

TELBO●RG

HydraVault Tier 3 Data Center in Chicago

Data Center Project Overview

LOCATION

Illinois

United States of America (USA)

SITE AREA

—

Acres

BUILDINGS

1

Planned

IT CAPACITY

10-20

MW

PROJECT TEAM

Gensler**Architect**<https://www.gensler.com/>**Syska Hennessy Group****MEP_Design**<https://syska.com/>**Power Construction****General_Contractor**<https://www.powerconstruction.net/>**Verity Commercial****Other**<https://www.veritycommercial.com/>**CardiffPoint****Other**

CONTENTS

- ▶ Project Aliases
- ▶ Location
- ▶ Buildings Plan
- ▶ Grid & Energy
- ▶ Developer / Owner
- ▶ Site Area
- ▶ IT Capacity
- ▶ Cooling

- ▶ Financials
- ▶ Phasing & Schedule
- ▶ Project Team (Detailed)
- ▶ Financing Details
- ▶ Regulatory

PROJECT ALIASES

HydraVault

HydraVault Data Center

HydraVault Downtown Chicago

HydraVault Tier 3 Data Center

DEVELOPER / OWNER

Entity HydraVault

Entity Type Company

LOCATION

Country United States of America (USA)

State / Province Illinois

County Cook County

City / Town / Area Chicago

Site Notes 2538 S Wabash Ave, Chicago, IL 60616

SITE AREA

BUILDINGS PLAN

Planned Buildings	1
Initial Phase Area	70,000 sq ft
Notes	Two-story, purpose-built facility; rehabilitation/expansion on existing commercial structure and adjacent lot.

IT CAPACITY

Estimated Range	10 - 20 MW
Estimation Method	Company and contractor disclosures indicate 20 MW facility power with initial enabled IT capacity ~10 MW.

GRID & ENERGY

Utility	Commonwealth Edison (ComEd)
----------------	-----------------------------

BACKUP GENERATION

COOLING

Primary Water Source	Unknown
Graywater Plant On-Site	No
Liquid Cooling	Yes
Notes	Hybrid liquid + air cooling with direct-to-chip/rear-door heat exchangers; closed-loop, waterless system; advertised support up to 200 kW per rack and estimated annual PUE ~1.19.

FINANCIALS

INCENTIVES

- **Sales & Use Tax Exemption; Construction Employment Tax Credit** · Illinois Data Centers Investment Program: exemptions from state and local sales and use taxes on qualifying data center equipment and a 20% construction employment tax credit for projects in underserved areas (subject to certification and compliance). · 20 years

FINANCING DETAILS

PHASING & SCHEDULE

First Power Target	2026-12-01 - 2026-12-31
---------------------------	-------------------------

REGULATORY**OTHER NOTES**

City of Chicago foundation permit issued (Nov 10, 2025 media report). Press release indicates construction permit secured Oct 28, 2025. BuildZoom record shows revision permit #101036357 referencing base permit #100921440 for 2538 Wabash (change of GC to Power Construction).

PROJECT TEAM (DETAILED)**COMPANY****Gensler**<https://www.gensler.com/>**SCOPE**

Architectural design for purpose-built AI/HPC data center.

ROLE**Architect****COMPANY****Syska Hennessy Group**<https://syska.com/>**SCOPE**

Engineering design for high-density cooling/power and sustainability features.

ROLE**MEP_Design****COMPANY****Power Construction**<https://www.powerconstruction.net/>**SCOPE**

General contractor leading construction.

ROLE**General_Contractor****COMPANY****Verity Commercial**<https://www.veritycommercial.com/>**SCOPE**

Project partner for development/construction management (owner's rep).

ROLE**Other****COMPANY****CardiffPoint****SCOPE**

Data center advisory partner per project press materials.

ROLE**Other**

TELBO ● RG