
Powering the
Connected Edge

Miami I

Property Overview



Strategic Miami Metro Data Center Capacity

Located in the popular airport submarket with connections to multiple local, long haul and transatlantic carriers, RadiusDC's Miami I location offers the metro's only current generation, contiguous multi-megawatt data center capacity in a CAT5 building.

Miami represents an ideal colocation option given its tenure as a primary connection point to South America and economic hub of the southeast. Miami I occupies a prime location within the Miami metro given its proximity to MIA, short distance to the urban core and immediate adjacency to the Miami-Dade Emergency Services Center.

Miami I offers scaled capacity to meet the demand for larger deployments in need of highly connected data center space in the Miami MSA.

Ideal Miami Location

Located in airport submarket of Doral/Sweetwater, immediately adjacent to Miami-Dade Emergency Services Center

Population Proximity

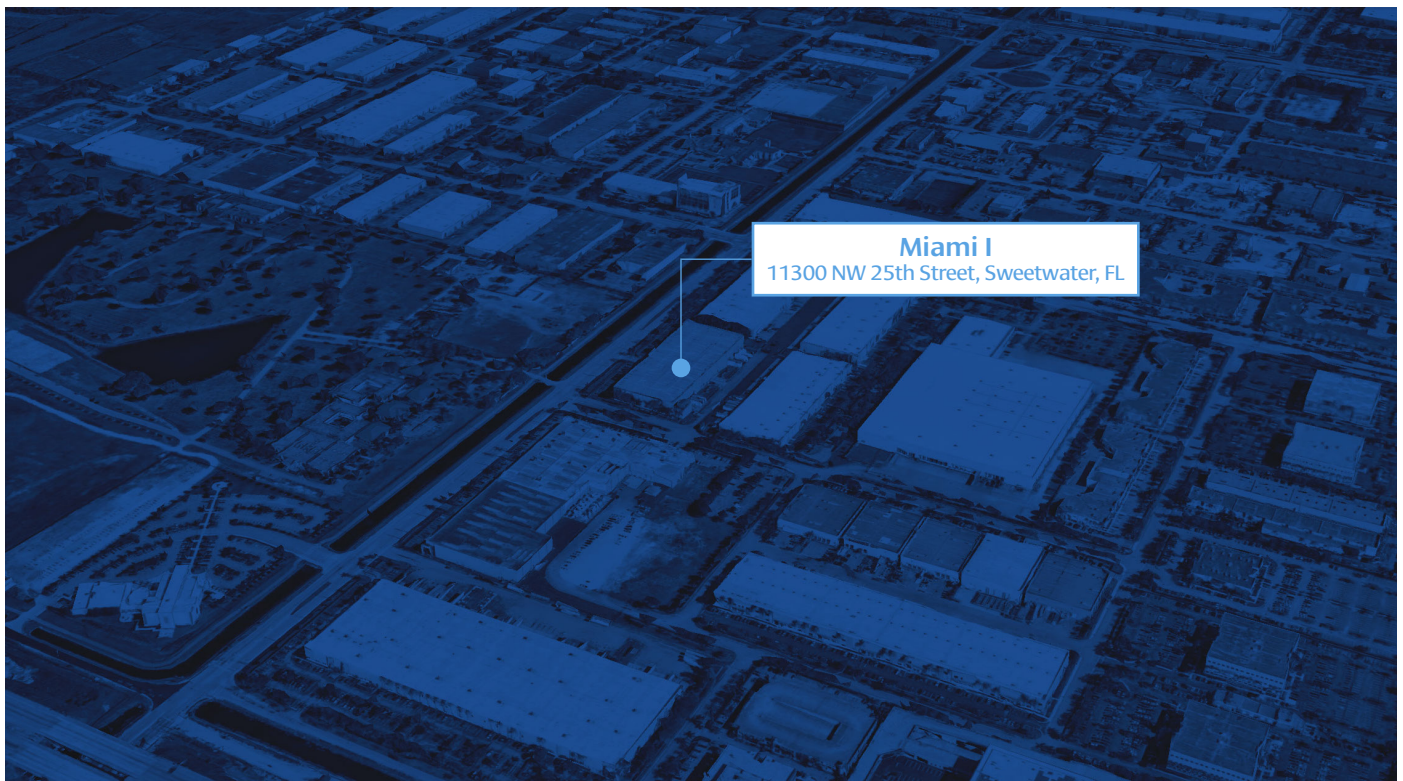
Proximity to Florida's highest density population cluster and the 9th largest MSA in the United States; Miami MSA increased >10% since 2014; GDP increased >15% since 2019

