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365 Main Expands in Northern and Southern California

Facilities in Top Markets to Accommodate Growing Demand for World-Class Data Center Real Estate

SAN FRANCISCO, Calif., Jan. 10, 2007 -- 365 Main Inc., developer and operator of the world's finest data centers, today announced the acquisition of a new facility in Oakland, Calif. and plans for one in Vernon, Calif. to meet growing demand for modern data center space. The announcement comes as the company has sold out its flagship facility in San Francisco and as its El Segundo, Calif. data center, which opened in June 2006, is already nearing capacity.

Oakland facility

365 Main will open a 111,000 square-foot data center in the fiber-rich district near Jack London Square in Q1 2007. While the facility is operational now, 365 Main is investing in electrical and mechanical infrastructure to meet the company's strict standards for power, cooling, connectivity and security, which are among the highest in the industry. The property is located less than 10 miles from 365 Main's founding property in San Francisco. The acquisition officially closed January 9.

Metro PCS Wireless Inc. and T-Mobile USA are already tenants within the secure telecommunications building, which was built in 2001. 365 Main says demand for the remaining space is significant, and the first lease for a private colocation room has already been signed by GNi, a California-based managed services provider that was named one of the 50 fastest-growing private companies in Silicon Valley by the *Silicon Valley/San Jose Business Journal* last fall.

Tier 1 Research ranks Northern California as one of the nation's tightest markets for high-end data center space. "Premium data centers are 70-80 percent full in Northern California; the region is in desperate need of more quality data center space," said Tier 1 analyst Daniel Golding. "365 Main is filling its data centers extremely rapidly, even when compared to the rest of the red-hot data center market. The ability to rapidly construct top-quality data centers in tight markets is one of the reasons that 365 Main has quickly become one of the nation's top data center providers."

Newly elected Oakland Mayor Ronald V. Dellums welcomed 365 Main to the city with open arms. "Technology development is one of the many keys to the renaissance underway in Oakland. With some of the investments Oakland has made in technology infrastructure, our city can deliver 365 Main the ample power, fiber-optic resources and

human capital needed to run its modern data center business. We take great pride in our ability to play a role in 365 Main's continued national expansion," he said.

"The demand for high-quality data center space in the San Francisco Bay Area is the greatest in the country, and we've simply run out of room at our San Francisco facility," said Chris Dolan, chief executive officer of 365 Main. "Expanding to Oakland fits all our criteria: existing demand, existing tenants, good location, well-defined pipeline. It's a strategic move that makes sense for our business, and we look forward to becoming part of the Oakland community."

Vernon facility

On the heels of its expansion into Oakland, 365 Main has identified the Southern California city of Vernon as a target site for its next data center and has secured exclusive development rights from the city to build a 150,000-square-foot facility. 365 Main's nearby El Segundo data center, which opened in June 2006, is essentially full as the company is in the final stages of signing the last leases for the building.

Since the 1930s the City of Vernon has maintained a separate electric utility that is dedicated to providing attractive electric rates within the city. Current rates are as much as 40 percent less than other locations in California. Power savings will be passed directly to customers since 365 Main utilizes a unique billing system that charges customers for their exact power usage compared to flat-rate or bulk power billing featured in competitive facilities. 365 Main has seen power demands within its existing data centers quadruple in the last three years, so low electric rates are extremely important to the company and its customers.

Oakland facility details

A complete facility data sheet is available at <http://www.365main.com/properties.html>

Size: 111,183 rentable square feet with approximately 80,000 square feet of raised floor

Raised floor system: 24-inch raised floor

Floor load: Structural capacity of 150-250 pounds per square foot on slab

Building access: 24 hours a day, seven days a week, 365 days a year

Security:

- On-site, staffed security 24 hours a day, seven days a week, 365 days a year
- Alarm system with security cameras on all perimeter points of ingress/egress to the building with 30-day storage
- Secure reception and shipping/receiving areas
- Biometric security system

Telecommunications:

- AT&T, MCI and Time Warner currently installed
- Sprint and ICG contiguous with site
- AboveNet, IP Networks and Qwest within one block

Commercial power:

- Primary service from PG&E to deliver 4kw per rack or 150 watts per square foot of raised floor

- Capacity of 19.5MW for entire facility

Generators:

- Facility can operate at 100-percent-connected load on HiTec generators
- HiTec CPS systems eliminate the need to maintain conventional static (battery strings) and rectifier
- HiTec system feeds redundant switchgear, providing power to mission-critical loads

Fire suppression: Dry pipe, pre-action system enabled by activation of VESDA (Very Early Smoke Detection Alarm) and/or smoke detectors

HVAC: Six chillers and six cooling towers for a maximum of 4,800 tons of cooling capacity

Ceiling heights: 12 feet from raised floor to grid

Column spacing: 28'7" and 26' on center

SCALE 365

Both of the properties will participate in *SCALE 365*, 365 Main's wholesale data center program that was announced last month. *SCALE 365* was created for companies that need to build or expand large footprints of modern data center space quickly. The program offers power, cooling, connectivity and security services in customizable private rooms of 1,000 to 20,000 square feet within 365 Main's modern data centers.

About 365 Main Inc.

365 Main Inc. develops and operates the world's finest data centers. Intelligently designed and expertly managed, 365 Main's data centers are developed and certified to the highest industry standards and compliance requirements, including SAS70, and feature 24/7/365 power, cooling, connectivity and security capabilities to ensure mission-critical operations and business continuity for tenants. Today, hundreds of hosting, telecommunication and Fortune 1000 enterprises rely on 365 Main. 365 Main is a privately held company based in San Francisco, Calif. More information is available at 877-365-MAIN (6246) or www.365main.com.

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