



## MISSION CRITICAL DATA CENTER OPPORTUNITY

HARMONY TECHNOLOGY PARK | FORT COLLINS, COLORADO



### KEY FEATURES:

<b>POWER AVAILABILITY</b>	40+ megawatts, expandable
<b>POWER COST</b>	4.4¢ per kilowatt hour
<b>SIZE</b>	40+ acre Greenfield opportunity

Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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### POWER & CONNECTIVITY

#### PRICE AND AVAILABILITY OF POWER

Fort Collins provides very low-cost, reliable electricity to the business community in the city. The electric utility is 100 percent citizen-owned and entirely debt-free. The electric rates are among the most competitive in the country.

- *The electric supplier is City of Fort Collins – Utilities*
- *The project site is approximately one mile east of the Utility’s Harmony Substation (Stn.500)*
- *This substation currently has four power transformers with a total capacity of 225 MW*
- *This substation is loop-fed by the 230 kV bulk transmission line owned by Platte River Power Authority*
- *The primary distribution voltage is 13.2Y/7.62 KV 3Ø*
- *Providing two separate services from two different substation transformers is possible*
- *The distribution network is 99% underground*

#### CONNECTIVITY

Fort Collins and the Harmony Technology Park offer superb connectivity with the access to telecom infrastructure from multiple providers. At this site, the providers offer physical diversity of their fiber as well as access to regional rings, and direct access to the gateway. Additionally this site offers the ability to have a direct on-net connection providing the following benefits:

- *Immediate and direct access to backbone network, now covering over 77,000 route miles of fiber*
- *Access to Level 3’s or Qwest’s IP backbone: the largest Internet backbone in North America and Europe with over 6.1 petabytes of traffic carried every day*
- *Access to one of the largest CLEC networks in the U.S., with now 5,700 buildings on-net, connected with over 21,000 metro fiber miles*
- *Access to the newest nationwide fiber infrastructure available*
- *Physically diverse paths from on-net building to Level 3 gateway*



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## HARMONY TECHNOLOGY PARK

### FORT COLLINS, COLORADO

#### PEOPLE

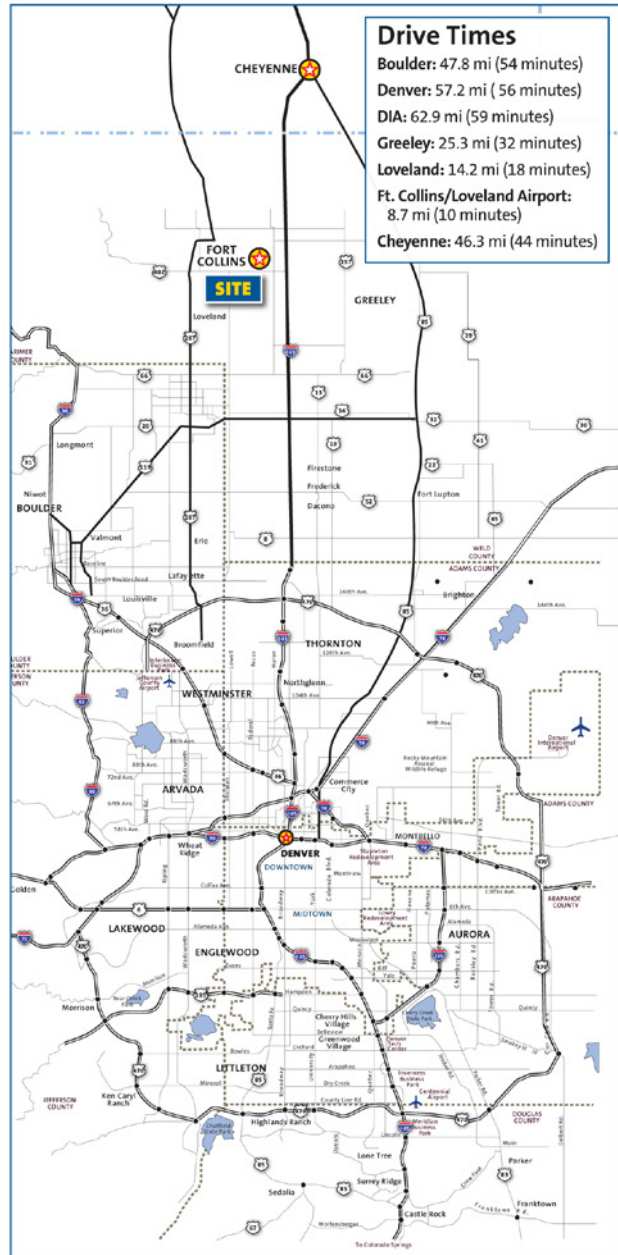
- Local population of over 132,000, plus 90,000 college students, within a 45-mile radius
- Annual population growth of 3%; 2012 25-mile radius projection is 515,000
- Median household income of \$57,200, \$85,500 within 1-mile radius of site

#### EDUCATION

- Rated the 7th Smartest Community in the United States by Forbes
- Home to Colorado State University with University of Northern Colorado at Greeley and the University of Colorado at Boulder nearby

#### BUSINESS

- Highly skilled, technology-based labor force due to proximity to large number of higher education institutions
- Major employers include Hewlett-Packard, Poudre Valley Health System, Intel, Agilent Technologies, Colorado State University, Anheuser-Busch, Advanced Energy, LSI and Woodward Governor



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## MASTER PLAN AND OVERVIEW

WHERE WORK AND LIFESTYLE ARE IN HARMONY



### DATA CENTER

*Harmony Technology Park Site Concept*

*Land Planning:  
BHA Design, Incorporated*

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