Robust Connectivity Ecosystem

10+ metro and long haul carriers onsite providing local, national and world wide access

Scalable Capacity

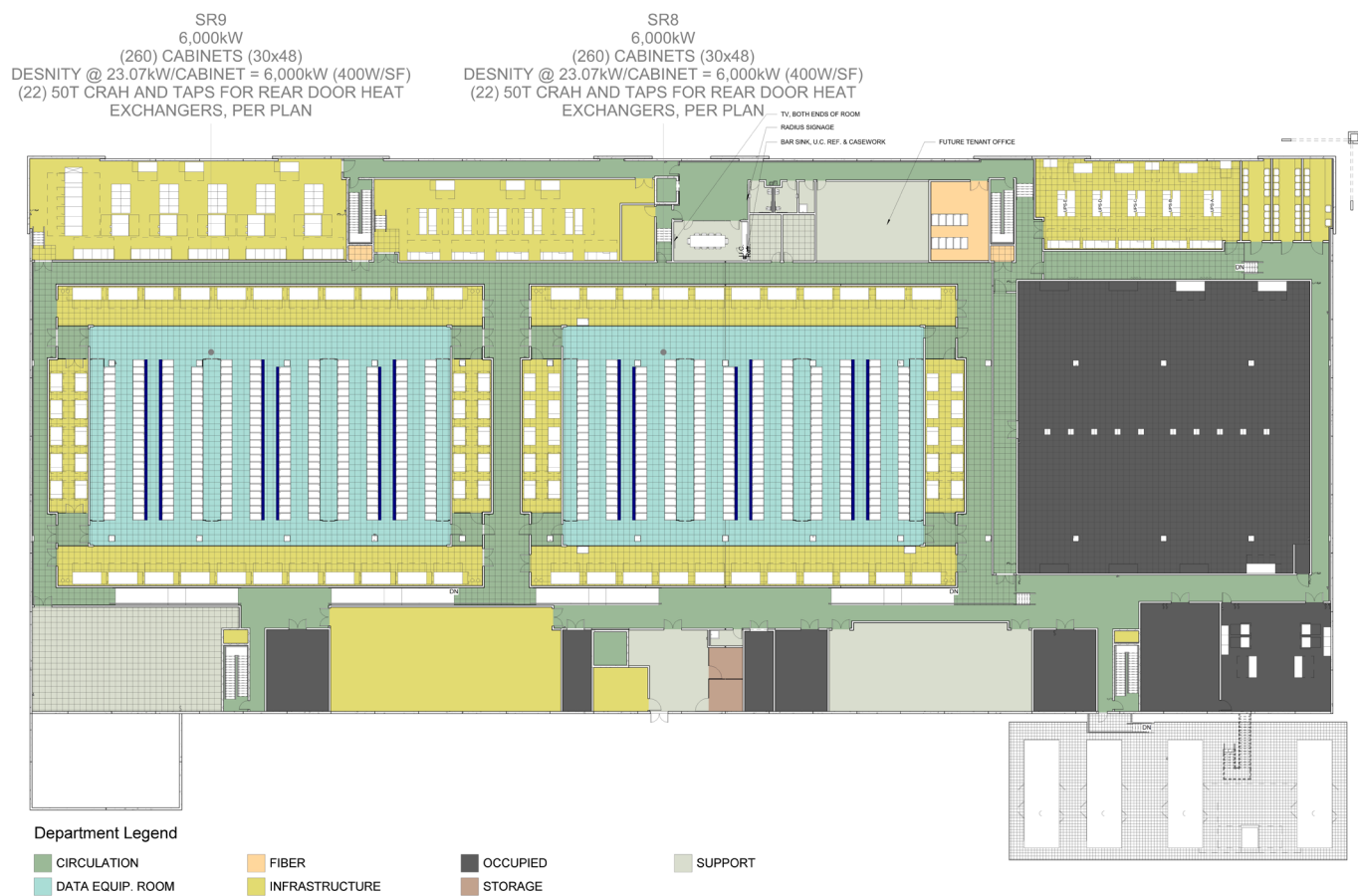
20MW+ of critical capacity across 9 distinct data halls
6MW of capacity ready for service Q3/2026 in data hall 8



RadiusDC is offering newly constructed, purpose-built data center space in a prime Miami location with robust local, long-haul and worldwide connectivity options

RadiusDC has 2 data halls available with capacity to support up to 12MW of concurrently maintainable critical load in an N+1 configuration. All data halls

