



AT-A-GLANCE

OVERVIEW

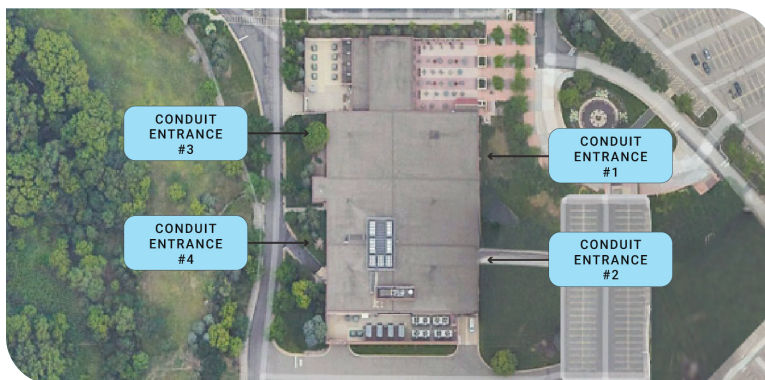
610 OPPERMAN DRIVE

CENTRA is expanding its national digital interconnection platform with the addition of a purpose-built, Tier III+ Minneapolis data center. This facility delivers immediate strategic value with diverse network connectivity, high-density power capabilities, and scalable infrastructure designed for AI, HPC, and cloud deployments.

With 3.6 MW delivering in Q4 2026 and an additional 4.5MW in Q3 2027, the site provides strong near-term availability and long-term growth potential. The 92,000 SF facility includes 38,552 SF of raised floor space, divisible by cabinets, cages, or suites, and benefits from Minnesota's Data Center Sales Tax Incentive.

**92,000 SF TIER III+ FACILITY
WITH 38,552 SF OF RAISED FLOOR SPACE**

FOUR DIVERSE ENTRANCE CONDUITS



QUICK FACTS

92,000 SF Tier III+ facility with 38,552 SF of raised floor

8.1MW total critical capacity, including high-density, liquid-cooling-ready support

Carrier-neutral connectivity with 4 diverse entry points and 2 CENTRA-operated MMRs

Strategic Minneapolis location near metro fiber rings and long-haul POPs

★ AMENITIES

Private office space

Secured Storage

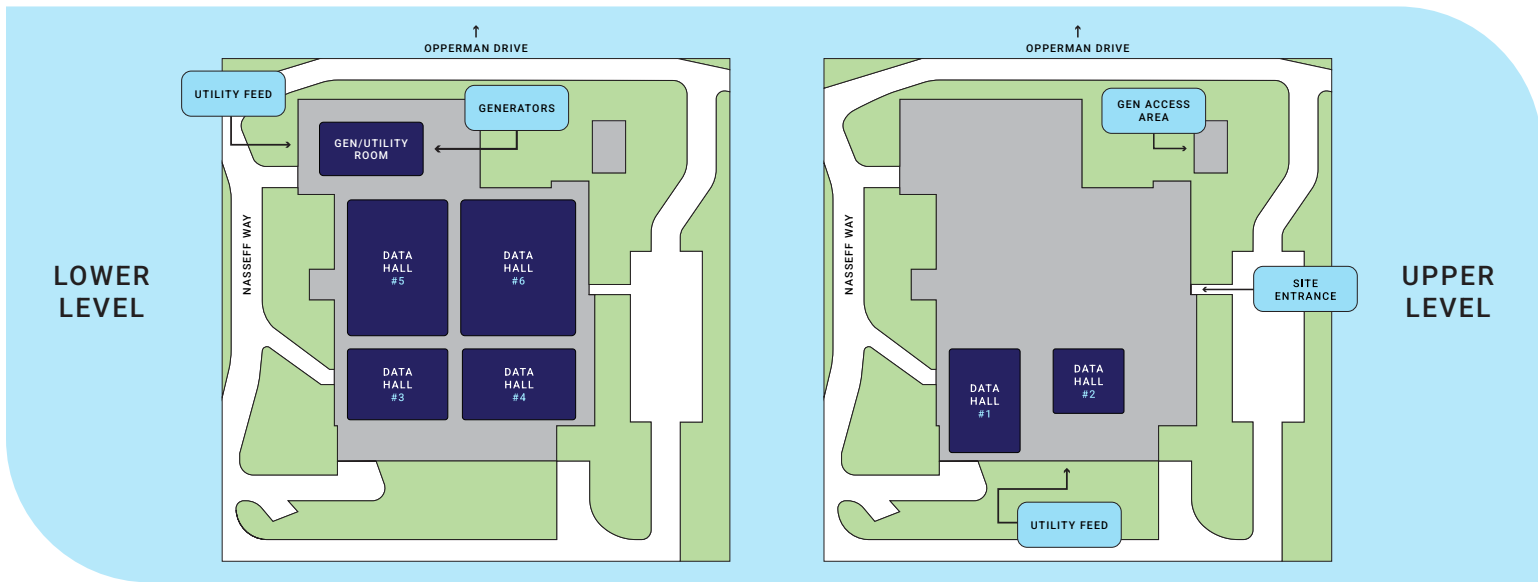
Ample parking with two EV charge ports

Loading Dock

Secure Perimeter Fence

The facility benefits from the Minnesota State Data Center Sales Tax Incentive

CENTRA MSP1 DATA CENTER SPECIFICATIONS



<p>BUILDING</p> <p>Data Center 92,000 SF facility 38,552 SF raised floor</p> <p>Building Type: 2-story block and brick building</p> <p>Liquid Cooling Capable Facility with high density cabinets ranging from 10kW to 150kW+ per rack</p> <p>Chilled water loop for flexibility</p>	<p>POWER & COOLING</p> <p>Critical Power Available Total of 8.1MW 3.6MW delivering in Q4 2026 4.5MW delivering in Q3 2027</p> <p>Generators 4 x 2MW currently installed 4 x 2.5MW installed in 2027</p> <p>Power & UPS Configuration 4/3 and 2N redundant UPS configurations</p> <p>Cooling: Chilled Water Building Loop with Free Cooling</p> <p>Fuel: 23,330 gallons onsite</p>	<p>NETWORK CONNECTIVITY</p> <p>Carrier List Arvig, Lumen, T-Mobile, Zayo, AT&T & Verizon</p> <p>4 Diverse points of entry</p> <p>2 Meet-me-rooms both controlled and operated by CENTRA</p>
<p>DESIGN & COMPLIANCE</p> <p>Tier III+ Design</p> <p>PUE 1.2</p> <p>SOC 1 Type 2 Compliance</p> <p>SOC 2 Type 2 Compliance</p> <p>ISO 27001 Certified</p> <p>PCI DSS Certified</p>	<p>SECURITY</p> <p>24x7x365 Security on site</p> <p>Dual authentication entry into secure spaces</p>	<p>FIRE SUPPRESSION</p> <p>VESDA smoke detection</p> <p>Double interlock pre-action suppression system</p> <p>SERVICES</p> <p>Remote hands</p> <p>Escorts</p>

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