BROAD RUN DATA CENTER

SITE

FULL PARCEL

USABLE ACREAGE

NOVEC PERIMETER SUBSTATION CMPT-2016-0005

DATA CENTER (UNDER DEVELOPMENT)

DATA CENTER (UNDER DEVELOPMENT)

DATA CENTER (UNDER DEVELOPMENT)

DATA CENTER (UNDER DEVELOPMENT)

DATA CENTER

OLD OX RD

LOUDOUN COUNTY PKWY

50

FAR ALLOWS UP TO 465,900 SF DATA CENTER BY RIGHT

26.75 ACRE PARCEL • 12.5 USABLE ACRES

Premier Location • Fiber at Property • Utilities to Site • Zoned PDGI

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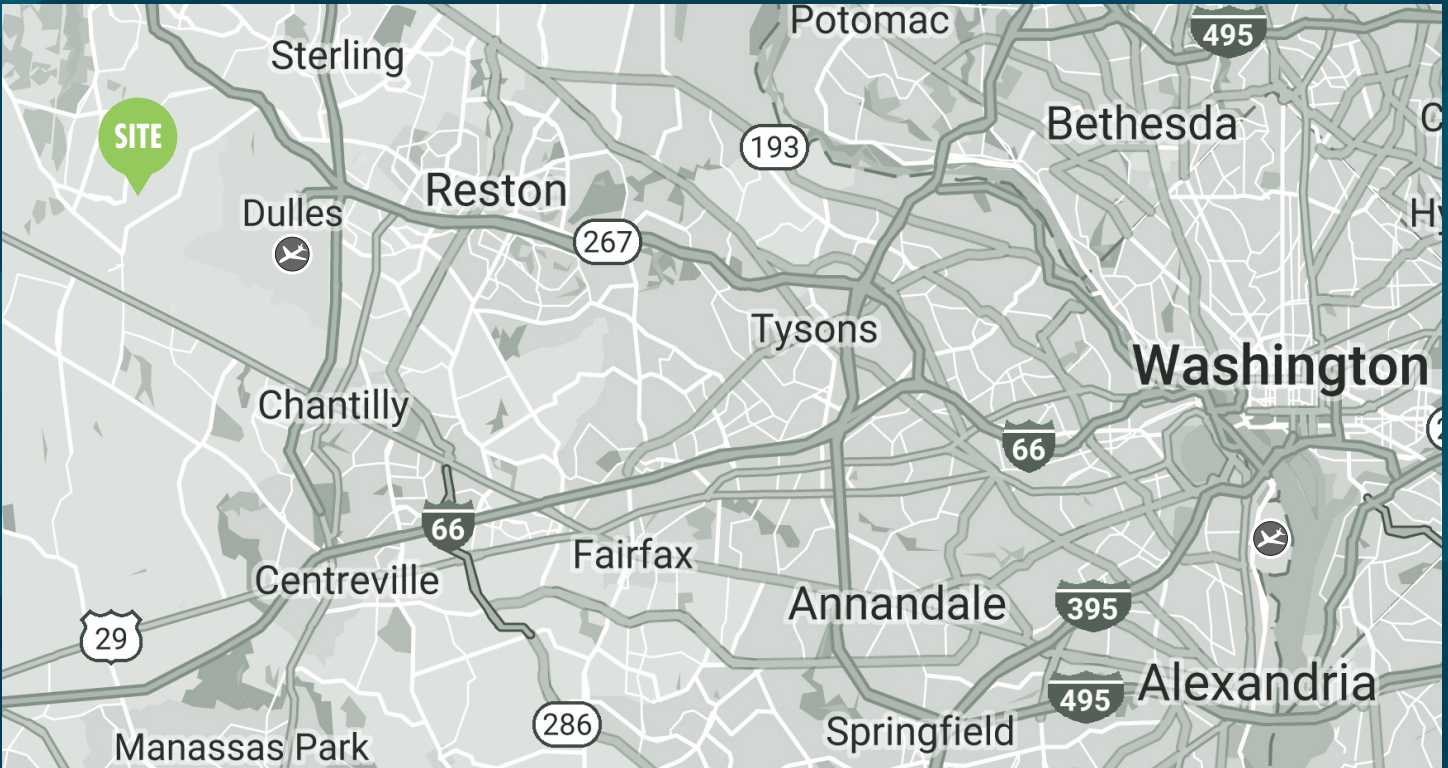+1 703 905 0210
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CBRE

BROAD RUN
DATA CENTER

Broad Run Data Center is a 26.75 acre proposed data center site with 12.5 acres of usable land. It features great accessibility, resides in Loudoun County, and is adjacent to Dulles International Airport. The property is also in proximity to the largest data center cluster in the United States, an area known for both an abundance of fiber and power. An approved NOVEC substation will also be built adjacent to the properties parcel. With utilities on site, as well as diverse power capabilities and an abundance of fiber, Broad Run Data Center can be built by right up to 465,900 SF.

