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DESIGN BUILD
AI DATA CENTER
POWERED SHELL
DELIVERY Q1 2027

A Premier Opportunity in
Cambridge, West of Toronto,
Ontario

STATE-OF-THE-ART DATA CENTER IN CAMBRIDGE

PHASE I of High Density Data Center Campus

STRATEGIC LOCATION

Premier site for data center operations with close proximity to Toronto – boasting the highest quality tech work force in Canada with a global reputation in engineering, computer science and cyber security

SUBSTANTIAL POWER AVAILABILITY

15 MW's delivered in Q1 2027 with pathway for expansion.

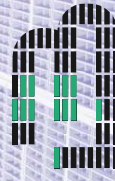
112 MW substation to be delivered in 2028

EXTENSIVE FIBER CONNECTIVITY

5 fiber providers available

SUSTAINABILITY OPPORTUNITIES

Ontario produces 92% of electricity from renewable energy sources and 25 grams of CO2 per kilowatt-hour. Opportunities for waste heat recapture





PROPERTY SPECIFICATIONS

Key Details at a Glance

Building Size:	80k sf (one storey) 160k sf (two storey)
Build-to-Suit:	Customizable build-out options
Lease Term:	10 years+
Possession:	18 months
Asking Rent:	Upon Request
Power:	15 MW's in Q1 2027
Zoning:	M1 (S.4.1.46(c)) General industrial use



SCALABLE SOLUTIONS FOR GROWING NEEDS

Potential for Phase 2 Development

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80,000 SF | 7,432 SQM

FFE = 311.25

Total Site Area = 20,675 SQM (with pond)

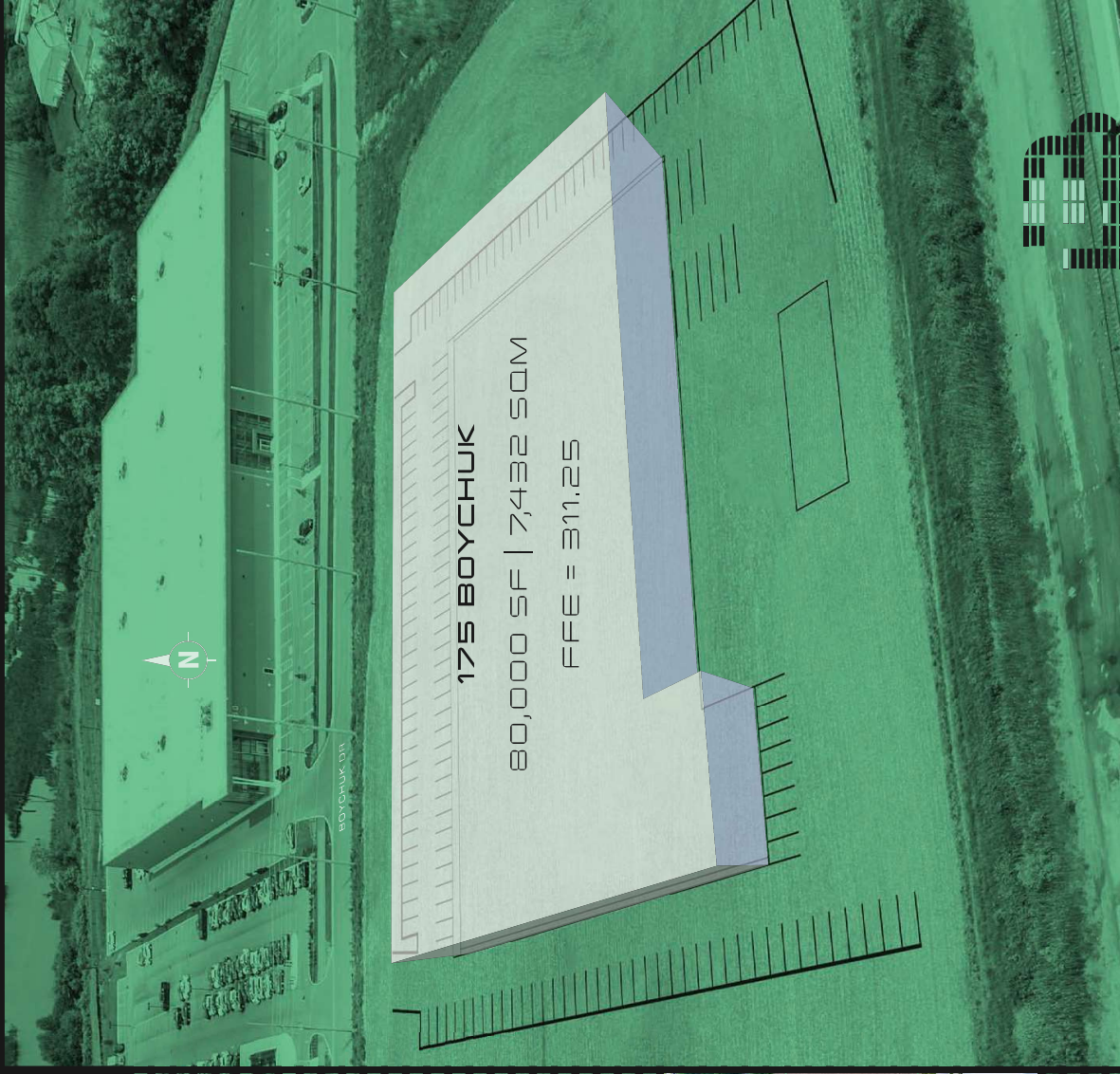
Required: 20% of site area = 4,135 SQM required