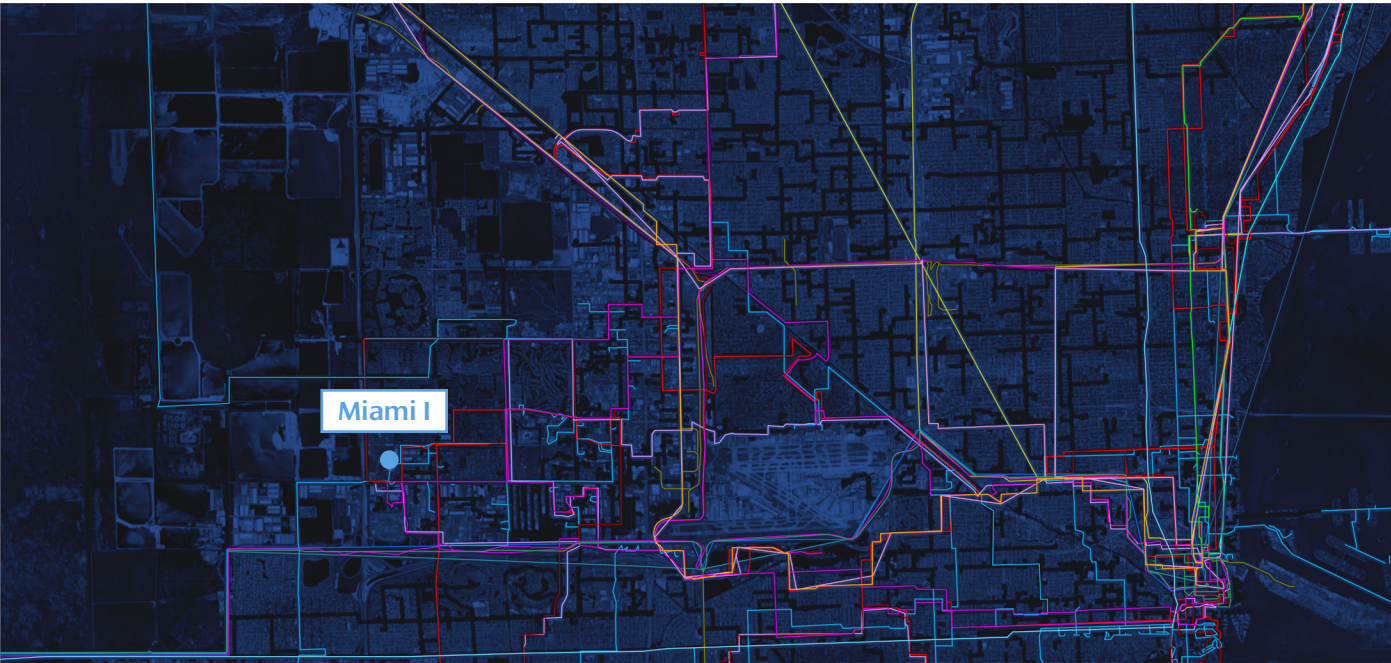
have the flexibility to meet a variety of cabinet densities to meet changing workload demands with liquid cooling options available.



DATA HALL 8
~9,000 SF (400 w/sf)
UP to 6,000 critical kW
Up to 260 cabinet equivalent (23kW/cabinet)

DATA HALL 9
~9,000 SF (400 w/sf)
UP to 6,000 critical kW
Up to 260 cabinet equivalent (23kW/cabinet)

Miami I provides customers the ability to interconnect with multiple local, long-haul and worldwide providers



Carriers include:

- | | | | |
|--------------|------------|------------|---------|
| Telefonica | AT&T | Fiberlight | Verizon |
| Crown Castle | TW Telecom | Comcast | Telxius |
| CenturyLink | Fibernet | Cogent | |

Technical Specifications

Building Details

- Building size: ~175,000 SF CAT5 rated
- Building utility capacity: 29,000 kVA
- Utility Source: FPL

Connectivity & Meet-Me-Room

- 11 carriers, including long haul and worldwide providers
- Diverse carrier entry points
- Direct dedicated conduit paths to the building

Security & Operations

- Onsite security operations center
- 24x7 onsite facilities management and security staff
- Security posture supports multiple compliance and security standards

Data Halls

- Up to 2 total data halls measuring ~25,000 SF in the aggregate
- Up to 12MW of critical load capacity across all data halls in N+1 configuration
- Dedicated generator capacity supporting N+1 configuration
- Floor loads support up to 250 lbs/SF and 5,000 lbs/cabinet

Building Amenities

- Freshly designed customer space
- Dedicated and touchdown office space
- Proximity to several visitor amenities including hotels, restaurants and attractions

