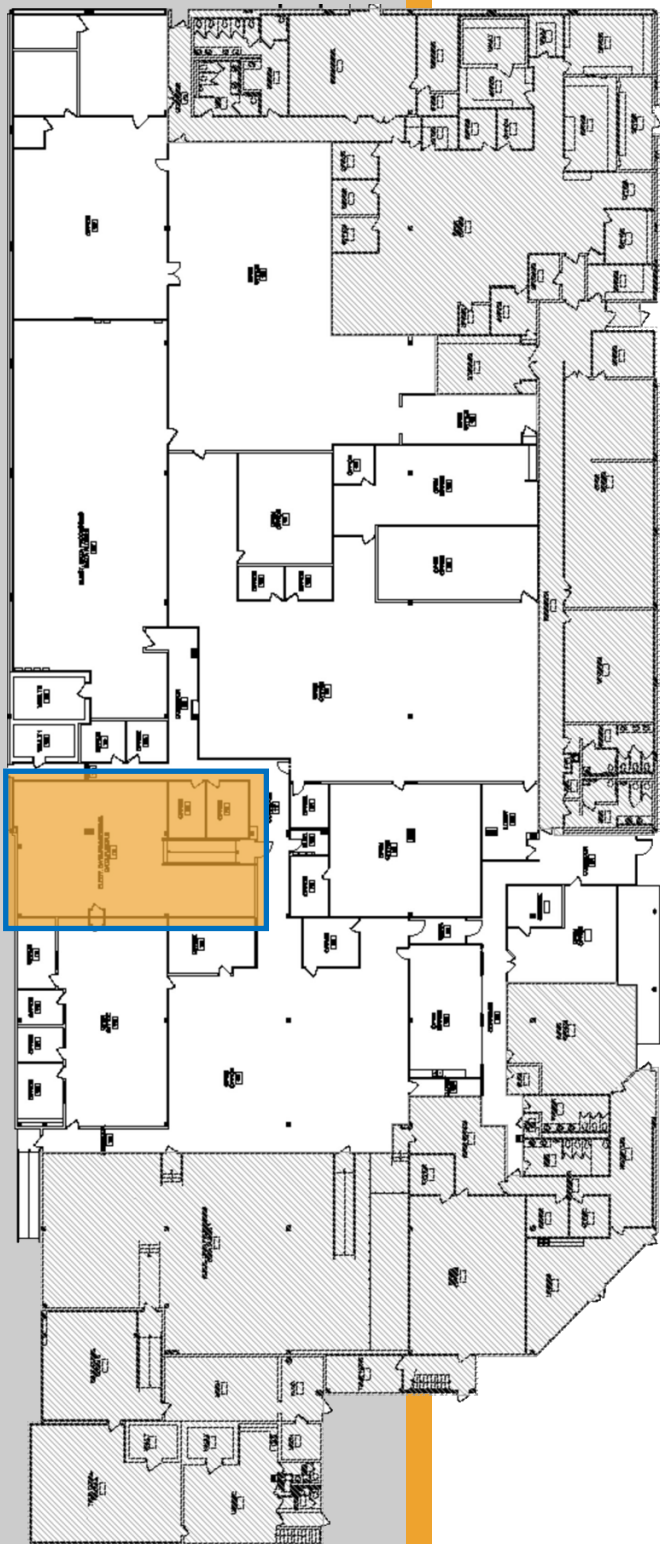
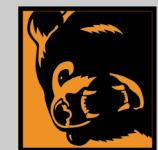
- Three-factor data center entrance - Badge, PIN and biometric
- 24/7 badge or escort-only building access
- 24/7 facility and building-wide motion-sensitive video surveillance
- Independently keyed and locking cabinets and cages
- On-site security service



Data Floor 1



Data Floor 2



DATA FLOOR #2

±1800 SQFT

High-value data center comprised of full and partial cabinets, featuring UPS and generator-backed power systems, N+1 cooling, clean agent fire suppression, and multi-factor physical security.

- Raised floor data center design — 12 inches, rated at 400lbs/sqft
- 8 ft drop ceiling with 3 ft plenum
- Ladder rack throughout
- Unlimited access to the building Meet-Me Room
- Scalable to 400 watts/sqft



Power

- 350KVA utility power service from main 1000KVA building feed
- 150KVA UPS and Battery Backup
- 350KW generator, tested weekly
 - * 1000 gallon tank for 40+ hour run-time
- Dedicated sub-floor grounding system



Mechanical & Environmental

- N+1 cooling throughout the facility
 - * 100% DX-based, independent from building mechanical systems
- Available hot aisle containment
- Temperature, humidity and airflow monitoring
- Water detection systems
- FM200 fire suppression system



