



# Hillsboro, OR Hyperscale Campus

NE 30th Avenue and  
NE Evergreen Road  
Hillsboro, OR 97124



# Campus Overview

Hillsboro, Oregon is rapidly becoming one of the top data center markets in North America due to its business-friendly climate and absence of state or local sales tax. The Aligned campus, strategically located within Hillsboro's Enterprise Zone region is master-planned for two data center facilities and features an efficient design for sustainable power and water use, as well as robust fiber connectivity.

**27.02**

ACRES

**108**

MEGAWATTS

**780,000**

TOTAL SQUARE FEET

**360,000**

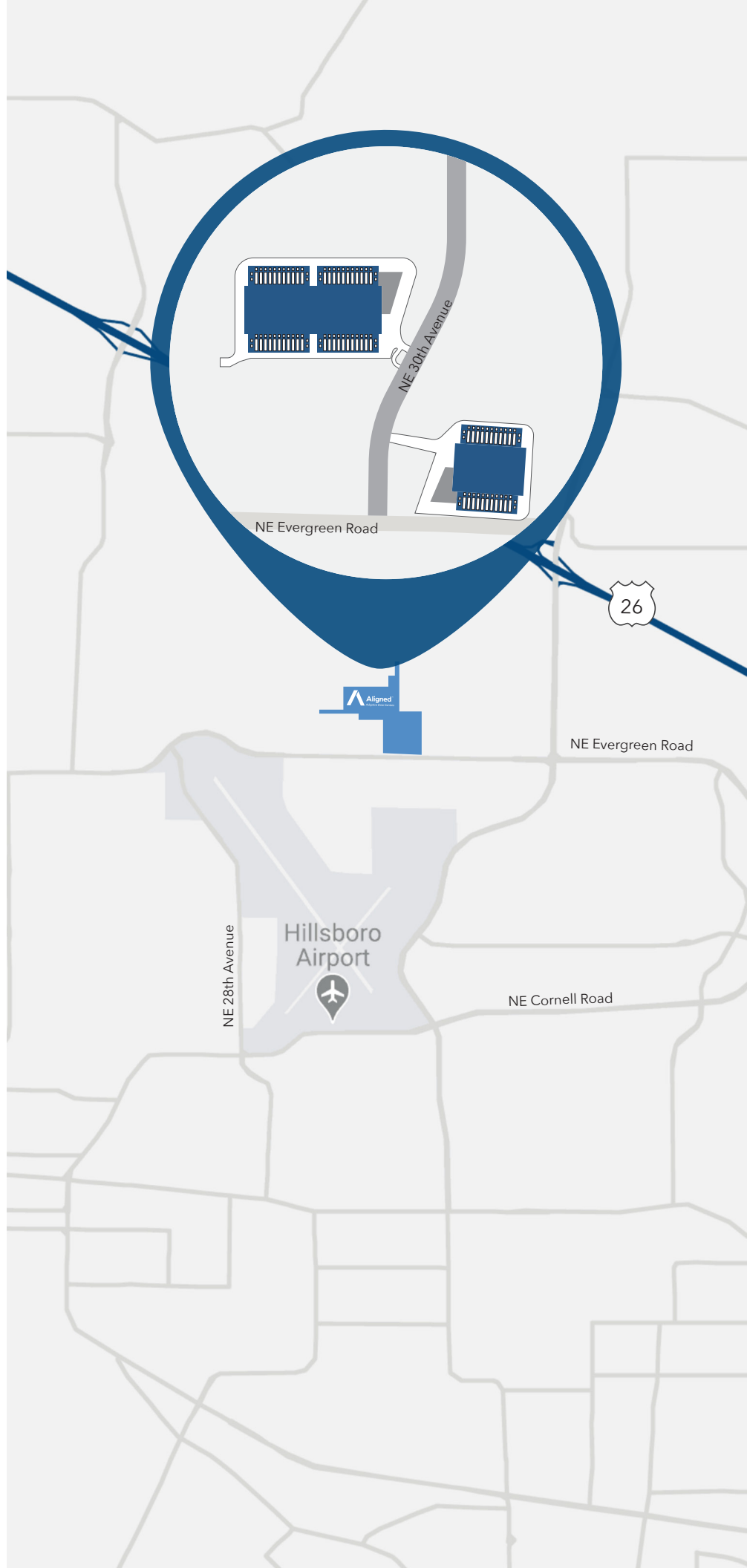
DATA HALL SQUARE FEET

**2 Buildings**

MASTER-PLANNED

**34.5 kV**

PRIMARY FEEDS FROM  
EVERGREEN SUBSTATION



## CORE OFFERINGS

### Build-to-Scale Data Centers

Scalable build and design options to suit current and future growth requirements. Operations and deal structure flexibility.

