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## Digital Realty Trust holds opening of 200 Quannapowitt Parkway

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Digital Realty Trust, Inc. celebrated the completion of phase one of a major capital improvements program at its 200 Quannapowitt Parkway. Building 200, a two-story 210,000 s/f office and flex space facility has been redeveloped into a data center. The building is part of 100 & 200 Quannapowitt Parkway, a 387,000 s/f first class office and technology center located on Rte. 128.

Jones Lang LaSalle (JLL) is the exclusive leasing agent representing Digital Realty Trust at 100 & 200 Quannapowitt Parkway. Tamie Thompson and vice president Greg Zais of JLL are working on marketing for the property. Approximately 150 people attended the mid-day ribbon cutting.

"As we have seen with Liberty Mutual's Data Center in Springfield, the High Speed Computing Center in Holyoke and now with the Quannapowitt Parkway Datacenter, technological innovation continues to provide a critical foundation to support business retention and expansion in Massachusetts," said undersecretary of business development Michael Hunter. "Quannapowitt Parkway Data Center will create up to 50 construction jobs and 22 permanent jobs for the Commonwealth and is consistent with the Patrick-Murray Administration's focus on creating jobs through investing in our innovation economy."

Wakefield town administrator Steve Maio said, "I am thrilled that Digital Realty Trust chose to build and operate its best in class data center here in Wakefield. This project represents a much needed infusion of tax revenue to the town. It also highlights the fact that Wakefield is strategically located to house new and exciting business opportunities. I am pleased that the different disciplines of municipal government were able to work together to make this project happen."

The new Building 200 will meet the technical requirements of large enterprises seeking wholesale datacenter space in a world class business campus. It features a new lobby, redundant power feeds, and fiber connectivity via major carriers. The renovation also includes the construction of six Turn-Key Datacenter PODs, each featuring approximately 6,000 square feet of raised flooring and 1 MW of IT load. Enhancements to the space also include new HVAC systems, and electrical infrastructure to support advanced datacenter operations.

Digital Realty Trust's senior vice president, portfolio management Dave Caron said, "Boston is a very strong datacenter market. This is especially true along the Route 128 Corridor, which is the spine of New England's technology industry. The improvements at 200 Quannapowitt will make it one of the most desirable datacenter facilities in the region. With the completion of the first phase of the project, we are very pleased to be able to provide the Boston enterprise customer with a high quality data center solution to support their IT requirements. The renovated 200 Quannapowitt data center facility also offers very attractive utility rates. Our relationships with local utility companies and volume purchase agreements enable us to provide customers with very favorable utility rates, which can significantly lower their operating costs."

"I commend Digital Realty Trust for their vision, commitment and continued support throughout construction," said Jones Lang LaSalle's Tamie Thompson. "The changes are far-reaching. 200 Quannapowitt is truly the gold standard."

Site of the former American Mutual Insurance Company, 100 & 200 Quannapowitt Parkway combines modern, efficient office and flex space with maximum corporate exposure and direct access to Rte. 128. The two buildings offer spectacular views of the lake, mature woodlands, jogging trails, a cafeteria operated by ARAMARK, fitness center, men's and women's locker rooms and showers, and a basketball court for employees. There is structured and surface parking on-site for 672 vehicles with a high ratio of 4 spaces per 1,000 s/f. The park is located within minutes of Rte. 93. Both the North Ave. and Rte. 129 entrances to the park have direct access to Rte. 128.

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