

3-YEAR LEASE TO CREDIT TENANT



206K SQ/FT DATA CENTER – COLUMBUS, OH | 4499 FISHER ROAD

“COLUMBUS, OHIO IS QUICKLY BECOMING THE MIDWEST’S TECH HUB” – TECHCRUNCH

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

COLUMBUS DATA CENTER

4499 FISHER ROAD
COLUMBUS, OH

EXCLUSIVELY LISTED BY



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INTERSTATE 270 - ±92,000 VPD



PROPERTY OVERVIEW

LOCATION HIGHLIGHTS

- Nearby national tenants include Facebook, Google, Amazon, Stack, Cologix, Cyxtera, Discover, CenturyLink, etc.
- Columbus is the fastest growing MSA in the Midwest
- Favorable cost metrics with average cost per commercial acre under \$150,000
- One of the easternmost metros in the Midwest, acting as a gateway between the Midwest and East Coast
- One of a few “small” markets experiencing an uptick in demand for Data Center development
- Nearly half of the US population lives within 500 miles of Columbus
- Extreme and rapid economic growth outsizing peer cities and the US average
- City promised reduction in the cost of new construction/development
- 245,000+ population in a 5-mile radius & large population grow experiencing 3% Growth over last five years



LEASE HIGHLIGHTS

- Attractive annual 2.5% rent increases to help hedge against inflation
- Absolute NNN lease providing ZERO landlord responsibilities (tenant responsible for taxes, insurance, CAM, roof, structure, etc)
- Ideal investment opportunity
- Perfect for any institutional or family office investor

PROVEN LOCATION WITH KYNDRYL / IBM ONSITE FOR 25+ YEARS

- 25+ of years of operating history at this location
- Publicly traded tenant, with the father company being IBM
- 1989 Build with 1995 remodel
- 60+ Data Centers – International Footprint

TENANT & BUILDING HIGHLIGHTS

- Build To Suit Model, 206,883 SF facility on nearly 30 Acres
- 30 foot clear heights
- Credit Rated Tenant – S&P BBB