- **Purpose-built and delivered** on-demand within customer-requested region
- **Aligned or customer-owned, installed, and operated** power and cooling infrastructure (MEP)
- **Customer-managed** utilities and facility security



Speed  
to Market



Flexibility  
& Optionality



Sustainability



Experience  
& Safety



Operational  
Excellence

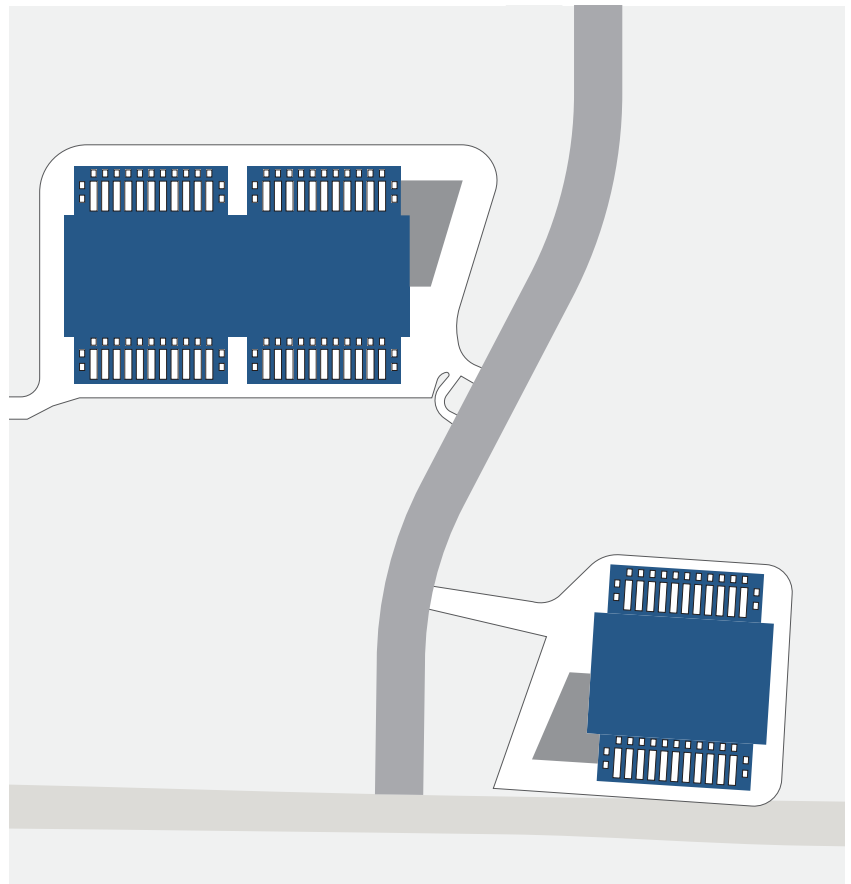


Power-First  
Land Strategy

### Scale Data Centers | Managed Colocation

Adaptive data centers delivered at maximum speed

- Flexible leasing terms
- **Aligned-owned, installed and operated** power and cooling infrastructure (MEP)
- **Single or Multi-Tenant facility**
- **Aligned-managed** utilities and facility security



Hillsboro offers a business-friendly environment, affordable power and renewable energy options, diverse metro and long-haul connectivity to major cities and tech hubs such as Los Angeles, Seattle, and Silicon Valley, as well as proximity to international subsea cable networks that reduce latency between the U.S. and high-growth markets in the Asia-Pacific region. Oregon's Enterprise Zone program offers property tax abatement to data centers for up to five years that bring new facilities, equipment, and employment to the region.

## BUILDING SPECIFICATIONS

- Chillers on roof with stacked Delta<sup>3</sup> galleries
- Full roof and yard equipment screening
- 12 6MW data halls @300 w/ sq. ft.

### BUILDING I:

- 72 MW
- 480,000 total sq. ft.
- 240,000 sq. ft. data hall
- 300 w / sq. ft. density
- 81 ft high  
(27' floor-to-floor- data hall)

### BUILDING II:

- 36 MW
- 245,000 total sq. ft.
- 300 w / sq. ft. density
- 81 ft high  
(27' floor-to-floor- data hall)



# Data Center Specifications

## LOWER POWER COST

- Utility rates from \$0.06-\$0.07 kWh

## CONNECTIVITY

- Rich fiber options connecting to California and Seattle
- Hub to APAC. Proximity to cable systems: TGN, Hawaiki, New Cross Pacific, TPE, and FASTER. Low latency to APAC from US
- Proximity to AWS west region

## RENEWABLE POWER

- 100% renewable options. Portland General Electric owns seven hydroelectric plants, two wind farms, and seven thermal plants

## TAX EXEMPTIONS

- Hillsboro, Oregon, has a 0% sales tax rate, but incurs a 0.57% Corporate Activity Tax on revenues above \$1.0M annually

## ELECTRICAL

- Offsite substation (120 MW critical capacity committed from PGE to date)
- Generators w/ SCRs incl. 24-hour belly tanks

