



Designed to meet your
business needs
now and in the future.

3000 SKYLINE



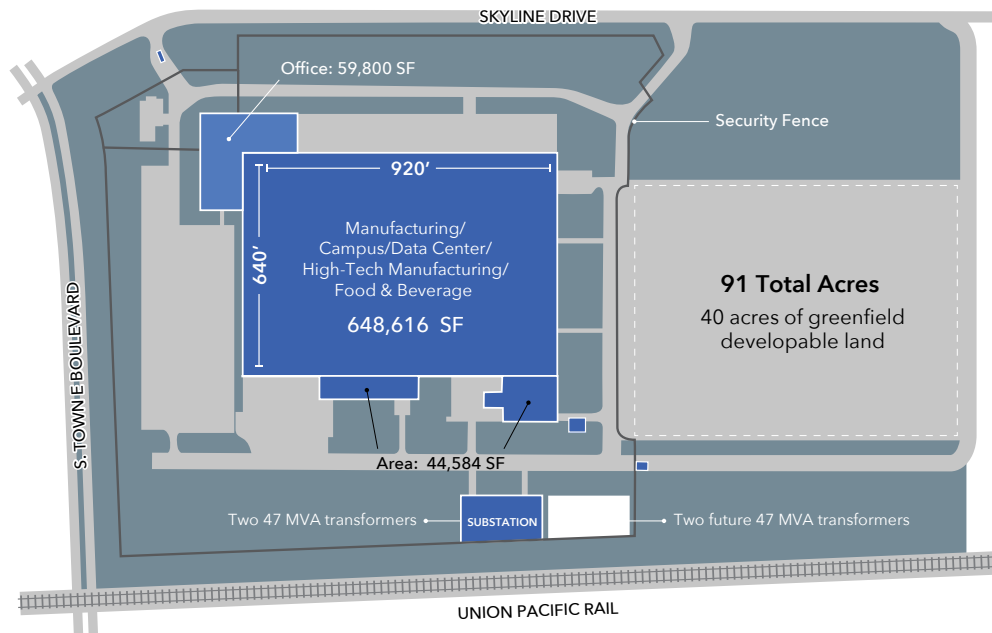
753,000 sq. ft., single-story facility
with heavy infrastructure, open
plan, high ceilings and excess
land for expansion available.

3000
WEST



3000 SKYLINE





CONSTRUCTION

- **Floors:** 6" reinforced concrete
- **Walls:** Steel frame construction with concrete stucco finish designed to a 1.5 engineering importance factor; sustained wind rating of 150 MPH or more and an insurance status of "Highly Protected Risk" assigned by Factory Mutual
- **Roof:** Fully adhered FM I-135 rated 2-ply roof capable of resisting up forces of 135 MPH or more; Fiberboard insulation, gypsum lightweight concrete; Energy Star approved and highly reflective roofing cap sheet lowers cooling cost
- **Clear Height:** Ceiling heights to 28' clear, ability to raise the roof to 36' clear
- **Lighting:** Combination of high-pressure sodium and fluorescent
- **Columns:** Structural steel H columns spaced approximately 40' x 40'

POWER

Supplied through an on-site substation owned by Oncor

- 94 MVA of electric power complete with redundant feeder circuits
- Two (2) new forty-seven (47) MVA transformers provide 2N configuration
- Redundant 138KV transmission lines provide
- 2N configuration
- LEED registered core and shell
- Oncor commitment provides 2 additional 47 MVA transformers for a future total of 188 MVA
- Redundant 20MVA A&B circuits deliverable underground from on-site substation to each Quad; 100% backstand power available; power is delivered at 12.5kV; two dedicated 1,200 amp circuit breakers per quad

OFFICE

Approximately 59,800 sq. ft. of one-story modern office space featuring private offices, conference rooms and breakrooms can be finished out to suit