PROPERTY DETAILS

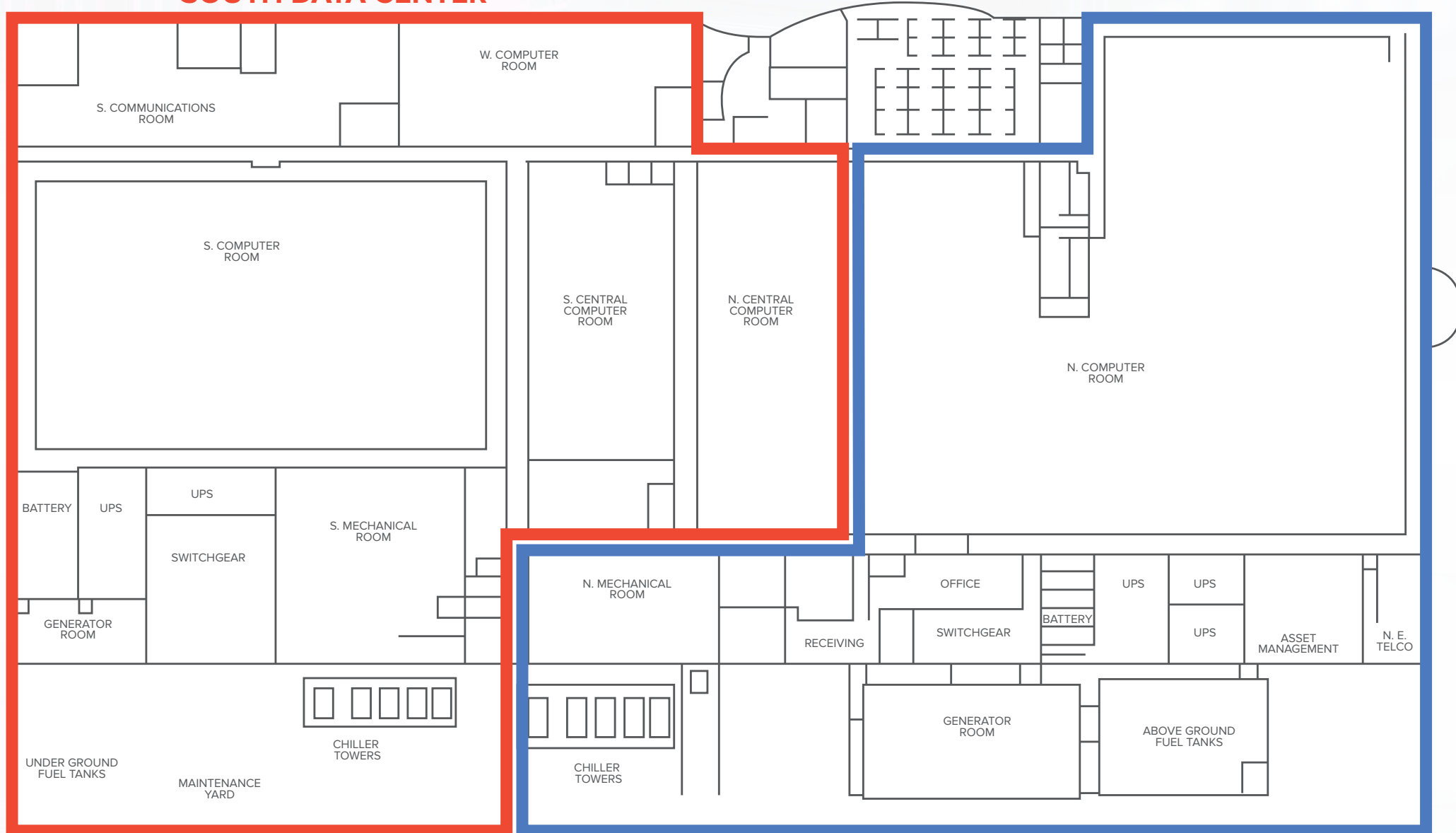
Name	Columbus Data Center
Address	4499 Fisher Rd, Columbus, OH 43228
APN	570-223345
Land Area	27.72 Acres
Year Built / Year Renovated	1989 / 1995
Parking Spaces	580
Parking Ratio	2.90/1000
Gross Leasable Area	206,883 SF
Total Tenants	1
Current Occupancy	100.00%



COLUMBUS DATA CENTER

FLOOR PLAN

SOUTH DATA CENTER



NORTH DATA CENTER

COLUMBUS DATA CENTER

FACILITIES ENVIRONMENTAL CONTROL INFRASTRUCTURE

SYSTEM DESIGN

- Electrical and mechanical systems are designed per Kyndryl Reliability Level 3
- N+1 redundancy on critical infrastructure components
- Concurrently maintainable electrical and mechanical systems

ELECTRICAL SYSTEM

- (2) 13.2kV utility lines with an automatic switch over (ATO)
- Dual power path from utility up to the IT processing equipment

SYSTEM DESIGN

NORTH

- (3) diesel generators of 2000 Kw each
- N+1 redundancy at design load
- Fed by (3) 10,000 Gallons fuel tanks

SOUTH

- (4) diesel generators of 1750 Kw each
- N+1 redundancy at design load
- Fed by (2) 15,000 gallons fuel tanks
- Upon loss of both utility lines, generators automatically supply power to the entire building

BUILDING MONITORING SYSTEMS (BMS)

- The BMS continuously monitors the electrical and mechanical critical infrastructure systems
- Abnormal operating conditions are alarmed and dispatched to operation staff – Monitored locally and remotely
- Underfloor leak detection system for each of the North and South computer room

UPS SYSTEMS

NORTH

- (3) UPS modules of 750 Kva / 600 Kw each
- 1080 Kw usable capacity
- N+1 redundancy at design load
- (15) minutes battery for the design load

