

# TONAQUINT DATA CENTERS

## BUILT TO SUIT 10 MW DATA CENTER

9601 W EMERALD STREET



# BOISE, ID

## PROPERTY HIGHLIGHT

- 3.63 Acres
- 30,000 SF Raised Floor
- 10MW Tier III Design
- 6.5MW Critical Power
- 18-Month Construction Build
- Multiple Fiber Paths Onsite
- Ready to Build



## Introduction

The Tonaquint BOISE Project is a spec-built Data Center with complete infrastructure for 10MW. Available immediately for build. Ideal facility for high-density workloads, edge, or disaster recovery applications. This 30,000 SF, purpose-built data center on approximately 3.63 acres of land is served by two (2), 20,000kVA (40,000kVA total) feeds of utility power. Ten (10) MW of gross utility load serves the building. The data center has three (3) 10,000 SF data halls totaling 30,000 SF with 36" raised floor. Total critical load of 6.5MW supported by UPS. The generator configuration consists of six (6) 2500 kW generators.

## SUMMARY

- 30,000 SF of 36" raised floor (five data halls)
- 6.5 MW Critical Load available
- Build ready
- DIF Capital Partners Portfolio Company
- Multiple fiber providers onsite
- Dedicated office, storage, staging
- 24/7/365 NOC & Security



**Tier III Design by  
Uptime Institute**



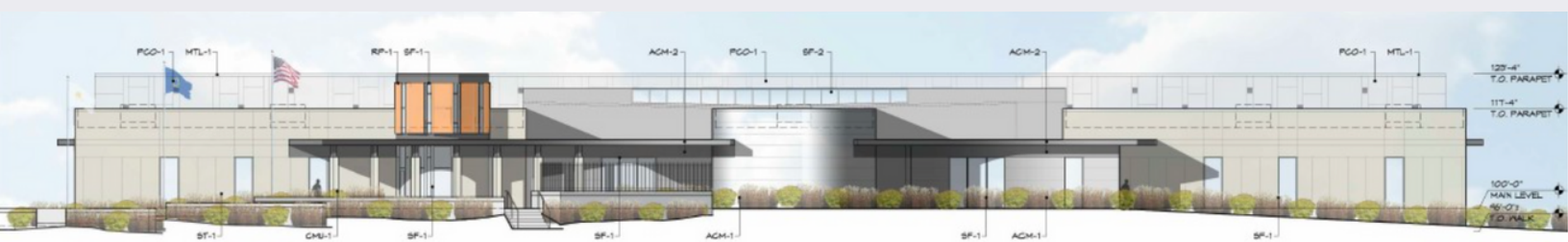
**Boise Ranks #1 in  
growth in U.S.**



**Competitive Power  
rates**



**Secure Campus with  
24/7/365 NOC**



# DESIGN OVERVIEW



**FACILITY SIZE** - 65,000 SF

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**RAISED FLOOR AREA** - 30,000 SF

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**FLOOR LOAD** - 250 PSF

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**BUILDING ACCESS** - 24/7 - 365

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**BUILDING SECURITY** - Biometric security system/Video surveillance On-site personnel 24/7/365. Shipping & receiving dock with remote monitored gate and secured storage.

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**LOADING AREA** - Finished 10 ft from raised floor

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**CARRIER NEUTRAL**- Lumen, Zayo, Level3, TDS, Syringa, Cogent, Comcast

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**COMMERCIAL POWER** - City Municipal power. 15 Megawatt primary substation. 15 Megawatt secondary substation. Total power capacity 4 Megawatts

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**FUEL TANK** - Fuel storage at minimum 72-hour run time. 6,000 gallons on-site.

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**GENERATORS** - Six (6) 2.5 Megawatt Caterpillars. Generator plant designed at minimum N+1 redundancy

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**FIRE SUPPRESSION** - VESDA double interlock pre-action throughout

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**HVAC** - 2220 tons of air-cooled chillers with integrated free-cooling capabilities.

