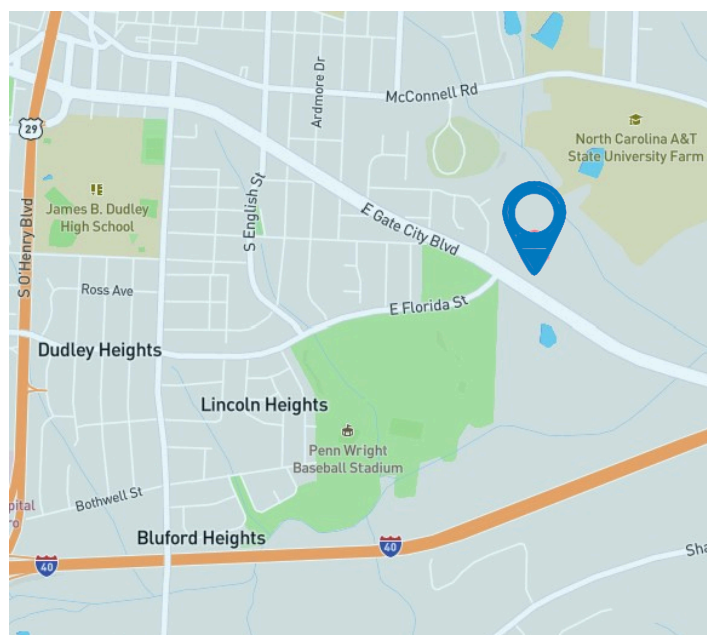# 2901 E. GATE CITY BLVD
GREENSBORO, NC

20MW AI "DREAM CENTER" SCALABLE TO 100MW+

- 20MW available in Q1 2027

- Ability to scale to 100MW+ on 38 acres of land

- Support for Direct-to-Chip Liquid Cooling (DCLC) or air-side cooling

- Customized build-to-suit opportunity for anchor tenant, any power or cooling configuration

- Qualifies for state tax incentives, power discounts, and naming rights

- Access to a university AI talent pipeline and research park ecosystem

OVERVIEW

This greenfield dream center campus in Greensboro represents a unique opportunity for companies seeking scalable AI-ready data center space in conjunction with AI talent in the booming Carolina Core, a region attracting innovative aerospace, biomedical, and manufacturing companies.

The North Carolina Agricultural and Technical (NCA&T) University Dream Center, to be built on land within the Gateway Research Park in Greensboro, is born from a partnership between Raeden, ImpactData, Duke Energy, the university, and the research park.

This dream center will be built to suit anchor tenant specifications for high-density GPU workloads. The anchor tenant will have naming right options to the first data center building on the NCA&T campus.

2901 E. Gate City Blvd Site Plan

WHAT ARE DREAM CENTERS?

Dream Centers are a vision derived from public and private partnerships that bring together land, power, connectivity, and AI talent pipelines to develop modern workforces and technology infrastructure that spurs innovation.

AI TALENT

NCA&T is one of the only universities in the U.S. and the only one in the Southeast that currently offers a bachelor's degree in AI. The degree program includes courses in data analytics, regression analysis, AI, and machine learning with the opportunity to specialize in AI, machine learning, or robotics. This program provides a competitive advantage for companies that establish tenancy at the Dream Center, with the option to train new talent and customize internship programs to fit their technology needs.

ABOUT RAEDEN

Raeden delivers data center, power, and connectivity solutions that enable clients to rapidly deploy technology anywhere. Raeden was founded in 2019 by veterans of the data center, telecommunications and real estate industries. Visit raeden.com to learn more.

ABOUT IMPACTDATA

ImpactData facilitates land, power, and partnership resources to develop AI dream centers, unlocking significant economic and community benefits from collaboration between strategic higher education, municipal and research organizations. Visit www.impactdatacenters.com to learn more.

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