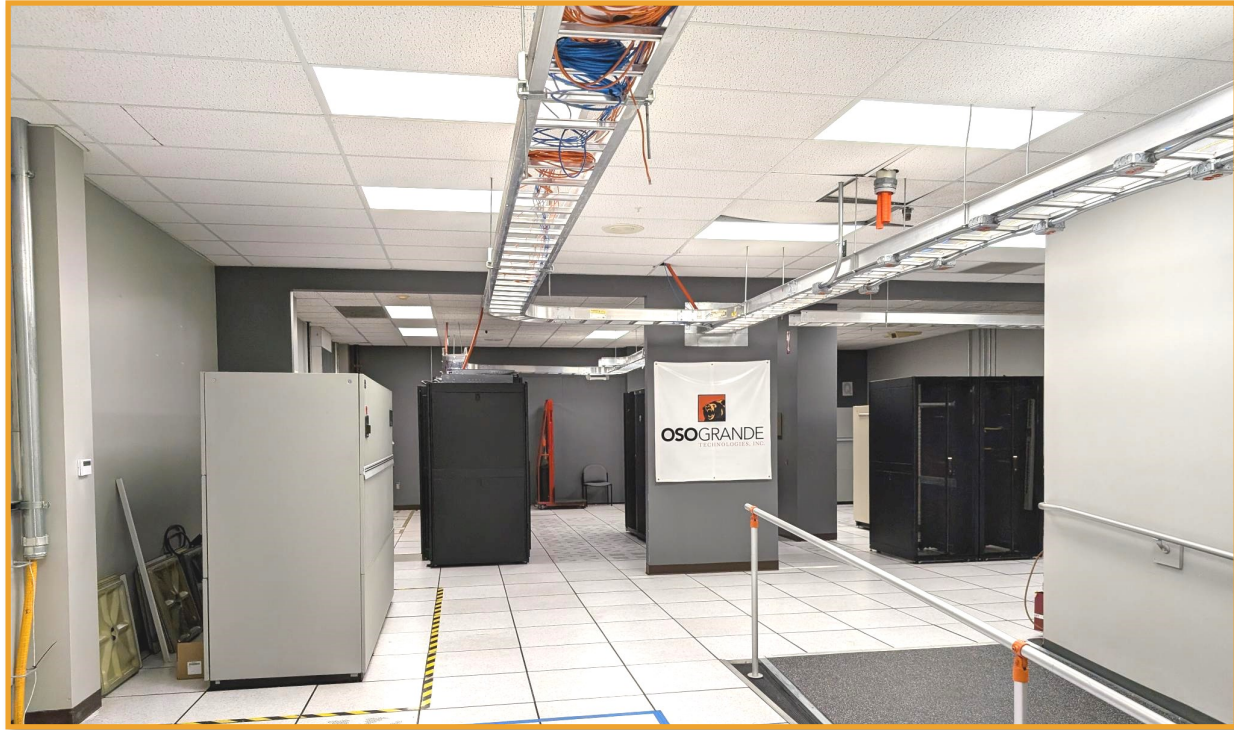
Security

- Three-factor Data Center entrance - Badge, PIN and biometric
- 24/7 badge or escort-only building access
- 24/7 facility and building-wide motion-sensitive video surveillance
- Independently keyed and locking cabinets and cages
- On-site security service

