

PORTLAND METRO AREA

AI DATA CENTER | BTC MINING | 16 MW CAPACITY (expandable to 26 MW/Q1)

A **\$55M** ASSET ACQUISITION OPPORTUNITY

Currently no revenue or tenants

INVESTMENT OVERVIEW

A unique and highly sought-after off the market opportunity to acquire a premier data center asset in the heart of Silicon Valley—one of the most strategic digital ecosystems globally. This offering has favorable pricing, low construction/development costs, and highly competitive electricity rates—a rare combination in a region known for premium valuations. Direct access to major fiber routes, proximity to leading hyperscalers and tech giants, and availability of tax incentives, this asset is perfectly positioned for enterprise users, cloud service providers, or colocation operators seeking a scalable, cost-efficient footprint in Northern California's tech hub. Opportunities like this in Silicon Valley are rare—don't miss the chance to secure long-term value in one of the most connected and coveted data center markets in the world.

BUILDING:

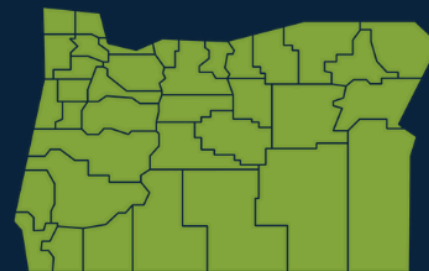
- Steel Structure
- Sits on 40 acres



POWER:

- 16MW Expandable
 - Scalable power to 26MW by Jan 2026
- 10MW per year up to 100MW
- 60MW Additional via natural gas
- \$0.08 Electricity Rate

OREGON



Portland, Oregon, has emerged as a significant data center hub due to its unique combination of factors, including cost-effective power, a favorable climate, and robust connectivity. Specifically, the city offers low-cost electricity, particularly from hydropower, which translates to lower operational expenses. The climate allows for more efficient cooling, reducing reliance on energy-intensive air conditioning. Additionally, Portland boasts a strong fiber network and access to trans-Pacific subsea cables, enabling low-latency connectivity and high-speed data transfer.

ECONOMIC ZONE AREA



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4th

Energy

Assessed by the average price of electricity in the state via Kilowatt-Hour. Prices are averaged by the U.S. Energy Information Administration

4th

Renewable Energy

Percentage of a state's total energy use coming from renewable sources, including biomass, hydroelectric, geothermal, solar, and wind

5th

Infrastructure

Takes into account a state's use of renewable energy, the quality of its roads/bridges, and its residents' access to high-speed Internet.

[Click here to view the Data Center Map | USA](#)