TRUCK LOADING

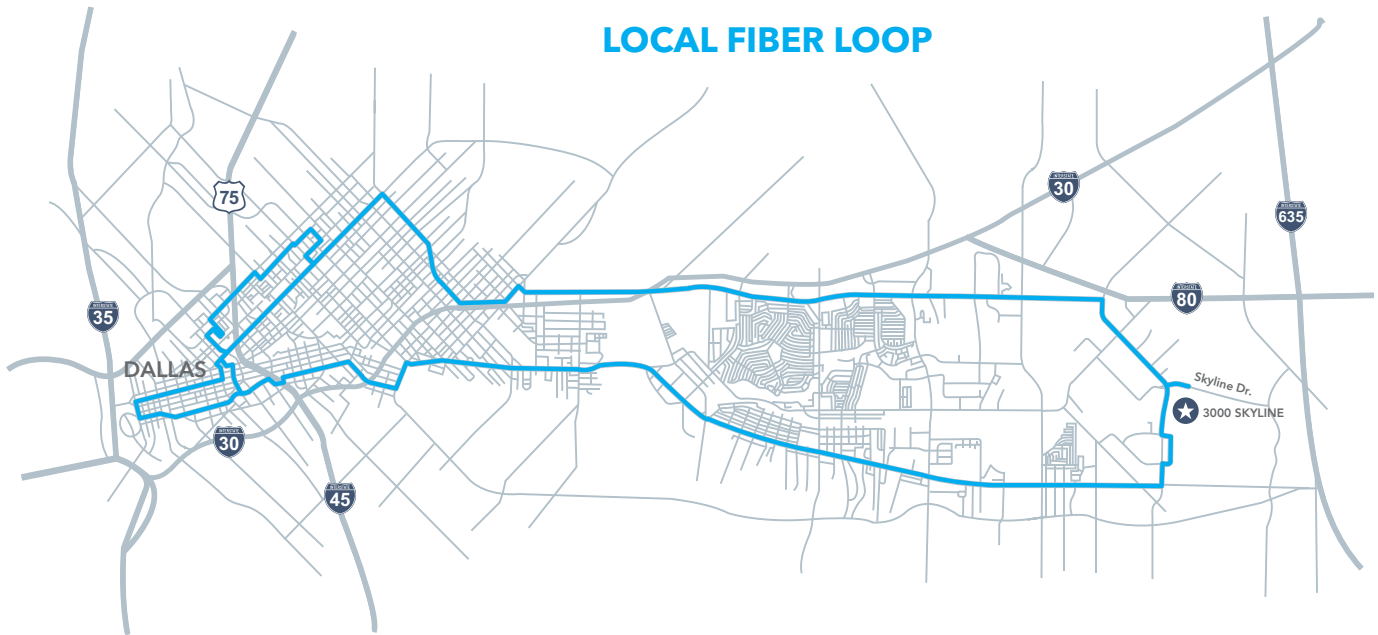
Southwest corner ten 9' x 10' dock-high doors with levelers

PARKING

Paved and lighted parking available for up to 3,000 vehicles

RAIL

Union Pacific rail line runs along the Southern border of the property (rail spur possible)



LOCAL FIBER LOOP

FIBER OPTICS

Carrier neutral facility with a fully redundant telecommunications infrastructure design



- Redundant telecommunications duct banks and fiber entrance pops
- AT&T is on net and enabled with OC and Ethernet level services
- Multiple CLECs and ISPs will be on net with short lateral builds
- East Dallas Fiber Loop provides redundant connectivity to 1950 Stemmons, 2323 Bryan, 400 South Akard, and 4100 Bryan
- Eleven fiber providers

SECURITY



- Ameristar Impasse perimeter security fencing and exterior security lighting
- All site access and building entry points are secured; dual authentication access control and 24/7 security personnel are available
- Main entrance features a guarded check point with security monitored grounds and ample space surrounding the facility providing maximum clear view of the grounds
- Generous 400' property setbacks provide security team with optimal clear views of the facility and grounds
- Site and structure meet Federal Governments Anti-Terrorism Force Protection (ATFP) requirements

UTILITIES



- **Water:** Supplied by City of Mesquite; 12" main; 4" - 8" lines; water loop fed by 2 independent water mains, each backed up by emergency power to ensure distribution of 1.8 million gallons per 24 hour period
- **Gas:** Supplied by Atmos; 8" main, 2" lines
- **Sewer:** Supplied by City of Mesquite; 12" main; 4" - 8" lines

