



**HOFFMAN
ESTATES**

IMMEDIATE HYPERSCALE OPPORTUNITY
IN CHICAGO'S ESTABLISHED CORRIDOR

KARIS
C R I T I C A L

HOFFMAN ESTATES, IL

300+ MW HYPERSCALE DATA CENTER CAMPUS

CHICAGO AVAILABILITY ZONE // 2026

CONFIDENTIAL OPPORTUNITY



Executive Summary

185-Acre Hyperscale Campus in Hoffman Estates, IL

Adjacent to Microsoft (under construction), Compass Data Centers, and Aligned Data Centers in proven Chicago availability zone

300+ MW Utility Power via ComEd – Cluster 2 Allocation

TSA secured; issuance expected March 2026

Target: 2030

Transmission Service Agreement (TSA) Secured for Full 300+ MW Allocation

Estimated LOC commitment: ~\$125M, transferable to end user

(Credit rating dependent)

On-site Interstate Natural Gas Pipeline

Behind-the-meter generation enabling potential **early power as soon as 2028**

Immediate access to major long-haul fiber providers within 1 mile



HOFFMAN ESTATES | SITE DATA

- KARIS | HOFFMAN ESTATES
- COMPASS DATA CENTER
- ALIGNED DATA CENTER
- MICROSOFT DATA CENTER



SCALE: 1"=200'

SITE DATA	
LOT DATA	
TOTAL SITE AREA	185.3 AC
LOT 1 (DATA CENTER)	183.9 AC
LOT 2 (RETIRED USE)	86.2 AC
LOT 3 (SUBSTATION)	41.3 AC
DEDICATED C/OOTH ROW	80.4 AC
CURRENT ZONING	
CMU - COMMERCIAL MIXED USE	TR - TRADITIONAL NEIGHBORHOOD
MODULAR TWO-STORY DATA CENTER BUILDING DATA	
BUILDING 1	338,840 S.F.
FOOTPRINT AT GRADE	677,200 S.F.
TWO-STORY GROSS AREA	1,354,400 S.F.
BUILDINGS 3, 4 & 5	189,220 S.F.
FOOTPRINT AT GRADE	378,440 S.F.
TWO-STORY GROSS AREA	756,880 S.F.
DATA CENTER SECURED PERIMETER	
SPRING CREEK REALIGNMENT	
RELOCATED SPRING CREEK ALIGNMENT	

PHASING LEGEND	
■	PHASE 1 BUILDINGS TO BE CONSTRUCTED PRE-2031 (BUILDINGS 1 AND 2)
■	PHASE 2 BUILDINGS TO BE CONSTRUCTED FOLLOWING 2031 EXECUTION OF COVENANT AGREEMENT (BUILDINGS 3, 4 AND 5)



Power + Timeline

Utility Power – ComEd (138kV)

- » 300+ MW under active TSA
- » Target: 2030
- » Fixed load ramp
- » 10-year transmission commitment

TSA Collateral Structure

Collateral scales based on TSA signer credit profile (~\$125M total commitment)

Credit Profile	Collateral %	Approximate LOC
Above A- / Above A3	30%	~\$37.5M
BBB+ to BBB- / Baa1–Baa3	50%	~\$62.5M
Below BBB- or Unrated	100%	~\$125M

LOC required approximately 90–120 days after TSA execution
Investment-grade credit materially reduces collateral exposure

Early Bridge Power Natural Gas

- » Interstate pipeline on-site
- » Nicor looped & backfed
- » 2028 potential operations
- » BTM supports bridge-to-grid or long-term hybrid strategy





Strategic Advantages + Next Steps

Established Chicago Hyperscale Cluster

2 miles west of Microsoft | ¼ mile from Compass campus

Transmission in Active Study

Cluster 2 allocation in process — not conceptual capacity

Early Power Optionality

BTM natural gas solution supports operations as soon as 2028

Flexible Deal Structures

- » Outright land sale
- » Powered land transfer
- » JV development
- » Phased delivery

Time Sensitive

- » TSA execution window: April 2026
- » Cluster capacity constrained within allocation process

FOR TECHNICAL MATERIALS AND
INVESTMENT DISCUSSIONS

- LET'S CONNECT

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