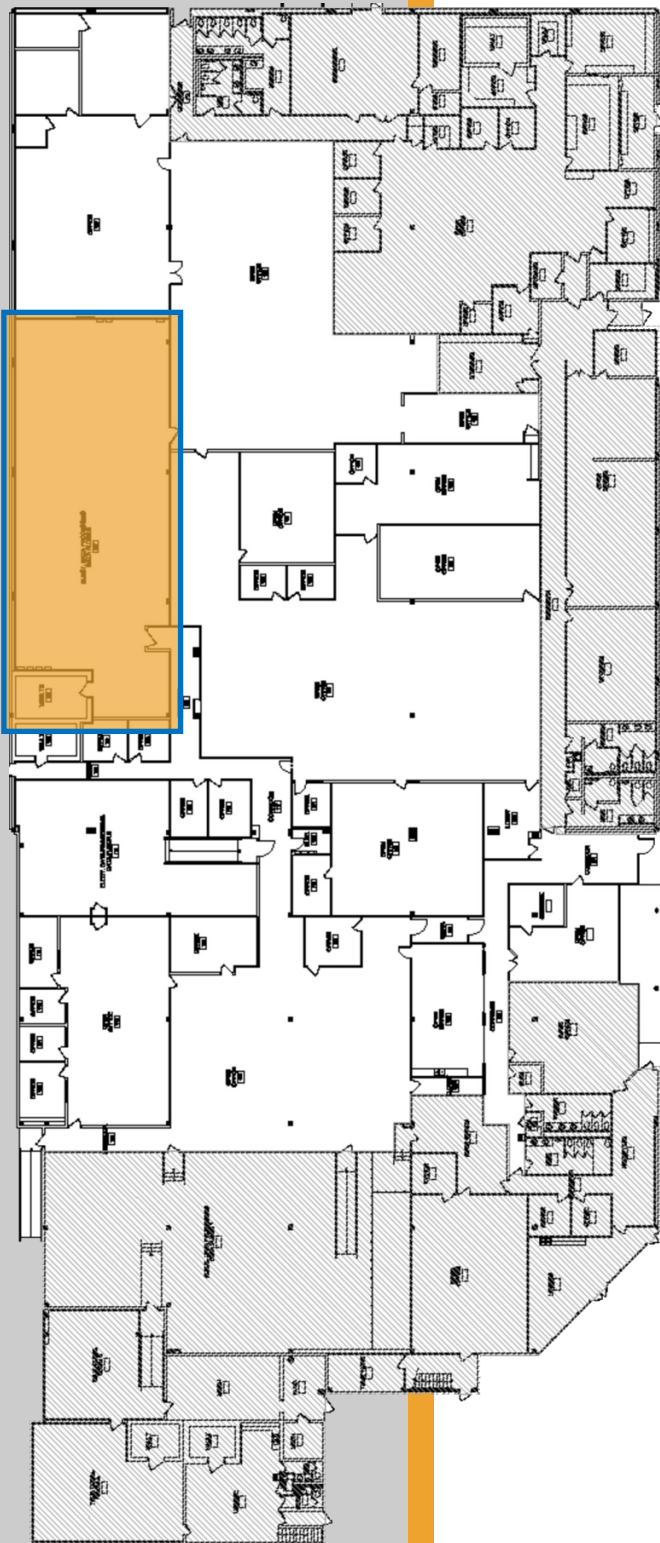
Data Floor 2

DATA FLOOR #2

±1800 SQFT



Data Floor 3



DATA FLOOR #3

White Space ±4200 SQFT

Premium “White Space” data center, ready to be built out to meet your needs. Whether single tenant or subdivided, regardless of density, the sky is the limit.

- Raised floor data center design — 12 inches, rated at 400lbs/sqft
- 12 ft drop ceiling with 4 ft plenum
- Ladder rack built to suit
- Unlimited access to the building Meet-Me Room
- Extensive pad space for all future electrical and mechanical needs



Power

- Site is pre-approved for 5000KVA utility power (12470V)
- Access to existing redundant 1000KVA building feeds
- Pad space available for generators and fuel tanks



Mechanical & Environmental

- Extensive 4” and 6” piping to connect to building chiller system
- Pad space available for external DX, evaporative, or chiller systems
- Integrated facility-wide temperature, humidity and airflow monitoring
- Water detection systems
- White space is compatible with any future cooling system or plan



Security

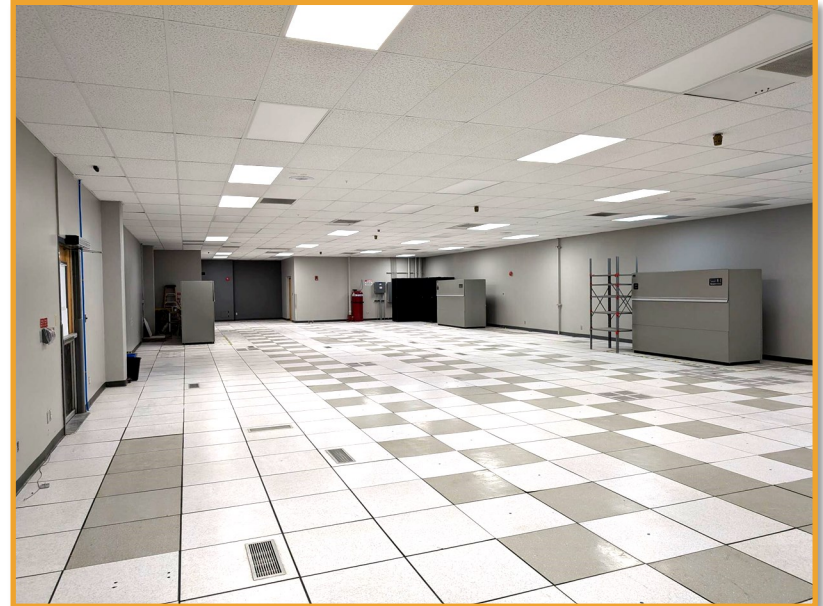
- Three-factor data center entrance - Badge, PIN and biometric
- 24/7 badge or escort-only building access
- 24/7 facility and building-wide motion-sensitive video surveillance
- Independently keyed and locking cabinets and cages
- On-site security service