## MECHANICAL

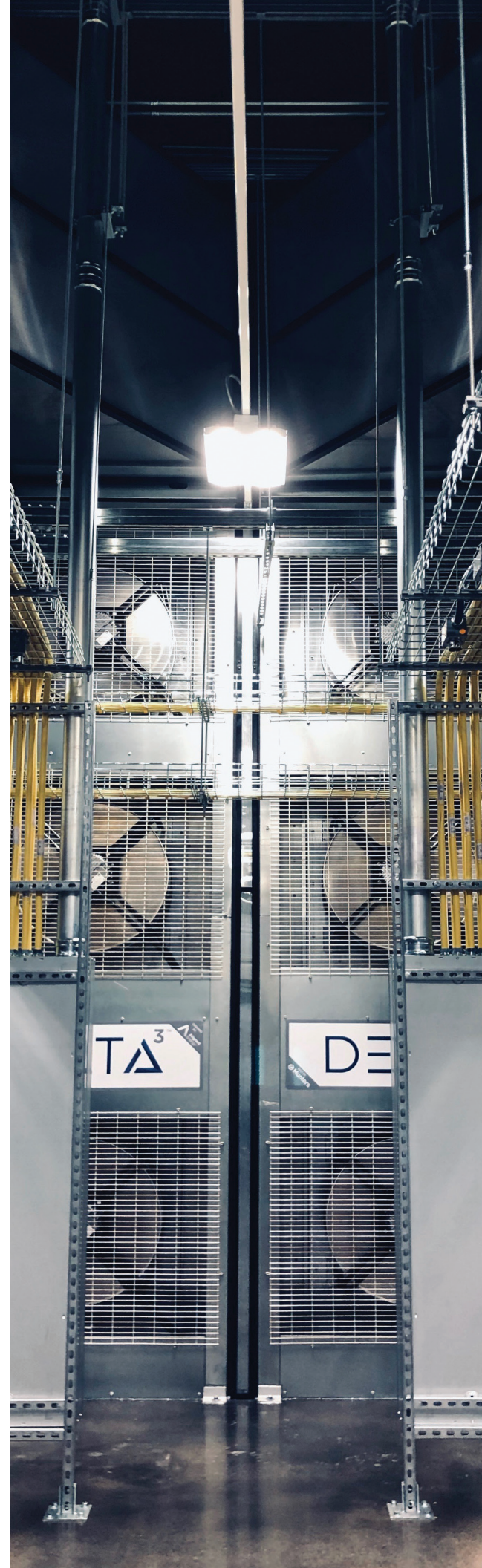
- Air-cooled chillers on roof
- PDU \ STS rooms cooled via CRAHs from primary loop
- Delta Cube w/ common plenum ceiling

## LOW VOLTAGE:

- Multiple diverse points of entry based on requirements

# Risk Factors

- Earthquakes:..... Relatively Moderate
- Hail: ..... Very Low
- Heat Wave:..... Relatively Low
- Ice Storm: ..... Very Low
- Landslide:..... Relatively Low
- Lightning: ..... Relatively Low
- Riverine Flooding: ..... Relatively Low
- Strong Wind:..... Very Low
- Tornado: ..... Relatively Low
- Volcanic Activity: ..... Relatively Moderate
- Wildfire: ..... Very Low
- Winter Weather:..... Relatively Moderate





Master-planned for two new buildings, the initial data center at Aligned's Hillsboro campus is expected to offer 72 MW of critical capacity. The second building is currently planned for 36 MW. The campus has access to abundant power, with 120 MW of utility capacity and utility rates at a fraction of the cost per kWh of comparable West Coast data center markets, lowering customers' total cost of ownership. The campus will combine Aligned's patented and award-winning Delta<sup>3</sup>™ cooling technology with a state-of-the-art waterless heat rejection system, fortifying corporate sustainability commitments as well as preserving local water resources, while the region's mild climate will help further reduce power usage and costs associated with data center cooling.

## Connectivity Map

### METRO

- Arelion
- Astound
- Century Link Metro
- CoastCom
- Crown Castle
- Integra
- LS Networks
- Parallel Infrastructure ROW
- Windstream - Dark
- Zayo Metro

### LONG HAUL

- CoastCom Long Haul
- Electric Lightwave Long Haul
- LS Networks
- Telia Carrier
- Windstream Long Haul
- Zayo Long Haul

### INTERNATIONAL

- Arelion



## Contact Aligned to Learn More

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## About Aligned

Aligned is an infrastructure technology company that offers adaptable colocation and build-to-scale solutions to cloud, enterprise, and managed service providers. Our intelligent infrastructure allows densification and vertical growth within the same footprint, enabling customers to scale up without disruption, all while maintaining industry-leading Power Usage Effectiveness (PUE). By reducing the energy, water and space needed to operate, our data center solutions, combined with our patented cooling technology, offer businesses a competitive advantage by improving sustainability, reliability and their bottom line. For more information, visit **[www.aligneddc.com](https://www.aligneddc.com)** and connect with us on **Twitter**, **LinkedIn** and **Facebook**.

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