

1628 STATION STREET, VANCOUVER BRITISH COLUMBIA



Vancouver's Only Design-Built Data Centre

Building Size:	105,872 Rentable SF
Area/Per Floor:	33,000 SF
Rental Rate:	Contact Listing Agent
Power:	2,850 kW UPS capacity per floor
Delivery:	24 Month Delivery



Block Data Center Vancouver is a Tier III Data Center designed and engineered for the most robust enterprise customers with utmost energy efficiency. The building will be located in False Creek Flats, only minutes from downtown Vancouver, and will be a showcase facility for large enterprise tenants. Each floor offers 2,850 kW of critical power and a state of the art energy efficient cooling system using outside air. Leasing is limited to 3 floors of 33,000 SF each with dedicated high voltage electrical service. Block Data Center Vancouver is a development of Telecom Real Estate Services (TRES) and owned by H&R REIT.



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A development of:



**Personal Real Estate Corporation*

1628 Station Street Vancouver

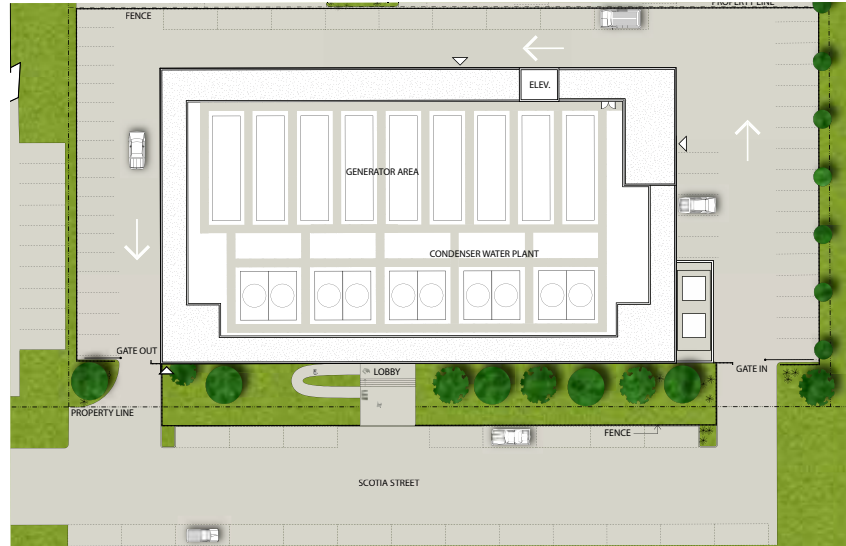


BLOCK DATA CENTER SPECIFICATIONS

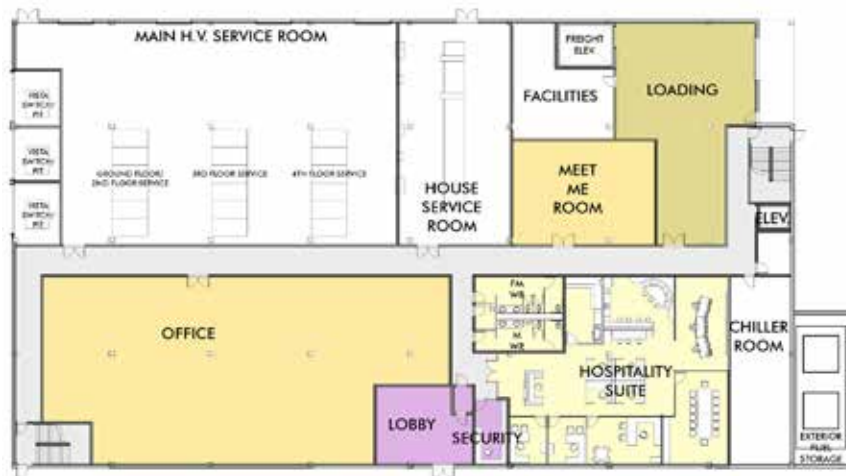
Building Size:	Approx. 105,872 SF
Typical Floor:	Approx. 33,000 SF
White Space/ Floor:	Approx. 14,500 SF
Raised Floor Specs:	30" raised
Floor Load:	150 to 200 lbs psf
Building Access:	365/24/7
Office Area:	Incl. Hospitality Suite
Switchgear for critical load per Floor:	4,000 Amp/ 600 Volt
Switchgear for Mechanical load per Floor:	2,500 Amp/ 600 Volt
Emergency Power:	2,500 kW N+1
Generator Fuel	48 hours on-site
UPS Power/ Floor:	Approx. 2,850 kW
Power Distribution:	A/B Power to Rack
Cooling Design:	200 Watts psf with N+1 Chillers & Outside Air
Fire Suppression:	VESDA/Gas/Pre-ac- tion
Makeup Water:	48 Hours Available
Parking:	Limited On-site
Security:	24 Hour Guard Service