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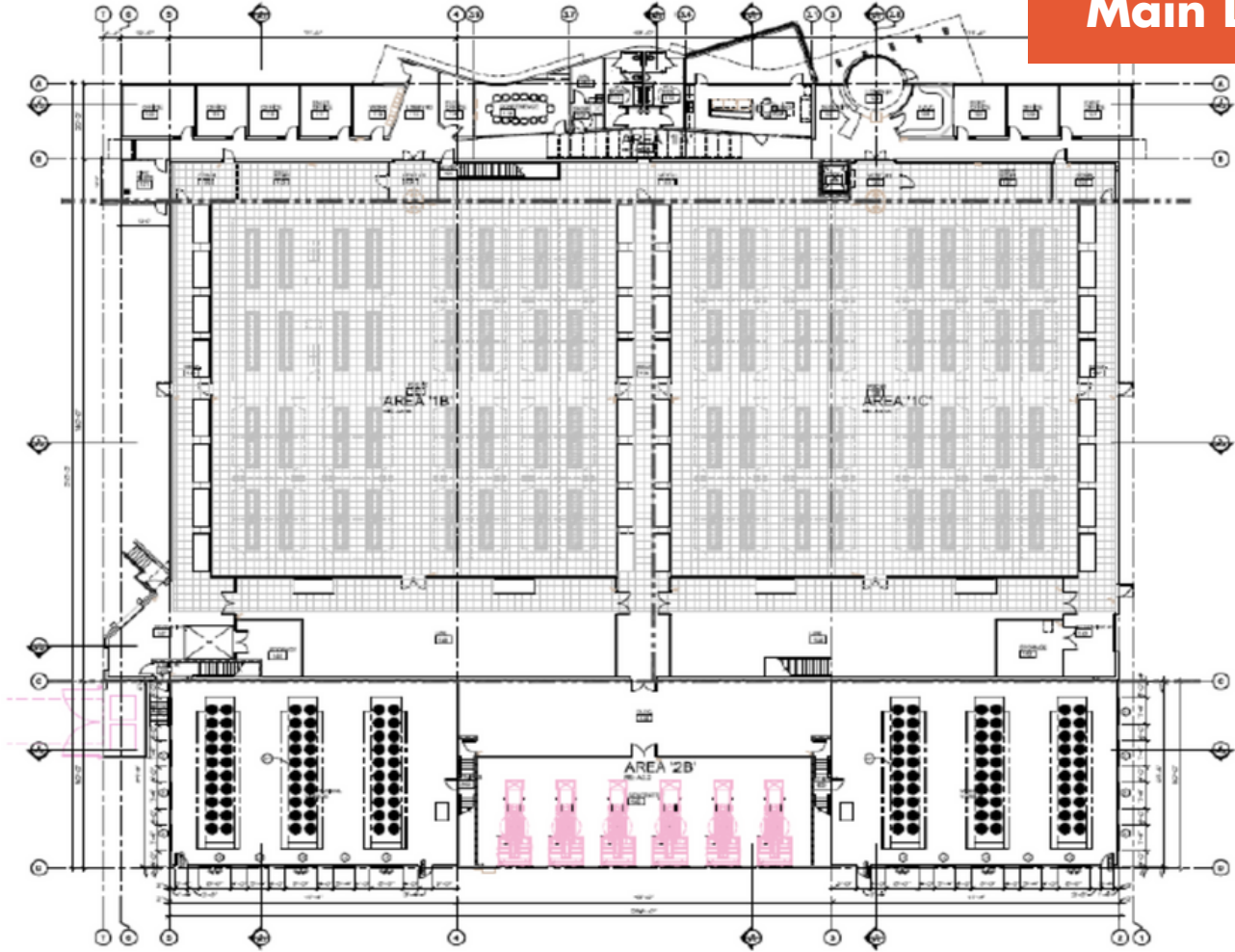
**CUSTOMER WORKING SPACE** - Secure staging/storage, office suites, conference room, work stations, TV entertainment lounge