Data Floor 3

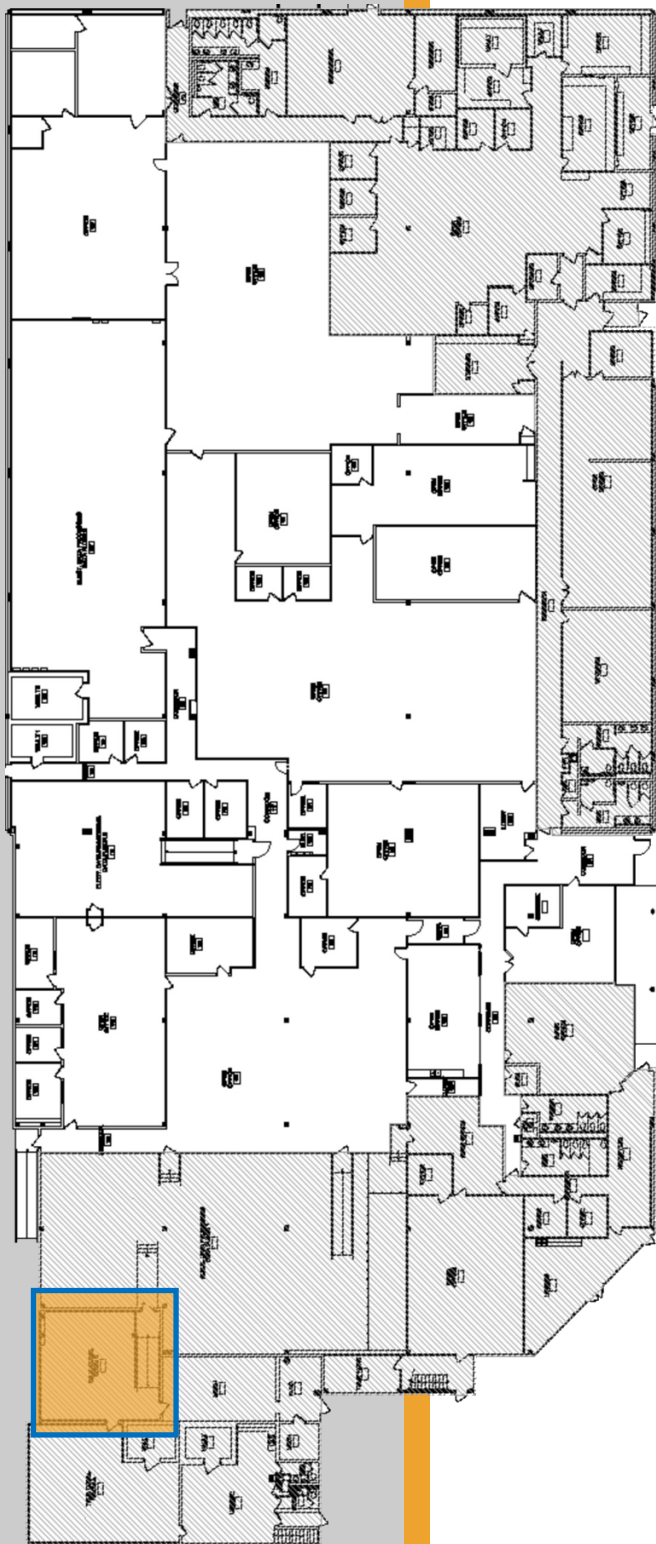
DATA FLOOR #3

White Space

±4200 SQFT



Meet-Me Room

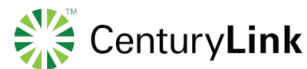


MEET-ME ROOM

±900 SQFT

Our dedicated 900 sqft Meet-Me Room provides a secure landing point for all connectivity coming in and out of the building.

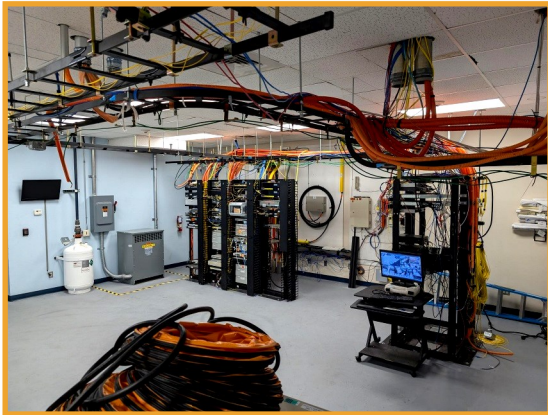
- Slab design with easy access to below-grade entrances and conduit
- ECARO-25 clean agent fire suppression system
- Extensive ladder rack to facilitate interconnectivity
- Patch field and dedicated carrier space
- Redundant A+B power for all equipment
- Dedicated grounding system for -48V loads
- Independent and dedicated cooling facilities
- Enhanced security with restricted access and 24/7 surveillance



Meet-Me Room

MEET-ME ROOM

±900 SQFT





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