

T5 Partners Hired to Lease Power Loft @ Innovation

Firm Co-Marketing High-Density Data Center in Northern Virginia

ATLANTA (Nov. 16, 2009)—T5 Partners has been retained as an integral member of the marketing team to present Power Loft @ Innovation to national prospects with headquarters outside of the immediate Northern Virginia market. T-5 will be working in concert with Millennium Realty Advisors in the marketing of this high-density, high-security data center located in Prince William County, Va.

T5 Partners' assignment is to lease approximately 100,000 square feet of Tier III/IV raised-floor area in the 232,000-square-foot LEED-certified facility within a 20-acre, high-security campus. The developer, Power Loft LLC, with headquarters in McLean, Va., is offering turn-key space with all of the power and cooling necessary to support power demands of up to 300 watts per square foot of raised floor area.

“T5 Partners is thrilled to be involved with the marketing and leasing of Power Loft @ Innovation,” said Pete Marin, President of T5 Partners, LLC. “Power Loft @ Innovation is a next-generation design:

- Scalable from 150w/sf to 300w/sf with minimal loss or disruption to the original raised floor area;
- 1.28 PUE saves \$350,000 per megawatt annually
- CRAC free floor design accommodates 37% more racks
- Certified LEED Silver
- 150' security setback/surround, building designed to meet Defense Threat Reduction Agency (DTRA) standards
- Base building power topology accommodates AC or DC power demands

In effect, the building was designed to answer expansion needs over the life of the lease, which is something other wholesale operators typically cannot provide. This is truly a great building and design.”

“We're having great activity right out of the gate,” Marin added.

Power Loft @ Innovation is a joint venture between Iron Point Partners and Coakley Investors. Iron Point Partners is also T5's capital partner for its data center powered shells and sites in North Carolina.

James F. Coakley, president and CEO of Power Loft, said his company chose to bring T5 Partners onto the marketing team for Power Loft @ Innovation because of T5's extensive prior experience with data centers. "This development niche offers a product that is 15% real estate and 85% mechanical and electrical systems," according to Coakley. "We needed a technically astute brokerage team capable of presenting the unique attributes of our new design, and T-5 fills that need nicely"

The combined marketing efforts of T-5 and Millennium have resulted in Power Loft @ Innovation securing its first tenant. The collective team has proposals out for over 75,000 square feet of active prospects and continues to generate significant interest from user groups in the federal, defense contracting, financial services and technology sectors.

Millennium Realty Advisors LLC, also based in McLean, Va. will continue to market Power Loft @ Innovation locally, targeting the brokerage community and corporations with a major presence in the Washington DC metropolitan area. "T5 Partners believes we have a winning combination with our local partner, Rob Walters at Millennium Realty Advisors, and T5's national focus and reach on data center users," Marin said.

About T5 Partners, LLC

T5 Partners, LLC (T5) was founded in 2008 when the T5 team, which in 1995 formed the National Data and Contact Center Practice at The Staubach Co., left to form a development and brokerage services firm focused on the interests of clients with data center and contact center needs in 2008. The team brings to T5 industry expertise in: site selection due diligence services; real estate brokerage; capital sourcing; municipal incentives; and project management over the engineering, design and general contracting firms, subs and commissioning agents. The team has been involved in the site selection, leasing, design, and project management and delivery of 100 mission critical facilities containing approximately 10.5 million square feet of data and contact center space. For additional information on T5, please visit <http://www.t5-mcf.com>.

About Power Loft LLC

Power Loft LLC is a privately held company based in McLean, Va. Power Loft specializes in the development and ownership of high-density, high-security data centers, the first of which – Power Loft @ Innovation - is located in Innovation Park in Prince William County, Va., a Washington, D.C., suburb. The Power Loft design redefines high-density data center standards by enabling users to scale to 300 watts per square foot with industry-leading efficiencies. For more information, please visit <http://www.powerloft.com/>.

About Millennium Realty Advisors LLC

Founded in 1997, our team of seasoned professionals, each averaging over 15 years of experience, has applied tactical and creative perspectives to diverse real estate projects throughout the Washington metropolitan area. Millennium performs all aspects of commercial brokerage including landlord and tenant representation, disposition, investment sales, equity and joint venture financing and site and development consultation. The team has successfully brokered over \$6 billion in transactions including the leasing of 1.05 million square feet of data center space within the Washington, D.C. area. For company information, please visit <http://www.milrealty.com>.

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Media Contact:

Tony Wilbert

Wilbert News Strategies LLC

404-888-3091 office/404-405-3656 cell

twilbert@wilbertnewsstrategies.com