

SILICON VALLEY METRO AREA

AI DATA CENTER | BTC MINING | 5 MW CAPACITY (expandable)

A **\$30M** ASSET ACQUISITION OPPORTUNITY - **Complete Campus**

A **\$24M** ASSET ACQUISITION OPPORTUNITY - **For the Data Center**

Revenue: \$52K / Monthly Tenant Revenue

INVESTMENT OVERVIEW

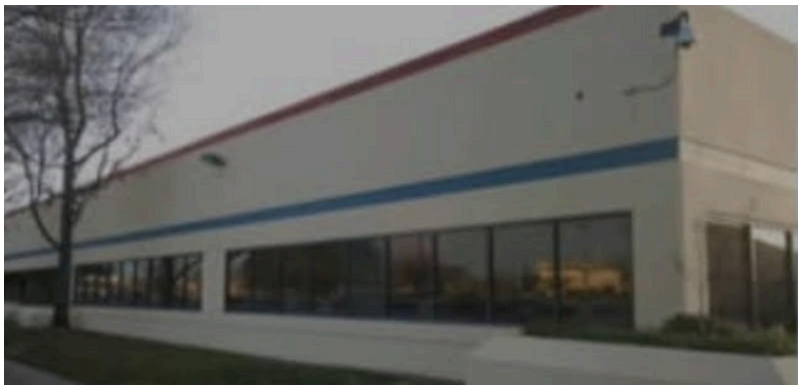
A unique and highly sought-after off the market opportunity to acquire a premier data center asset in the heart of Silicon Valley—one of the most strategic digital ecosystems globally. This offering has favorable pricing, low construction/development costs, and highly competitive electricity rates—a 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:

- T3 Classification
- 1983: Year Built
- 87,623 to 138,000 sq. ft.
- Rentable space: 87,623 sq. ft.
- 3 construction bays
- 8-12 Month Construction time

POWER:

- 5MW expandable/scalable power to 10/15MW
- \$0.11 Electricity Rate



CALIFORNIA



California offers an ideal environment for data centers due to its proximity to a vast customer base and its position as home to global tech leaders like Apple, Meta, Google, and Microsoft. With a strong business climate and robust fiber optic infrastructure, the state enables low-latency connectivity to major U.S. markets such as Las Vegas, Phoenix, Seattle, Portland, Denver, and Salt Lake City.

All major public cloud providers, including AWS, Google Cloud, Azure, and Oracle, maintain availability zones in California, further enhancing its digital ecosystem. The state's power grid is also on a growth trajectory, with an expected capacity increase of 25,000 megawatts—the second-largest in the nation after Texas.

Additionally, programs like the California Competes Tax Credit provide financial incentives for businesses investing in the region. These advantages make California a highly strategic and future-ready location for data center operations.

SILICON VALLEY METRO AREA | EAST BAY



While California's older data centers are in Silicon Valley in the western part of the state, many of the new proposed developments are inland, including in Contra Costa County. According to Reuters suggests that new developments are moving inland. Contra Costa County, particularly the city of Pittsburg, has emerged as a location for new data center projects.