Proposed: 26% of site area = 5,399.13 SQM required

2 spots for 100 SQM = 152 parking stalls



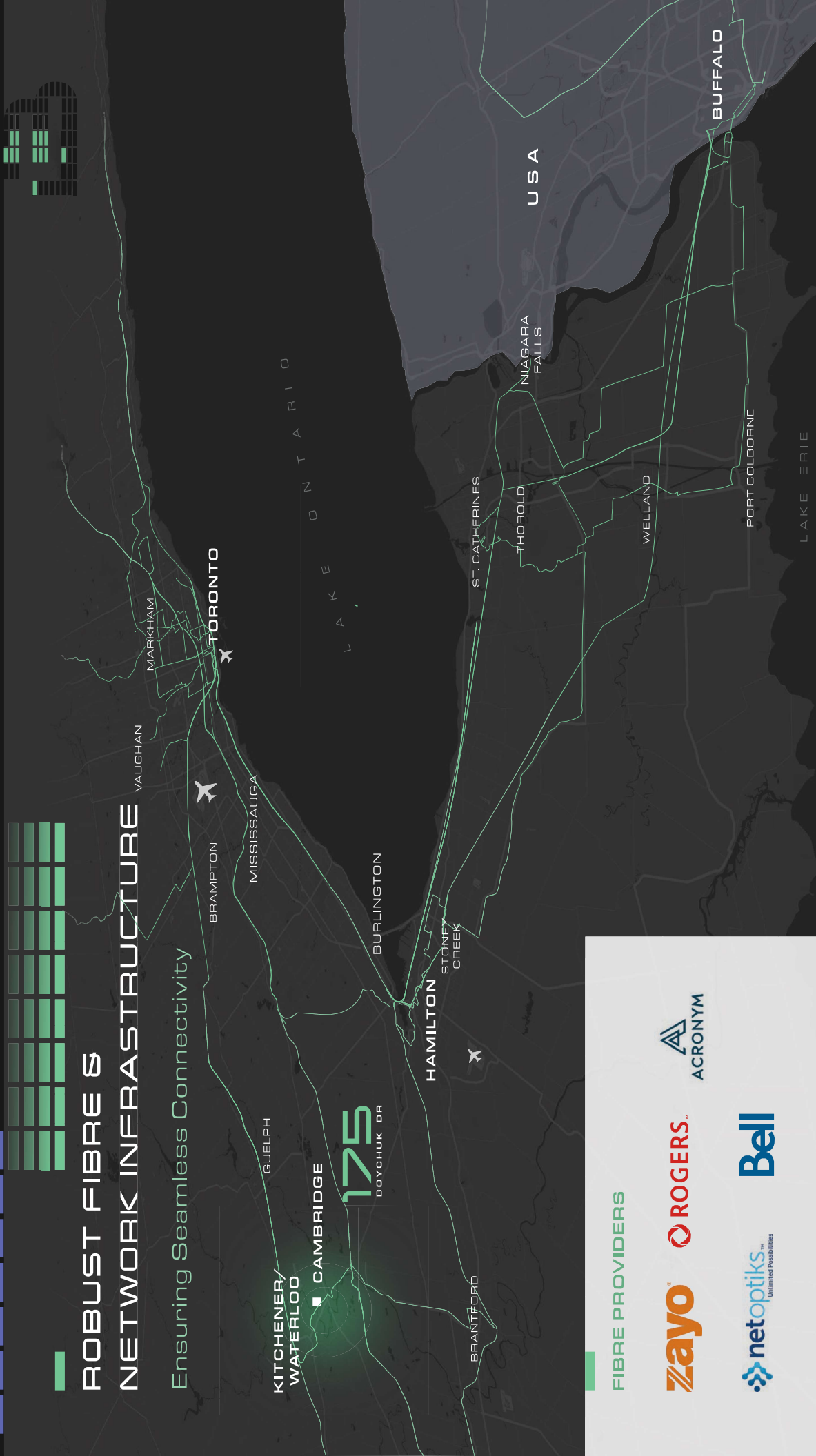
Details above are subject to change










ROBUST FIBRE & NETWORK INFRASTRUCTURE

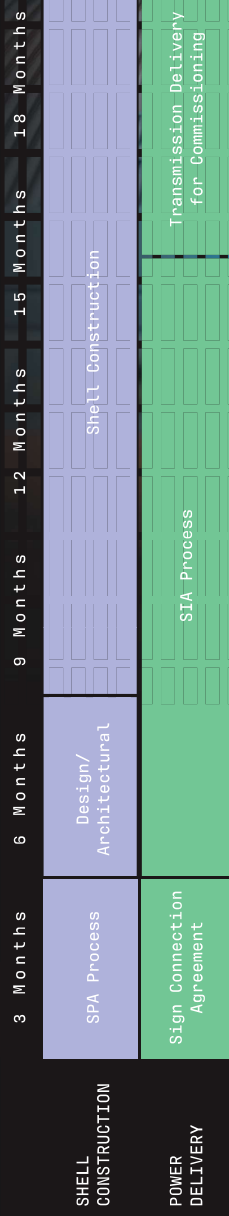
Ensuring Seamless Connectivity



FIBRE PROVIDERS

POWER DELIVERY TIMELINE



100 MW substation at MTS 2 to be delivered (estimated in 2028); an additional 35 - 50 MW's will be available



DISCOVER NORTH AMERICA'S FASTEST GROWING TECH CLUSTER

A Hub of Innovation, Talent, and Opportunity



TECH TALENT DENSITY:

The Toronto-Waterloo Corridor boasts the highest tech talent concentration in North America outside of Silicon Valley



LARGE TECH WORKFORCE:

This region has one of the largest tech workforces in North America, nearly comparable to the San Francisco Bay Area



COST EFFICIENCY:

Companies in the Corridor can save over 70% on office rental costs compared to coastal U.S. cities