SOUTH

- (3) UPS modules of 750 Kva / 675 Kw each
- 1215 Kw usable capacity
- N+1 redundancy at design load
- (15) minutes battery for the design load

MECHANICAL (COOLING) SYSTEM

NORTH & SOUTH

- (3) chillers of 500 tons each
- (3) cooling towers of 500 tons each
- N+1 redundancy at design load
- Temperature & Humidity control by multiple automated water-cooled Computer Room Air Conditioning Units
- Steam humidification system

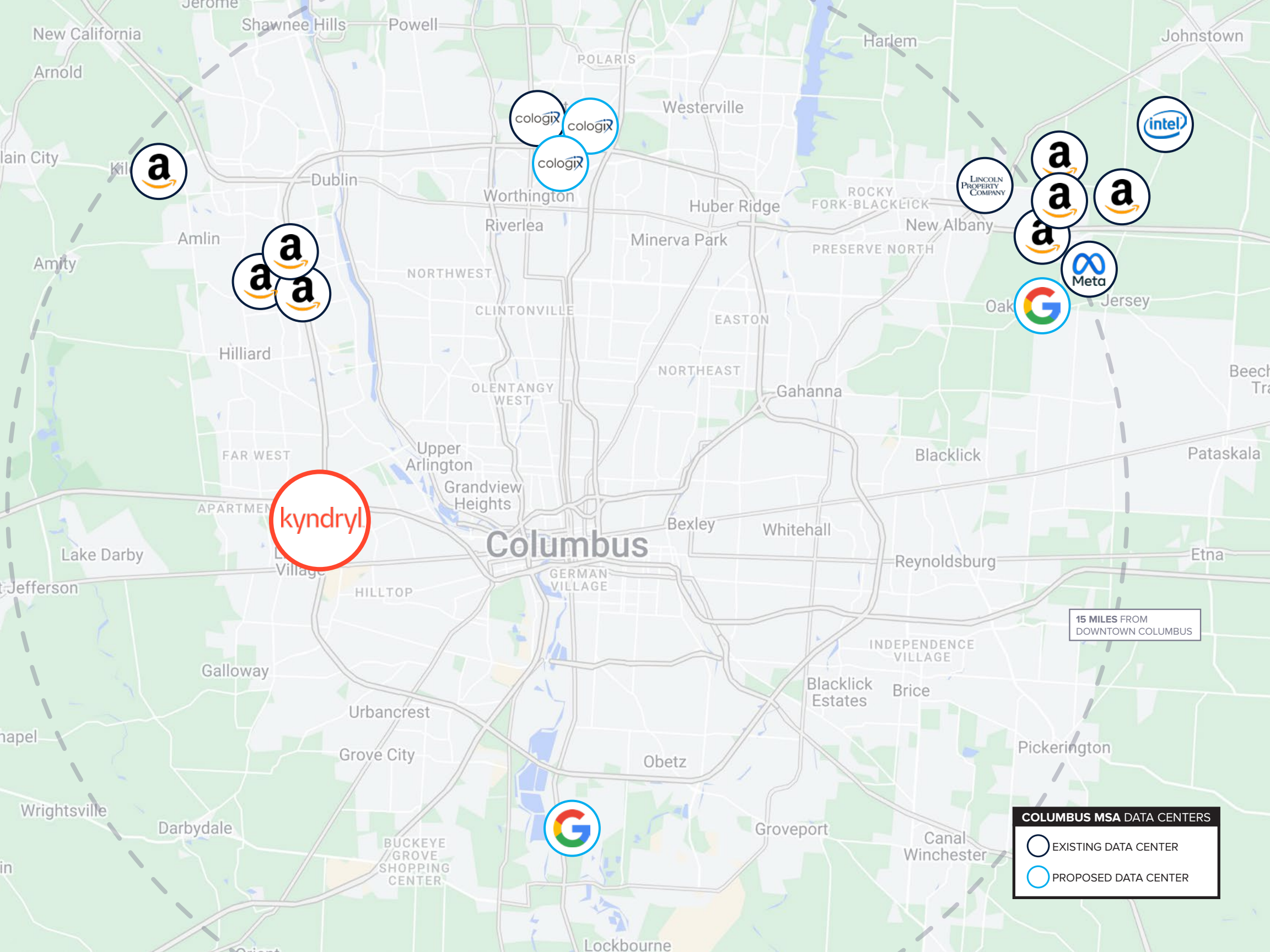
FIRE PROTECTION SYSTEM

- Smoke & Fire detection throughout the facility
- Alarming to security 24x7
- Auto dialer to Columbus Fire Department
- Fire suppression by multi-zoned dry pipe Sprinkler System











FINANCIAL OVERVIEW



COLUMBUS DATA CENTER

4499 FISHER ROAD
COLUMBUS, OH



ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT
9/1/2023- 8/31/2024	\$302,272.00	\$3,627,264.00
9/1/2024 – 8/31/2025	\$309,828.80	\$3,717,945.60
9/1/2025 -8/31/2026	\$317,574.52	\$3,810,894.24
Option Period (2026-2027)	\$325,513.88	\$ 3,906,166.60

SALE OR LEASE PRICE

MARKET TO DETERMINE

NOI

\$3,627,264*

*Includes Rent Increase of 2.5% on 9/1





TENANT OVERVIEW



Kyndryl has the world's best talent that designs, runs, and manages the most advanced and reliable technology infrastructure each day. Together, Kyndryl thinks holistically about the health of these vital technology ecosystems.

Kyndryl is a focused, independent company that builds on its foundation of excellence by creating systems in new ways. Bringing in the right partners, investing in their business, and working side-by-side with their customers to unlock potential. Kyndryl is raising the bar.

Kyndryl's experience speaks for itself: They have 90,000 highly skilled employees around the world serving 75 companies of the Fortune 100. However, their purpose is what drives them: Advancing the vital systems that power human progress. Because when a digital ecosystem is healthy, it can more readily adapt and support continuous growth and that opens up a world of possibility for everyone.