Standard design provides expedited build-out of facility. BDCV is designed to a Tier III 3.0 standards

1628 Station Street - Site Plan



Ground Floor Plan - 12,000 SF



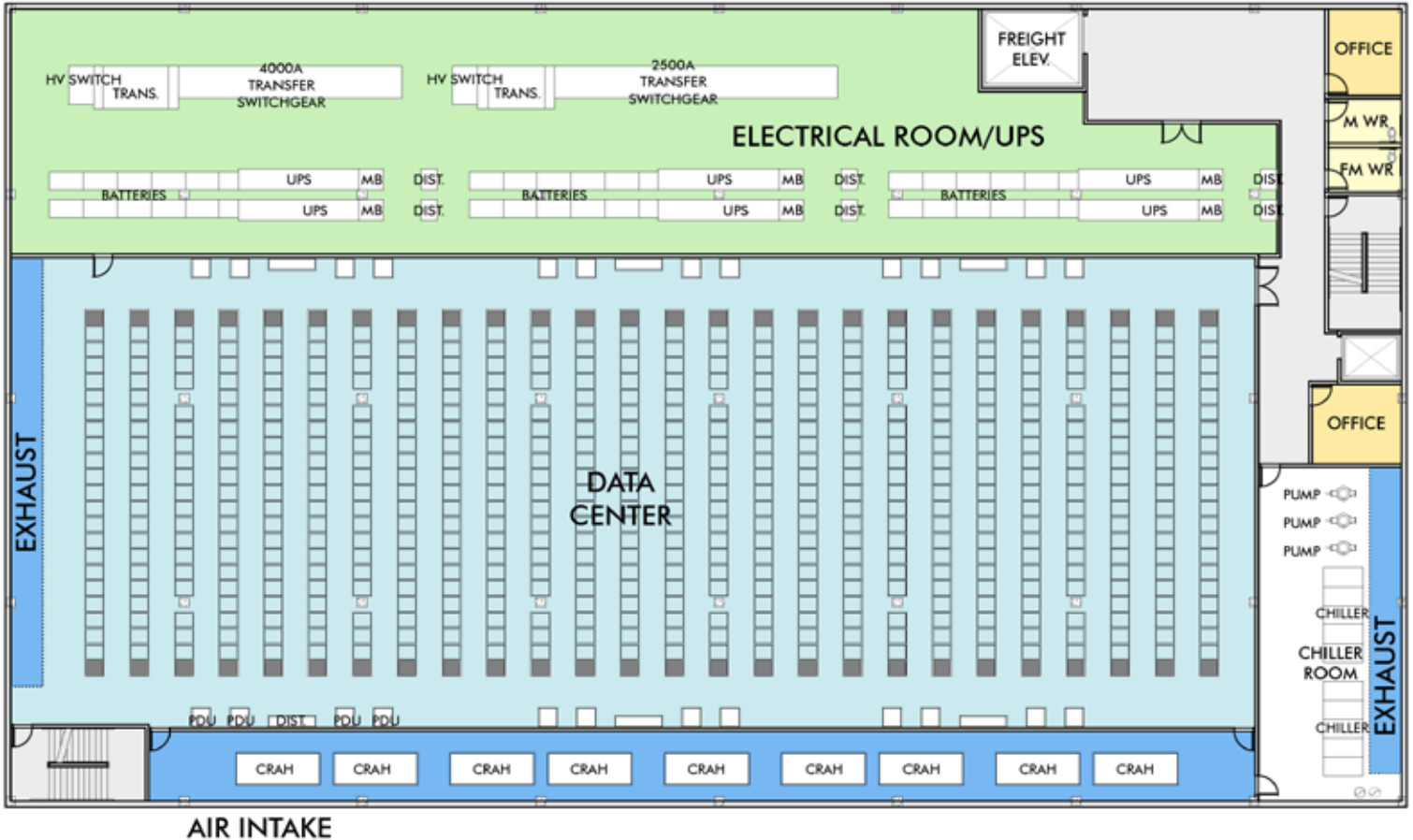
Ground Floor Amenities:

- Office
- Hospitality Suite
- Meet Me Room
- 10,000 lbs freight elevator

1628 Station Street Vancouver



Typical Floor Plan 33,000 SF per floor - up to 540 Racks per floor



1628 Station Street - East View Rendering



1628 Station Street Vancouver



1628 Station Street, Vancouver



For more information, please contact:

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