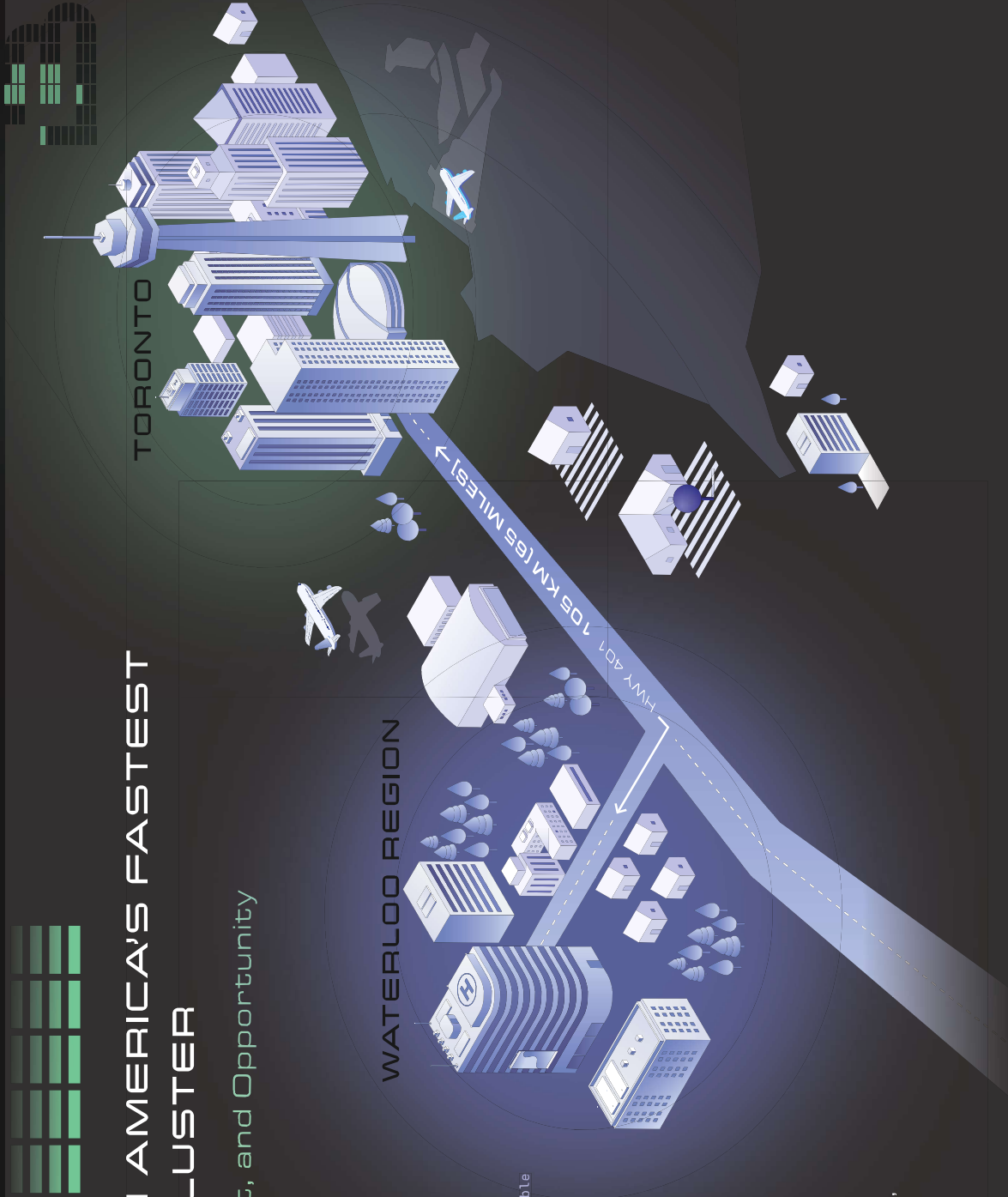
RESEARCH OUTPUT:

