



ASSET TYPE



Data Centers

Tremendous increases in the demand for data and the impact of artificial intelligence (AI) in business and our lives bring a growing demand for critical data centers that support secure access to that data. Their role in the digital economy and in life in general cannot be overstated.

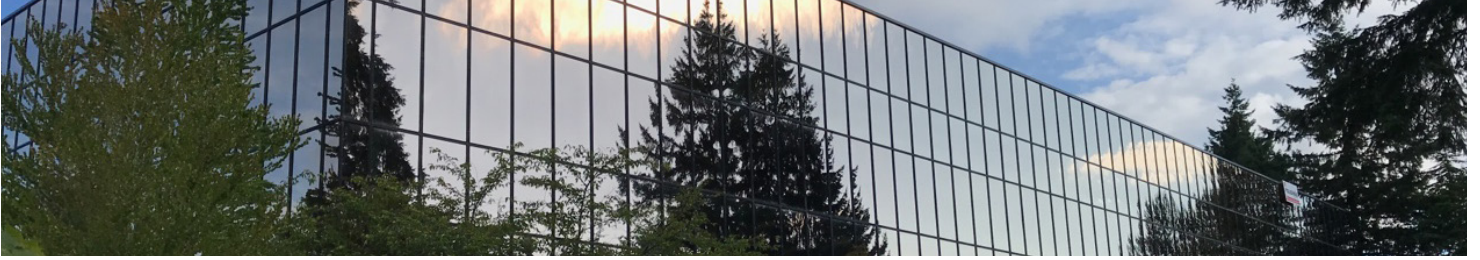
Marx|Okubo has developed expertise in the data center space with involvement in over 75 data centers throughout the United States, taking on roles in evaluation of existing centers, pre-construction documentation reviews, feasibility, construction monitoring, project management, and litigation support.

Our team understands that data centers have uniquely high energy demands that drive the need for an effective cooling infrastructure. Also, the need for continuous operation, reduced latency, and higher-tier performance imposes additional requirements on the design of a facility's power systems. And ultimately, physical and network security are paramount factors in the design of these facilities, as they address site logistics as well as facilitate continuity of operations and minimal disruptions to businesses and data end-users.

KEY DATA CENTER PROPERTY SERVICES:

- > Condition assessment of existing buildings
- > Electrical and power systems evaluation
- > Cooling systems assessment
- > Physical security measures inspection
- > Fire/life safety review
- > Project budgeting and cost analysis
- > Planning and scheduling
- > Construction oversight
- > Construction contract review
- > Power agreement review

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|---------------------------|---------------------------------|-----------------------|
| ▪ Office | ▪ Arts, Culture & Entertainment | ▪ Data Centers |
| ▪ Retail | ▪ Industrial Warehouse | ▪ Mixed-Use |
| ▪ Hospitality | ▪ Education | ▪ Healthcare |
| ▪ Multifamily Residential | ▪ Parking Structures | |



Marx|Okubo has extensive experience reviewing a variety of data center types, including

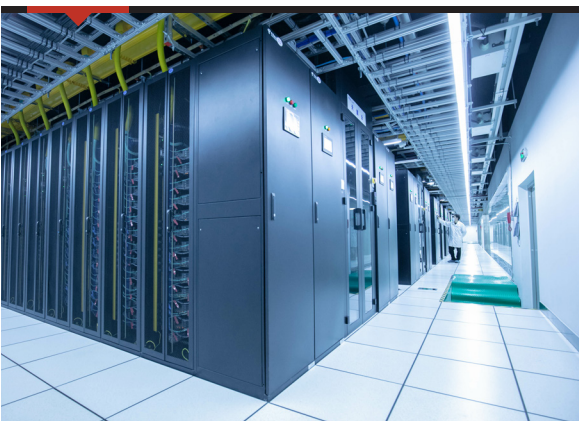
- > Enterprise data centers owned and operated by companies for their internal use
- > Colocation data centers offering space and power
- > Cooling to multiple customers
- > Cloud data centers used to support cloud computing services
- > Edge data centers located closer to end-users to reduce latency
- > Hyperscale data centers



Our services include assessing the structural integrity of the building's foundation, roof, walls, and overall structural health. We evaluate the capacity, redundancy, and condition of electrical systems, check HVAC systems for efficiency and reliability, and ensure there are adequate fire detection and suppression systems. We also inspect physical security measures, including access controls and surveillance, as well as confirm the availability of needed power and agreements required to deliver that power to the data center.

















Marx|Okubo's comprehensive approach ensures that every aspect of a data center's design and operation is thoroughly evaluated, providing confidence that facilities will meet the highest standards of performance, reliability, and security.



We have deep understanding of all tier classifications, including the nuances of Tier III and Tier IV data centers.

SERVICES

-  Owner's Representation
-  Property Condition Assessment
-  Project Management
-  Constructability Reviews
-  Repair | Reconstruction
-  Facility Condition Assessment
-  Construction Loan Monitoring
-  Accessibility
-  Building Enclosure
-  Fire | Life Safety
-  Mechanical | Electrical | Plumbing
-  ESG | Resiliency & Sustainability
-  Structural Engineering
-  ASAP® - Automated Structure Alert Program

Marx|Okubo is a national AEC consulting firm that works with real estate owners, investors and lenders—at every point of the property lifecycle—to **evaluate** their building projects, **solve** complex challenges, and **implement** tailored solutions.

We help clients understand their projects' complexities, so they can make more informed decisions and, ultimately, mitigate their risk.

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