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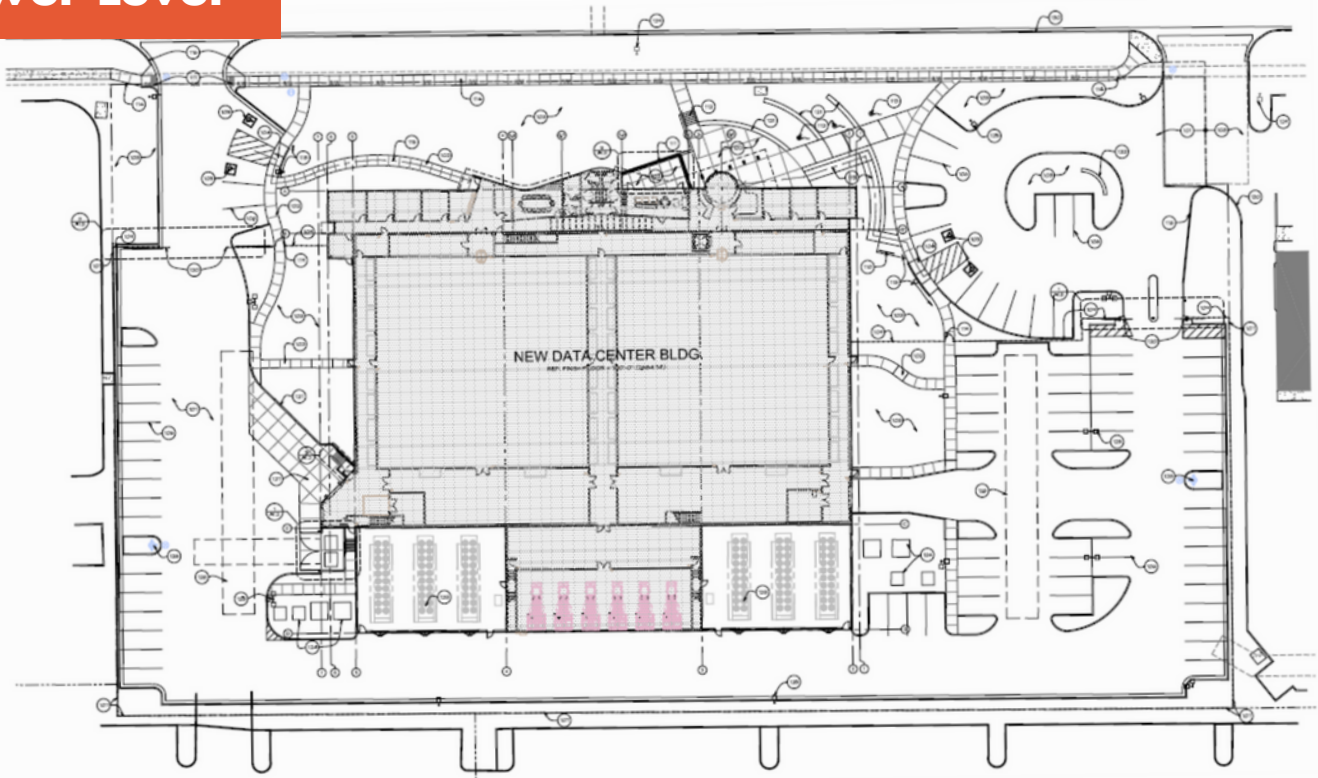


