



DIGITAL BOSTON

55 Middlesex Turnpike, Bedford, MA

128 First Avenue, Needham, MA

105 Cabot Street, Needham, MA



DIGITAL REALTY



Why Digital Boston?

Home to some of the world's most revered academic institutions and leading companies in software, education, pharma and bio-tech, our portfolio of Boston data centers is trusted by companies across the country. More than 19 million visitors a year travel to Boston for the great experience offered by one of the country's most innovative tech hubs.

Business leaders, tourists, and students come to experience the advantages of the city rated #1 in the nation for its readiness to foster entrepreneurial growth and creativity in the next wave of the digital economy. Digital Realty is proud to be a part of Boston's thriving digital ecosystem and ready to serve as the trusted foundation of the digital economy.

Metro Ecosystem

- 30+ enterprises
- 10+ cloud providers
- 5+ content providers
- 5+ information technology providers
- 10+ network providers

Connectivity



Inter-site

- Metro Connect
- Campus Connect (only 105 Cabot Street)



Internet

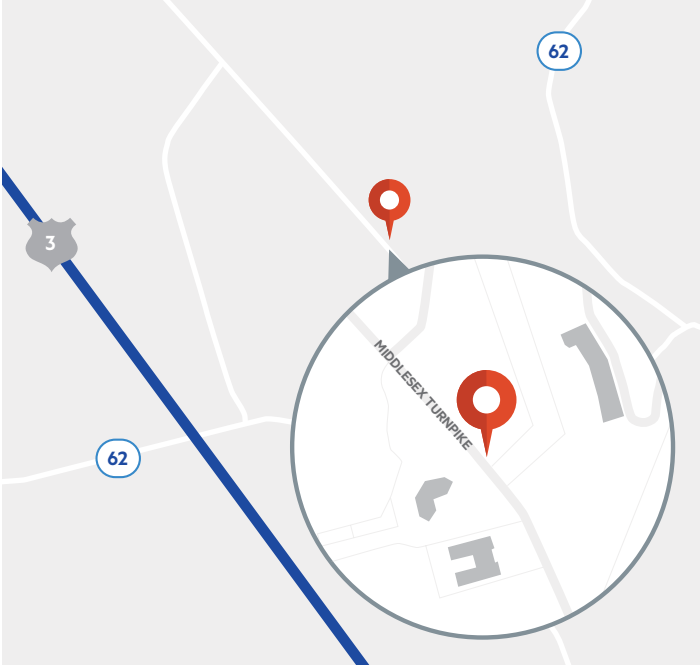
- DIA



Cloud

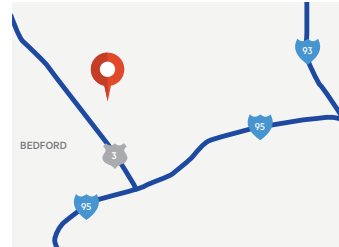
- Service Exchange

55 Middlesex Turnpike, Bedford, MA



Location

Located around 20 miles northwest of Boston, 55 Middlesex Turnpike is in Greater Boston's technology corridor alongside Route 128 at the interchange of I-95 and Route 3.



FACILITY SPECS

Building

- 1 Level; 106,000 sq.ft.

Flood Zone

- Outside 500 year flood plain

Seismic Rating

- Zone 2A

Utility Power Capacity

- 10,000 (kW)

UPS Power Capacity

- 5,000 (kW)

UPS Redundancy

- 2N

Max Power Density

- Can support high density deployments

Generator Power Capacity

- 10,000 (kW)

In Room Cooling Redundancy

- N+1 or greater

Cooling Plant

- 50,000-gallon chilled water storage

Roof

- 50% BUR membrane over insulated metal deck and 50% EPDM over insulated metal deck divided by parapet
- Roof Rights Available

Max Floor Loading

- 250 (lbs/sq.ft.)

Fiber and Building Entry

- Multiple Diverse Entrances

Remote Hands

- 24x7x365 2 hour response time

Security

- 24x7x365 Security Personnel
- Biometric / Card Access
- CCTV

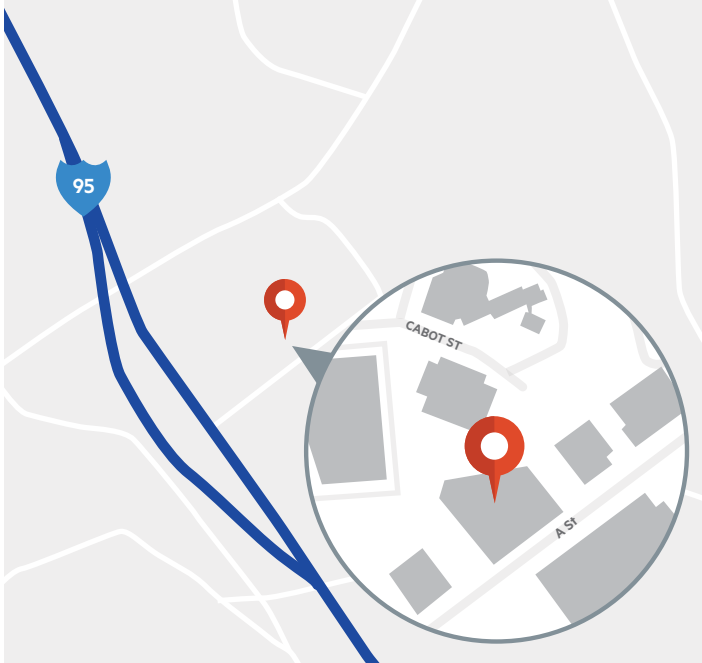
Compliance

- SOC 2
- SOC 3
- PCI-DSS
- SOC 2 Mapping: NIST 800-53, HIPAA, and ISO 27001

Space

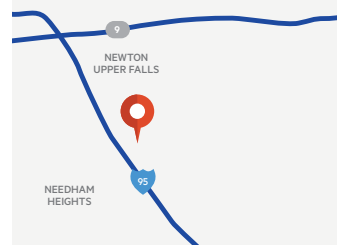
- Cages
- Private Suites
- Cabinets

128 First Avenue, Needham, MA



Location

Located in the Boston suburb of Needham near the Route 95 and Route 90 interchange, 128 First Avenue is conveniently 20 miles away from Boston Logan International Airport.



