

# FOR SUBLEASE

## 271 Waverly Oaks Road | Waltham



## SUBLEASE **PLUG & PLAY** CLASS-A OFFICE SPACE WITH **DATA CENTER** AND EXCLUSIVE RIGHTS TO ROOF DESK!

### BUILDING SPECS

Building Size: 102,497 SF  
Floor: 4 Floors  
Available Space: 25,386 RSF

### FEATURES

- 25,386 SF Plug 'n & Play Office Space
- Existing 2,000 SF Data Center
- Term through 9/30/2013

### AMENITIES

- Public transit
- Onsite fitness center and food service



### contact information

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email: mmccarthy@naihunneman.com

**Brendan Daly, Assistant VP**  
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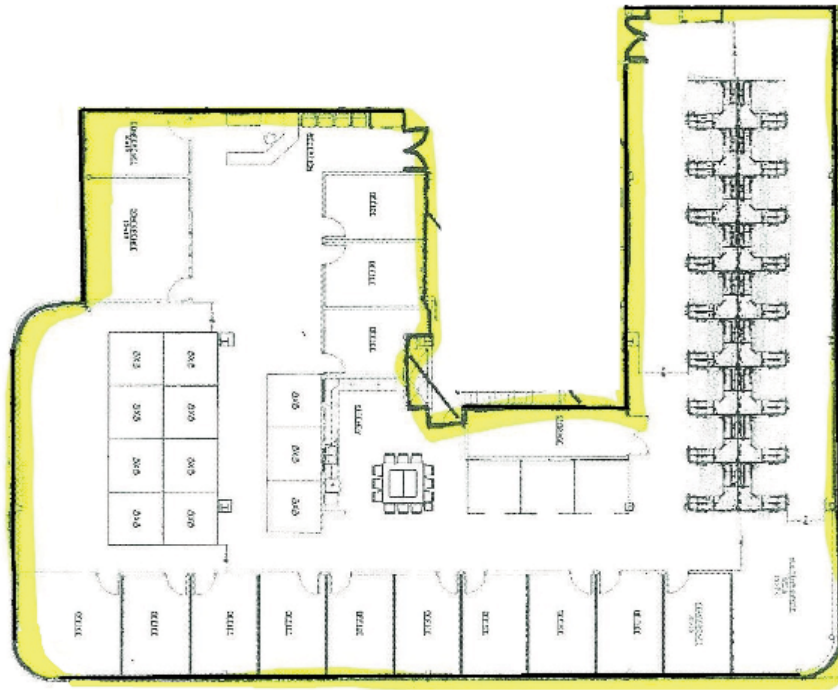
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303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

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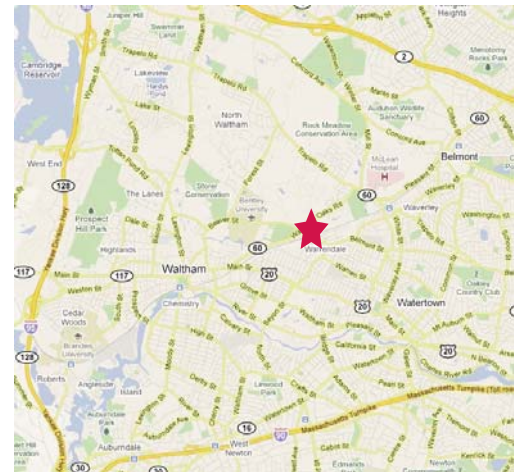
# PLUG & PLAY SUBLEASE OPPORTUNITY

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### DATACENTER BASE CONFIGURATION:

- **Rack Capacity:** 50 Racks, hot/cold isle configuration, no raised floor, overhead 12" wide ladders
- **Cooling:** 80 Tons (4x20T Emerson HVAC units)
- **Street Power:** 800A (2x400Ax480V), expandable up to 1200A
- **UPS:** 190KVA, (80+80+30), expandable to the full power rating of the datacenter
- **Rack power:** Two power rails from two independents street circuits/UPS/Primary: 30A sustained/45 peak via L25-20; Backup 30A sustained/45 peak via L25-20, PDU output can vary depending on the need: C13, C14, C19, L6-20 etc
- **Generator:** 400KVA, Cummings Diesel, 8 hour tank, re-supply contract can be executed with Burke Oil, supplies power to HVAC units and 2x80 UPS
- **Building Generator:** partial lease for 30KVA to supply emergency power to a small UPS
- **Telco Providers:** VZ, ATT, LightTower



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