# FLOOR PLAN

## Main Level



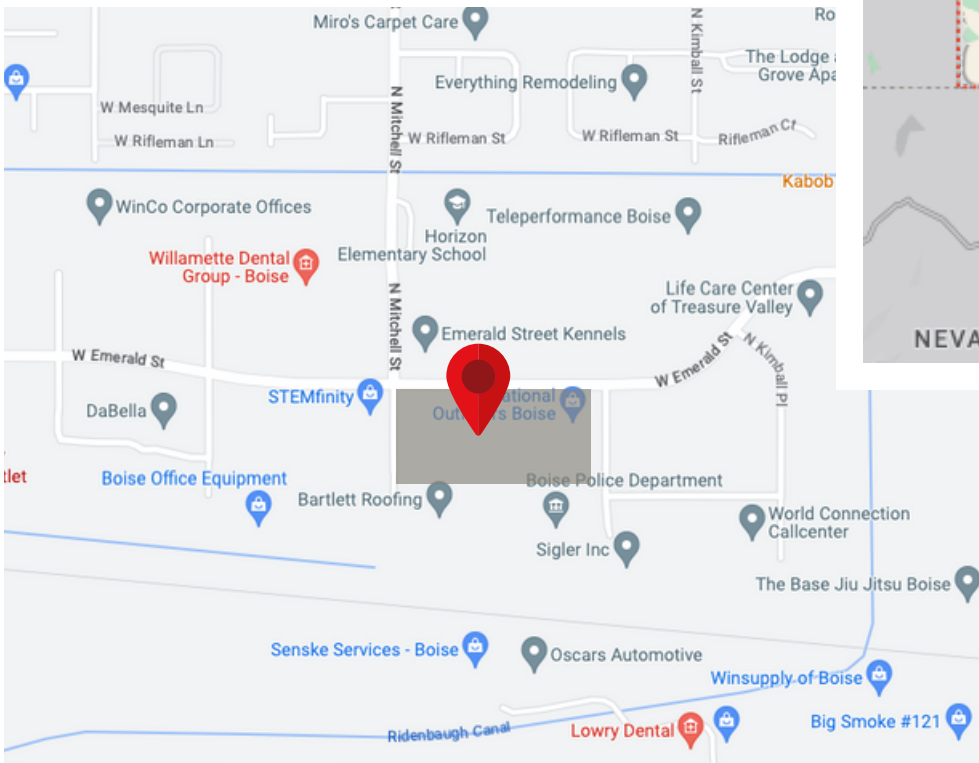