FACILITY SPECS

Building

- 3 Levels; 314,000 sq.ft.

Flood Zone

- Outside 500 year flood plain

Seismic Rating

- Zone 2A

Utility Power Capacity

- 30,000 (kW)

UPS Power Capacity

- 15,000 (kW)

UPS Redundancy

- N+1

Max Power Density

- Can support high density deployments

Generator Power Capacity

- 20,000 (kW)

In Room Cooling Redundancy

- N+2

Cooling Plant

- 400,000-gallon chilled water storage

Roof

- White TPO membrane roof over insulated 5" lightweight concrete slab
- Roof Rights Available

Max Floor Loading

- 150 (lbs/sq.ft.)

Fiber and Building Entry

- Multiple Diverse Entrances

Remote Hands

- 24x7x365 2 hour response time

Security

- 24x7x365 Security Personnel
- Biometric / Card Access
- CCTV

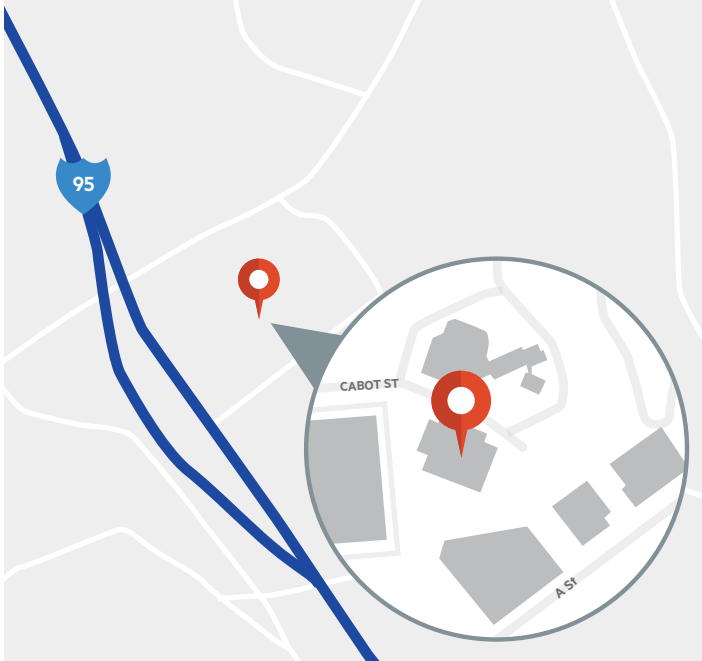
Compliance

- SOC 2
- SOC 3
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- SOC 2 Mapping: NIST 800-53, HIPAA, and ISO 27001

Space

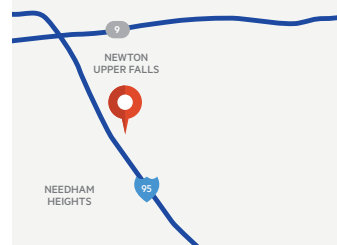
- Cabinets
- Cages
- Private Suites

105 Cabot Street, Needham, MA



Location

Adjacent to our data center at 128 First Ave, 105 Cabot Street is less than 20 miles from Boston Logan International Airport and located outside of FEMA designated flood plains.



FACILITY SPECS

Building

- 3 Levels; 133,000 sq.ft.

Flood Zone

- Outside 500 year flood plain

Seismic Rating

- Zone 2A

Utility Power Capacity

- 10,000 (kW)

UPS Power Capacity

- 6,000 (kW)

UPS Redundancy

- 2N

Max Power Density

- Can support high density deployments

Generator Power Capacity

- 10,000 (kW)

In Room Cooling Redundancy

- N+2

Cooling Plant Redundancy

- 2N

Roof

- EPDM insulated metal deck
- Roof Rights Available

Max Floor Loading

- 125 (lbs/sq.ft.)

Fiber and Building Entry

- Multiple Diverse Entrances

Remote Hands

- 24x7x365 2 hour response time

Security

- 24x7x365 Security Personnel
- Biometric / Card Access
- CCTV

Compliance

- SOC 2
- SOC 3
- PCI-DSS
- SOC 2 Mapping: NIST 800-53, HIPAA, and ISO 27001

Space

- Cabinets
- Cages
- Private Suites

FOR LEASING INFORMATION

For a tour of our facility, complimentary IT infrastructure consultation or sales information, call or email us at:

SALES

P (877) 378 3282

E sales@digitalrealty.com

ABOUT DIGITAL REALTY

Digital Realty supports the data center and colocation strategies of firms across its secure, network-rich portfolio of data centers located throughout North America, Europe, Asia and Australia. Digital Realty is uniquely positioned to deliver interconnectivity with a complete range of solutions on a global scale. Our customers trust the Digital Realty team to combine unparalleled collaboration, network-dense interconnection and real estate acumen to realize the unique power of community - from one rack to hyperscale - across the globe.



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