

# Strategic Capital Fund Management Acquires \$80 Million Data Center

February 03, 2022 09:00 AM Eastern Standard Time

GREENWICH, Conn.--(BUSINESS WIRE)--Strategic Capital Fund Management, LLC's ("Strategic Capital"), data center real estate investment platform, Strategic Datasphere, LLC ("Datasphere"), has completed the acquisition of a Tier IV equivalent data center located in Alpharetta, GA. The greater Atlanta area is the nation's seventh largest data center market with appealing characteristics such as low energy and operating costs, excellent state and local tax incentives, as well as being a strong connectivity hub.

Built in 1999 for a leading financial services company and renovated in 2008 and 2020, the 165,000 square foot state-of-the-art facility is 100% leased to two investment grade tenants and is located in a popular data center corridor that serves enterprise users and colocation operators. The property has 5.4 MW of 2N critical capacity that can be expanded to 8.1 MW at N+1. The facility also boasts available land for another 140,000 square foot future data center development in the event that tenants would need to grow their presence beyond the existing building footprint.

"We believe this is a rare opportunity to acquire a purpose-built data center with investment grade in-place cash flow along with a strong value-add repositioning opportunity as a multi-tenant colocation facility in a Tier 1 data center market," stated Bryan Marsh, CEO of Strategic Datasphere.

The Seller, Legacy Investing, LLC, a Virginia-based company focused on mission-critical real estate, was represented by Kristina Metzger, Leader CBRE Data Center Capital Markets. Financing for the transaction was provided by Sunflower Bank, N.A. which has been a long-standing banking partner of Strategic Capital. "We are thrilled to assist the Strategic Capital team add another outstanding data center to its growing portfolio," added Brian Walsh, Executive Vice President & Chief Lending Officer of Sunflower Bank.

## About Strategic Capital Fund Management

Headquartered in Greenwich, CT, Strategic Capital Fund Management is a privately-held, global alternative asset management organization committed to providing access to dynamic asset classes and highly-experienced investment professionals in order to provide clients with attractive risk-adjusted returns. The company is focused on a wide range of digital economy investments with an emphasis on digital infrastructure, sustainability, and technology-centric sectors. For more information, please visit <http://strategiccapitalfundmanagement.com>.

## About Strategic Datasphere

Datasphere is a newly established data center real estate and infrastructure investment platform. Datasphere is focused on the acquisition, development and management of fully and partially stabilized data center facilities across North America and Europe. Datasphere has access to significant committed equity capital that is expected to support more than \$1.5 billion in potential investments alongside debt financing. Datasphere is led by data center industry veteran, Bryan Marsh, and supported by a seasoned management team with several decades of collective experience in the data center industry. For more information, please visit <http://strategicdatasphere.com>.

## About Legacy Investing, LLC

Headquartered in Northern Virginia and founded by seasoned technology company executives, [Legacy](http://www.LegacyInvesting.com) Investing focuses on mission critical real estate impacted by new technologies: digital and physical supply chains, future workplaces, and life sciences. Legacy's principals have leveraged this platform and their public company C-level experience across the past two decades to complete more than \$2.75 billion in transactions across 19 million square feet of data centers, e-commerce distribution centers, modern office buildings, and life sciences facilities on behalf of select family office and institutional investors. Legacy leverages its expertise on technology's impact on tenant demand, site selection, and leasing to target and position properties to meet those needs and create long-term real estate value. For more information, see [www.LegacyInvesting.com](http://www.LegacyInvesting.com).

## About Sunflower Bank, N.A.

A regional bank with a commercial focus, Sunflower Bank, N.A. delivers highly personalized financial services to businesses and entrepreneurs. With \$4 billion in assets, 60 locations across six states, and headquarters in Denver, the bank provides a full range of banking services including personal, small business, commercial, wealth management, credit cards, home loans, and more within the communities it serves. More

information about the bank is available at [www.sunflowerbank.com](http://www.sunflowerbank.com). Member FDIC.

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