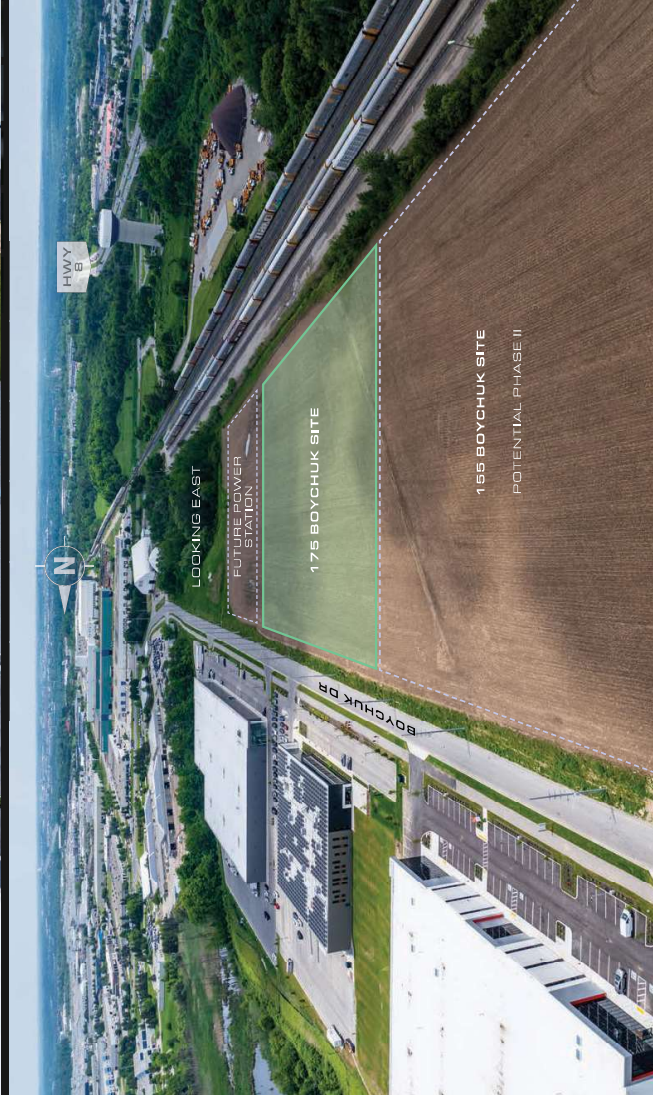
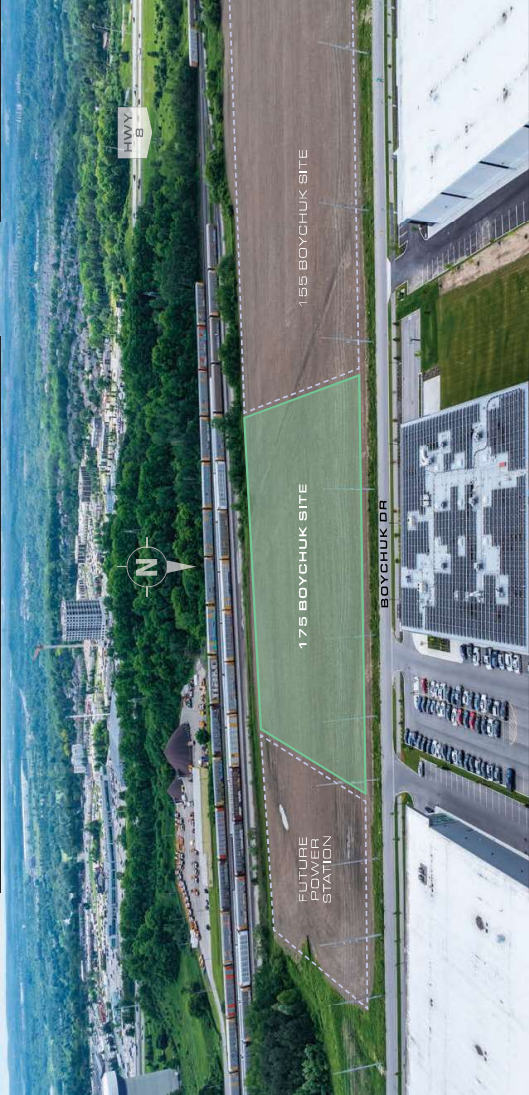
The region leads in per capita research output, surpassing well-known research clusters like Boston



HIGH QUALITY OF LIFE:

The cost of living is lower in the Corridor, making it more affordable for tech workers compared to other major tech hubs





Your Future Data Hub Awaits

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GET IN TOUCH

Phase I of High Density Data Center Campus

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