

AT-A-GLANCE



OVERVIEW

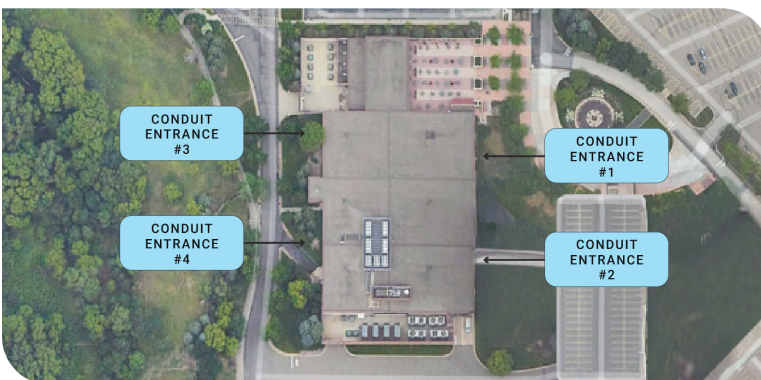
610 OPPERMAN DRIVE

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

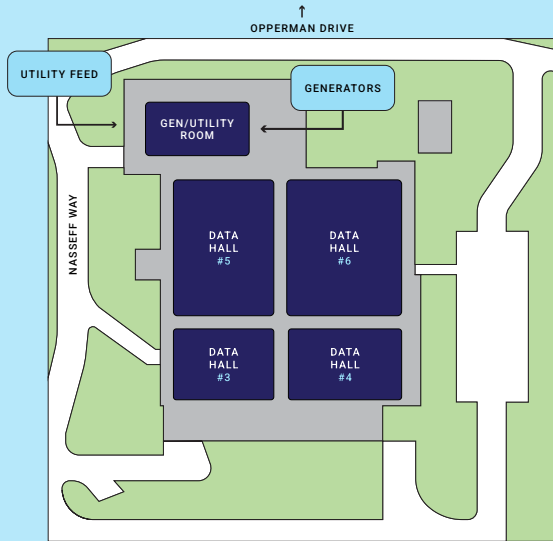
Secure Perimeter Fence

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

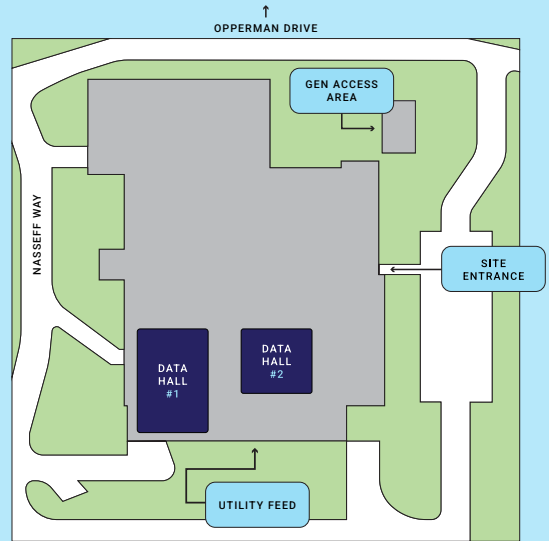
CENTRA MSP1 DATA CENTER SPECIFICATIONS



LOWER LEVEL



UPPER LEVEL



BUILDING

Data Center

92,000 SF facility
38,552 SF raised floor

Building Type: 2-story block and brick building

Liquid Cooling Capable Facility
with high density cabinets ranging from 10kW to 150kW+ per rack

Chilled water loop for flexibility



DESIGN & COMPLIANCE

Tier III+ Design

PUE 1.2

SOC 1 Type 2 Compliance

SOC 2 Type 2 Compliance

ISO 27001 Certified

PCI DSS Certified



POWER & COOLING

Critical Power Available

Total of 8.1MW
3.6MW delivering in Q4 2026
4.5MW delivering in Q3 2027

Generators

4 x 2MW currently installed
4 x 2.5MW installed in 2027

Power & UPS Configuration

4/3 and 2N redundant UPS configurations

Cooling: Chilled Water Building Loop with Free Cooling

Fuel: 23,330 gallons onsite



SECURITY

24x7x365 Security on site

Dual authentication entry into secure spaces



NETWORK CONNECTIVITY

Carrier List

Arvig, Lumen, T-Mobile, Zayo, AT&T & Verizon

4 Diverse points of entry

2 Meet-me-rooms both controlled and operated by CENTRA



FIRE SUPPRESSION

VESDA smoke detection

Double interlock pre-action suppression system



SERVICES

Remote hands

Escorts

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