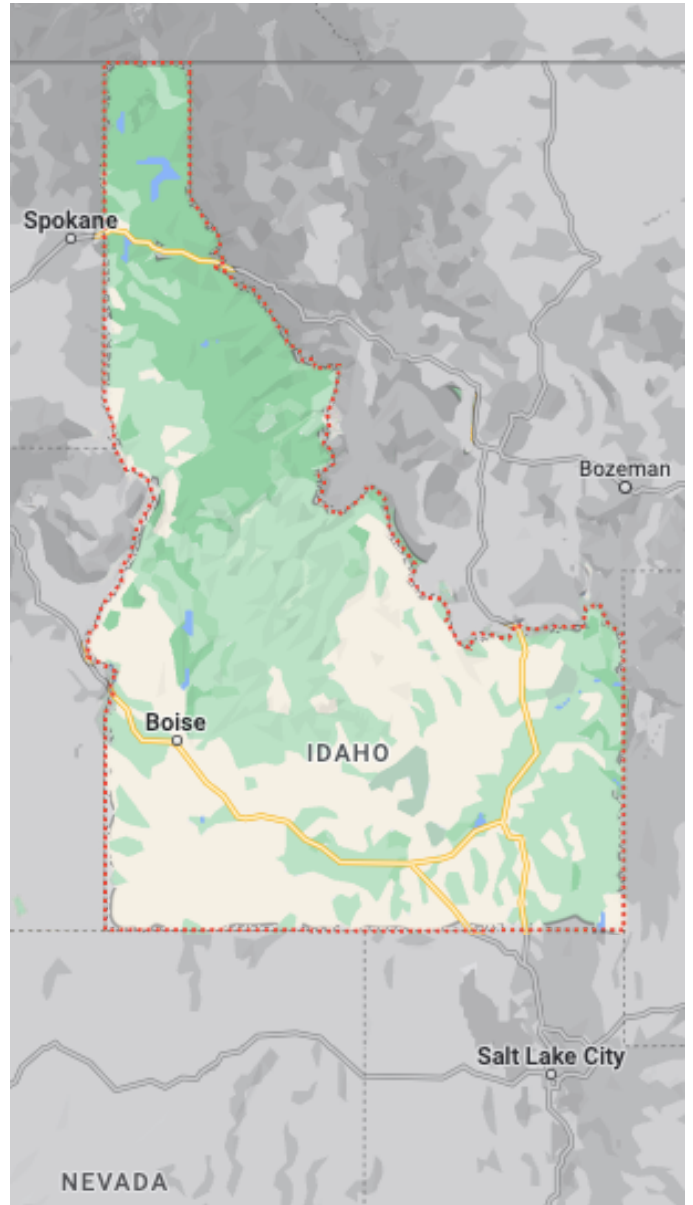
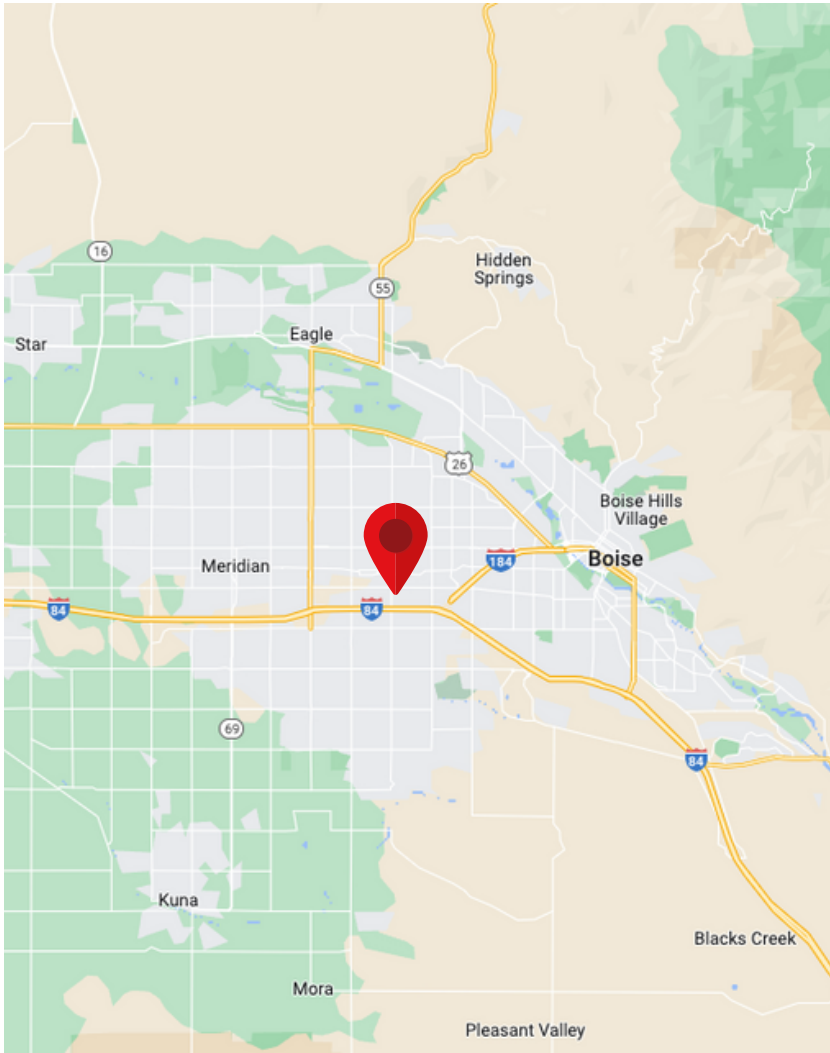
## Lower Level