Kyndryl's specialties include: Cloud Services for public cloud and private cloud, Enterprise Data Services, Security & Resiliency Services, Enterprise Infrastructure Services, Digital Workplace Services, and Infrastructure Management for Applications.

YEAR FOUNDED

2021

HEADQUARTERS

NYC

TOTAL LOCATIONS

71

2021-22 REVENUE

\$18.3 B



AREA OVERVIEW

COLUMBUS, OHIO

Columbus is a vibrant and thriving city known for its diverse economy and rapid growth. It serves as the capital of Ohio and is the largest city in the state. Here are some key points about the market overview of Columbus:

Economy: Columbus boasts a diverse economy with major sectors such as finance, technology, healthcare, education, retail, and manufacturing contributing significantly to its growth. The city has been home to several Fortune 500 companies, which has played a crucial role in driving economic development.

Population and Growth: Columbus has experienced substantial population growth over the years, with a mix of young professionals, students, and families attracted to the city's opportunities and quality of life. The growing population has fueled demand in various industries, contributing to a dynamic market.

Real Estate: The real estate market in Columbus has been on an upward trajectory, with a strong demand for both residential and commercial properties. The city's relatively affordable housing prices compared to other major metropolitan areas have attracted many homebuyers and investors.



TECHNOLOGY & STARTUPS

Columbus has gained recognition as a hub for technology startups and innovation. The city's supportive ecosystem, access to funding, and collaboration opportunities have driven the growth of numerous tech companies and entrepreneurial ventures.