HVAC



Will build to suit

FIRE PROTECTION



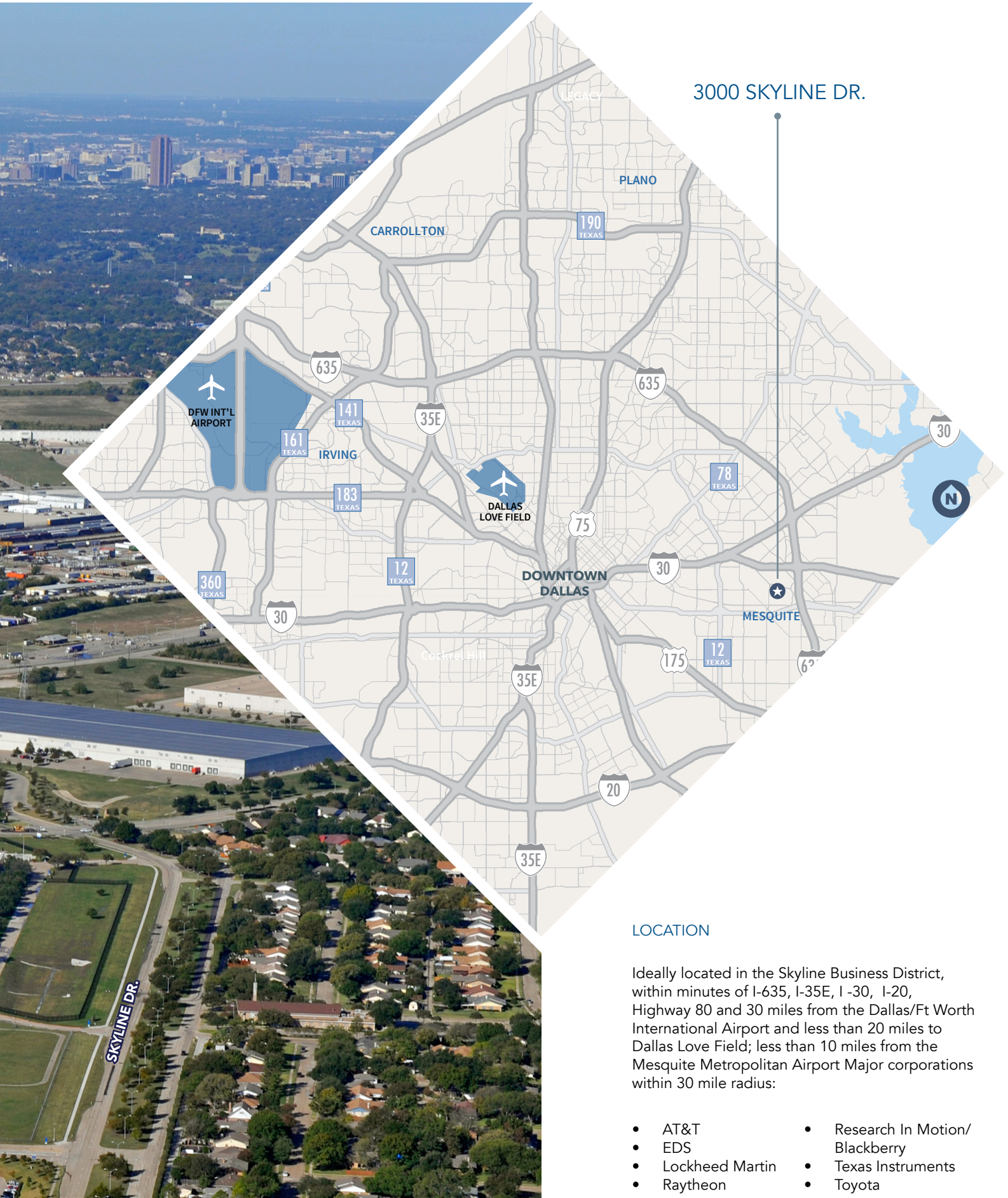
100% sprinklered via wet system



MISCELLANEOUS

- Two diesel storage tanks for backup generator (fully secured and bermed with a capacity of 15,000 gallons each. The tanks measure 10'6" diameter and 23'4" length)
- Mezzanine located throughout the facility
- Facility can be subdivided
- Mesquite/ Union Pacific Intermodal Facility located within one mile





3000 SKYLINE DR.

LOCATION

Ideally located in the Skyline Business District, within minutes of I-635, I-35E, I-30, I-20, Highway 80 and 30 miles from the Dallas/Ft Worth International Airport and less than 20 miles to Dallas Love Field; less than 10 miles from the Mesquite Metropolitan Airport Major corporations within 30 mile radius:

- AT&T
- EDS
- Lockheed Martin
- Raytheon
- Research In Motion/Blackberry
- Texas Instruments
- Toyota

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