# SITE PLAN: 9601 WEST EMERALD



# LOCATION AERIAL & MAP





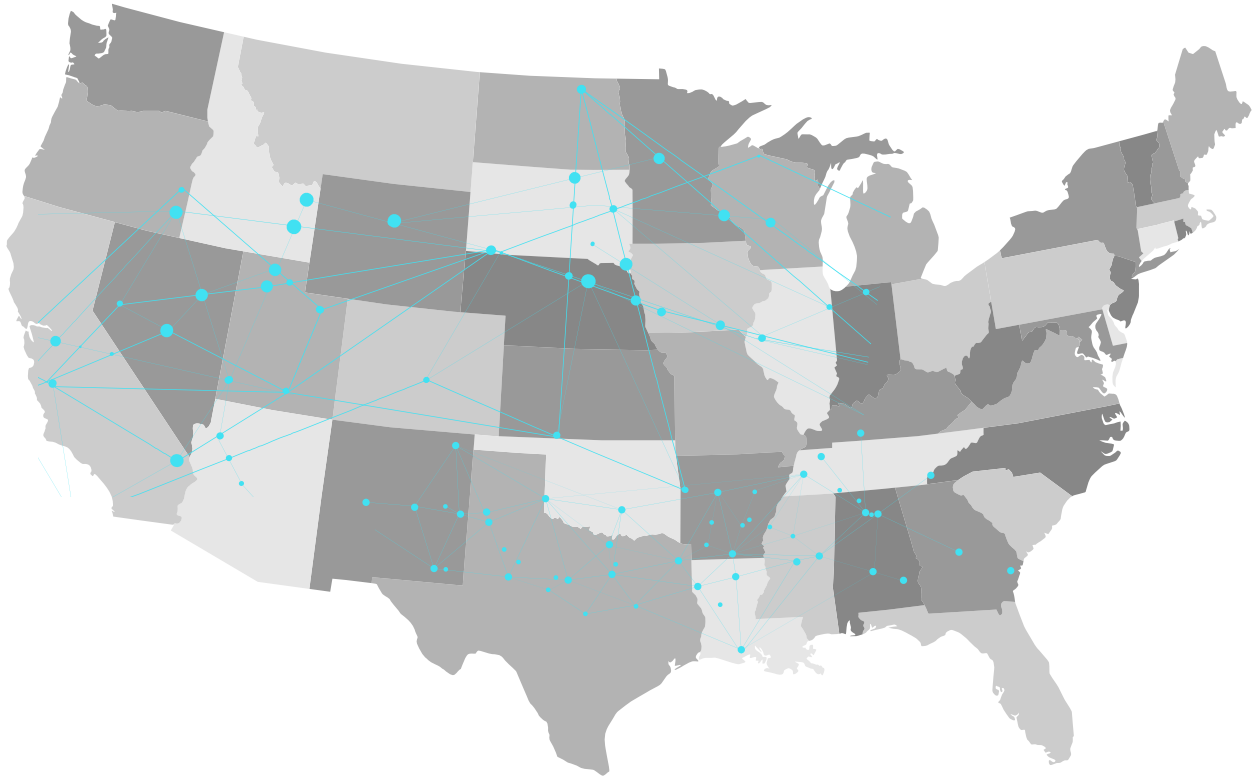
**DIF**

CAPITAL  
PARTNERS

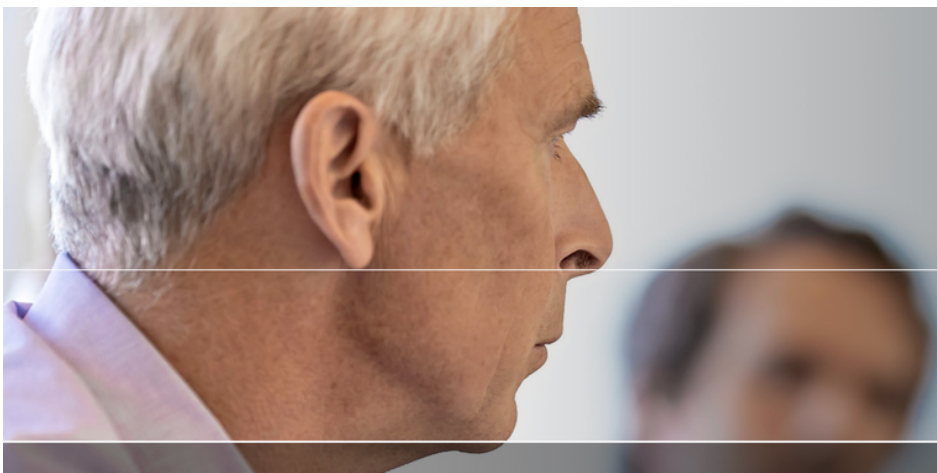
NATIONWIDE PARTNER

IMMEDIATE CAPITAL FOR GROWTH

MARKET EXPANSION CAPABILITIES



DIF CAPITAL PARTNERS - A LEADING GLOBAL INFRASTRUCTURE INVESTMENT FIRM WITH A REPUTATION FOR EXCELLENCE AND INNOVATION IN THE FIELD OF INFRASTRUCTURE FINANCE.



UNLEASHING GROWTH POTENTIAL

IMMEDIATE CAPITAL

ROBUST CAPITAL RESERVES

UNLOCK GROWTH TOGETHER

# CONTACT INFORMATION

FOR MORE INFORMATION OR TO SET UP A  
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