TECHNOLOGY GIANTS IN THE COLUMBUS MSA

INTEL

\$20 billion investment in two semiconductor plants

GOOGLE

Currently operates data centers and set to build more

META

\$1.5 billion, 1 million SF data center expansion

AMAZON

\$200 million investment in two new data centers

IBM

Employs close to 2,000 tech workers in the Columbus MSA

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	3,533	103,640	247,207
2023 Estimate	3,541	103,408	245,988
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	1,506	40,714	98,506
202319 Estimate	1,512	40,725	98,125
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$72,186	\$73,379	\$89,258

Nov. 30, 2022



Columbus among nation's top 10 data center regions, report shows



COLUMBUS, OH — The Columbus area is adding data centers so fast that it now has become one of the top 10 regions in the country for them. A new report finds that data center space increased 146% over the past 10 years in central Ohio.

The 1.9 million square feet of space added here between 2012 and 2021 trailed only Washington, D.C., and Dallas over that period, according to the report from 42Floors, a commercial real estate listing service. The region now has 4.6 million square feet of space for data centers, ranking ninth among the country's metro areas. Washington, D.C., is No. 1 with 25.5 million square and Dallas is second with 14 million square feet. Columbus is behind only Chicago and Omaha, Nebraska, in data center space in the Midwest, and has added more space than both of those metro areas over the last decade.

About 40.5 million square feet of new data center space was added from 2012 through 2021 across the locations that 42Floors surveyed. Data center space in those locations increased from 121.5 million square feet in 2012 to 162 million square feet through 2021, the report found.

Columbus becoming a major data hub

The Columbus region has become a hub for cloud computing, offering fiber networks that reach major cities on the East and West coasts, according to companies that have developed data centers. In addition, the region has a favorable climate for data centers, with little risk of flooding, earthquakes or tornadoes compared with other regions. There are ample supplies of electricity and labor as well. The report actually may underestimate just how strong growth has been in the Columbus area, said Eric Bell, founder of Baxtel.com, a site that track data center development. "Columbus has grown a surprising amount," he said.

Baxtel's site shows Columbus has 40 data centers to 21 for Cleveland and 16 for Cincinnati. By power use, however, the Columbus area dwarfs the other Ohio cities, with 314.1 megawatts used compared with 43.7 in Cincinnati and 22.4 in Cleveland.

"Power is just a better way to measure the size of the data center industry," Bell said. "Everything is a function of power. "

June 26, 2023



Amazon to spend \$7.8B to expand data operations in Central Ohio



COLUMBUS, OH — Amazon is poised to make the second-largest private sector investment in state history, announcing Monday that it will spend an estimated \$7.8 billion over the next six years to build data center operations in central Ohio. Only Intel's \$20-billion investment to build two semiconductor factories in New Albany is bigger.

For Amazon, the move marks a major expansion of its data center service business that dates to 2015 when it announced its initial data centers for the region. "Ohio became a very attractive place for us place back then. It's even more attractive today as we continue to operate there and build out data centers," said Shannon Kellogg, Amazon's vice president of public policy. "It's a great place to do business."

Sites for the data centers not chosen

Amazon did not say how many data centers it will build, or where they will be built, as part of this expansion. A single data center can cost at least several hundred million dollars. Amazon says it is considering numerous locations. The Dispatch reported in January that Amazon bought nearly 400 acres along Beech Road NW near the Intel site in New Albany for \$116.6 million. It has not released any plans for the site. Amazon now operates seven data centers in central Ohio, three each in New Albany and Hilliard and one in Dublin, according to Baxtel.com, a site that tracks data center development.

What will the data centers do?

Amazon's data centers will include servers, data storage drives, networking equipment, and other forms of technology infrastructure used to power the continued growth of cloud computing where businesses and public institutions use networks of remote services hosted on the internet to store, manage and process data. "Demand for cloud services continue to be very high," driven by machine learning and artificial intelligence, Kellogg said. "Everything is shifting to the cloud," he said. The data center investments are in addition to warehouses and delivery stations Amazon operates throughout Ohio. Amazon is also among the biggest developers of solar farms in the state.





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