



*Facility Description of Telx's ColoXchange Center at  
8435 Stemmons Freeway, Dallas, TX*



Telx ColoXchange Centers offer the richest connectivity and dedicated service in the most secure and reliable colocation facilities for their customers' Mission Critical Operations.

Telx leverages the strength of their customers' diverse networks to create cost effective solutions delivered with speed and accuracy.

**Space Acquired:** December 2007

**Power Supply:** 3.9 Megawatts on 1 Electrical Grid. Power Density is 90-100 Watts per Square Foot; AC power with 3 back-up generators at 1500 kilowatts each; On-Site fuel storage holds 5200 gallons.

**Building Specifications:** The building is staffed 24x7x365 with security guards and surveillance. The floor load capacity is 125 pounds per square foot. Raised floor datacenter facility boasts over 20,000 square feet.

**Customer Value Proposition:** Cost of entry is very competitive in this highly technical corridor in Texas. Connectivity is available to the Telx Meet Me Room Xchange at 2323 Bryan, which has over 60 network operators to interconnect to.

**Dedicated Telx Team:** Telx offers customers access to some of the most experienced ColoXchange and Interconnectivity specialists in the industry who assist from project planning through implementation and ongoing network requirements. Dedicated project managers and customer relations experts guide customers through the process from beginning through ongoing relationship management.

**Ownership:** Telx is a portfolio company of GI Partners, a private equity firm focused on investments in asset-based businesses and properties in the United States and Western Europe. Founded in 2000, Telx built the largest carrier-neutral, physical layer interconnection facility at 60 Hudson Street, NY. In 2004, Telx acquired 56 Marietta Street, the premier carrier hotel building in Atlanta, GA. In December 2006, Digital Realty Trust, owner and manager of technology-related real estate, and Telx entered into an agreement whereby Telx now owns and manages Meet Me Rooms in ten Digital Realty Trust facilities in the United States. With this momentum Telx acquired NYC Connect's Meet Me Rooms at 111 8th Avenue, NYC in March of 2007. Now in over a dozen key locations, Telx is a world-class leader in provider interconnectivity solutions through their network-neutral and network rich, colocation facilities.

The building is owned by Diversified Capital and is managed and leased by Stream Realty. For more information visit: [www.firstamericancenter.com](http://www.firstamericancenter.com).



The building is conveniently located to downtown Dallas, Love Field and DFW Airport.

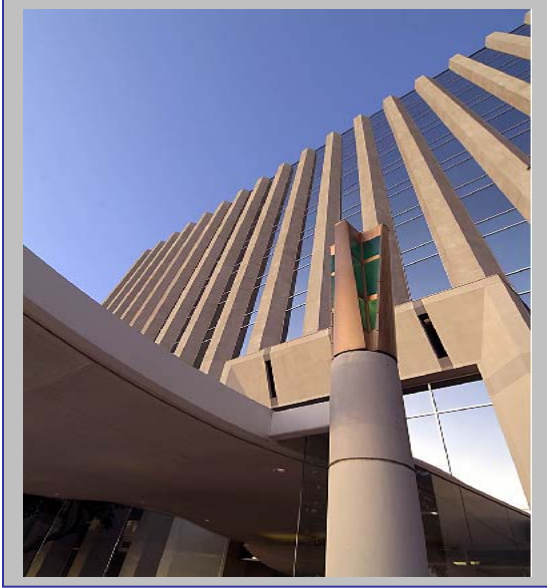


The building features functionality, fail-safe, turn-key solutions:

- Open Floor Plans
- Floor-to-Ceiling Windows
- On-Site Parking / 50% covered
- Executive Conference Rooms
- State-of-the art Security Systems
- Dual-Feed Power
- UPS System provides emergency power to the entire 20,000 SF Data Center



## Dallas – 8435 Stemmons Freeway



8435 Stemmons Freeway, Dallas, TX 75247

### General Facility Overview

Telx ColoXchange Centers offer the richest connectivity and dedicated service in the most secure and reliable colocation facilities for our customers' Mission Critical Operations. Telx facilities leverage the strength of our customers' diverse networks to create cost effective solutions delivered with speed and accuracy.

Telx ColoXchange Centers offer premier conditioned space, state-of-the-art access control and surveillance systems. All installations are performed to comply with or exceed the International Telecommunication Union (ITU) industry standards.

### Facility Overview

**General Description:** Telx acquired this facility in December 2007. The facilities are located in the First American Center, offers colocation and interconnectivity within the facility and to Telx's Meet Me Room at 2323 Bryan, and roof rights.  
**Structure:** Cement façade, poured concrete  
**Floor Loads:** 125lbs/sf  
**Fire Safety:** Smoke and Pre-action dry-pipe  
**Security:** 24x7x365 lobby staff

### Mission Critical Systems

**Power:** AC, Generator, UPS  
**Fire Protection:** Pre-Action, early warning  
**HVAC**  
**Monitoring:** Mission critical systems, surveillance, access control

### **8435 Stemmons Freeway; Global Marketplace**

*See 2323 Bryan Street Global Marketplace*

**Coming Soon!**

Official Site Launch - February 12, 2008