▸ NOVEC Substation approved adjacent to parcel

▸ FAR allows up to 465,900 SF Data Center by right

▸ Fiber & Utilities at Property

▸ Floodplain alteration study completed

▸ Sanitary sewer designed and approved

▸ Water main connections available both sides of property

▸ Corps of engineers reviewed wetlands delineation, updated 9/5/14 (valid 5 years)

▸ Secured Private Entrance

Full Parcel
26.75 Acres
Zoned PDGI

+/- 12.5 Acres
Usable

DATA CENTER
(UNDER DEVELOPMENT)

FULL PARCEL

USABLE ACREAGE

NOVEC PERIMETER
SUBSTATION
CMPT-2016-0005

SECURE PRIVATE ACCESS FROM LOUDOUN
COUNTY PARKWAY

LOUDOUN COUNTY PKWY

OLD OX RD

606

THE LOCATION

DISTANCE TO

1	Old Ox Rd	0.2 Miles
2	Loudoun County Pkwy	0.5 Miles
3	Route 50	2 Miles
4	Braddock Rd	4 Miles
5	Route 267	4 Miles
6	Route 28	6 Miles
7	Dulles International Airport	7 Miles
8	Route 7	10 Miles
9	Route 66	10 Miles
10	Route 29	11 Miles
11	I-495	18 Miles
12	I-95	28 Miles
13	Washington DC	32 Miles
14	Reagan Airport	33 Miles

DULLES AIRPORT

Dulles International Airport is serviced by over 38 airlines, providing connections to over 50 international and 80 domestic destinations. The airport serves one of the strongest economic regions in the U.S. with a continuous growing number of international airlines. It maintains a cargo-friendly environment with 24-hour operations, no night-time flight restrictions and the ability to handle the world's largest aircraft.
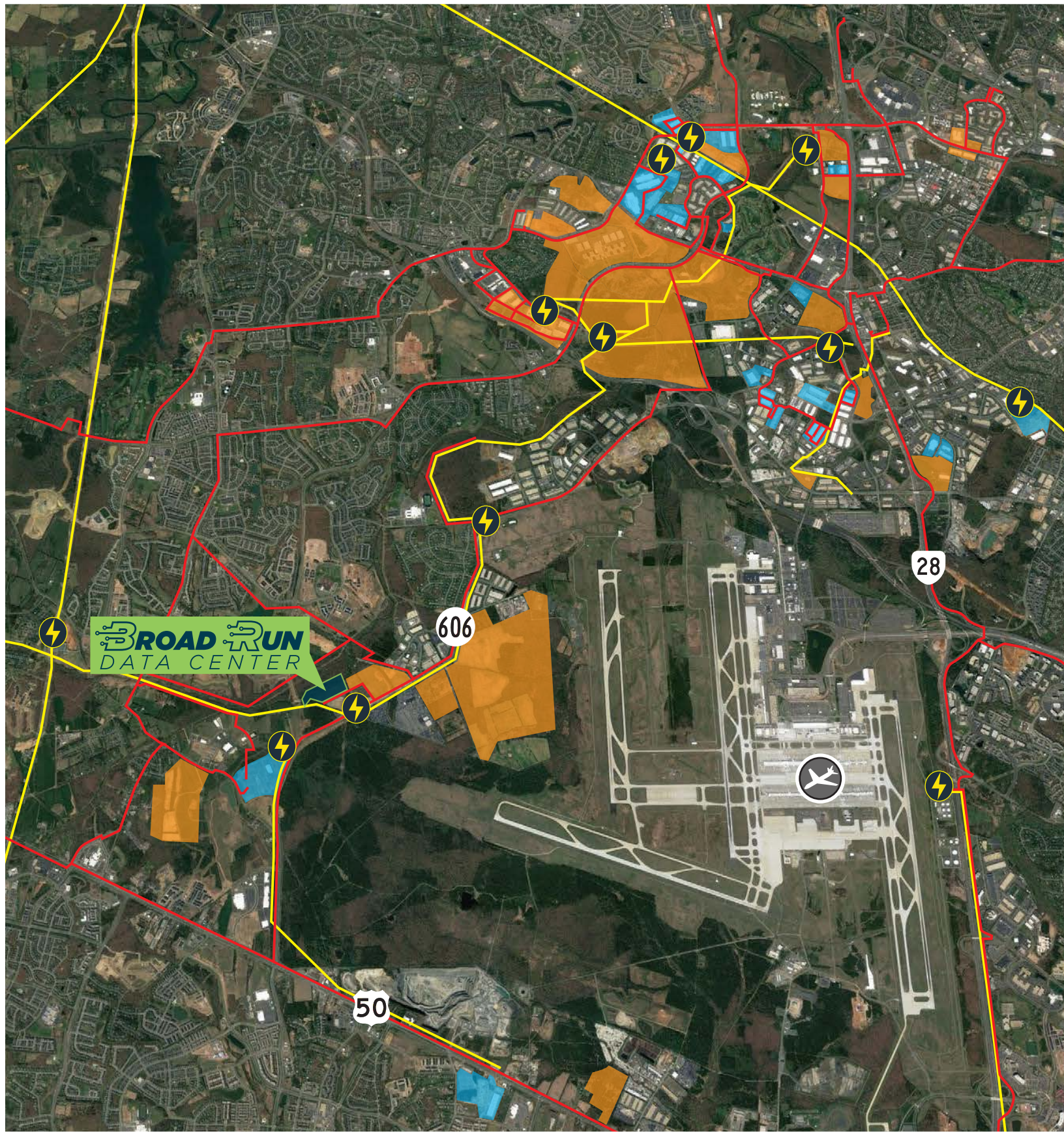
THE LARGEST DATA CENTER CLUSTER IN THE UNITED STATES

Broad Run DATA CENTER

PRIMED FOR A 465,900 SF DATA CENTER

In the past few years we have seen a steady increase in data center demand in the US. The Northern Virginia area is home to one of the world's largest clusters of data centers, and an estimated 70% of internet traffic passes through this area. With excellent connectivity and located in the data center hub region, "**Broad Run Data Center**" presents an ideal opportunity for data center development.
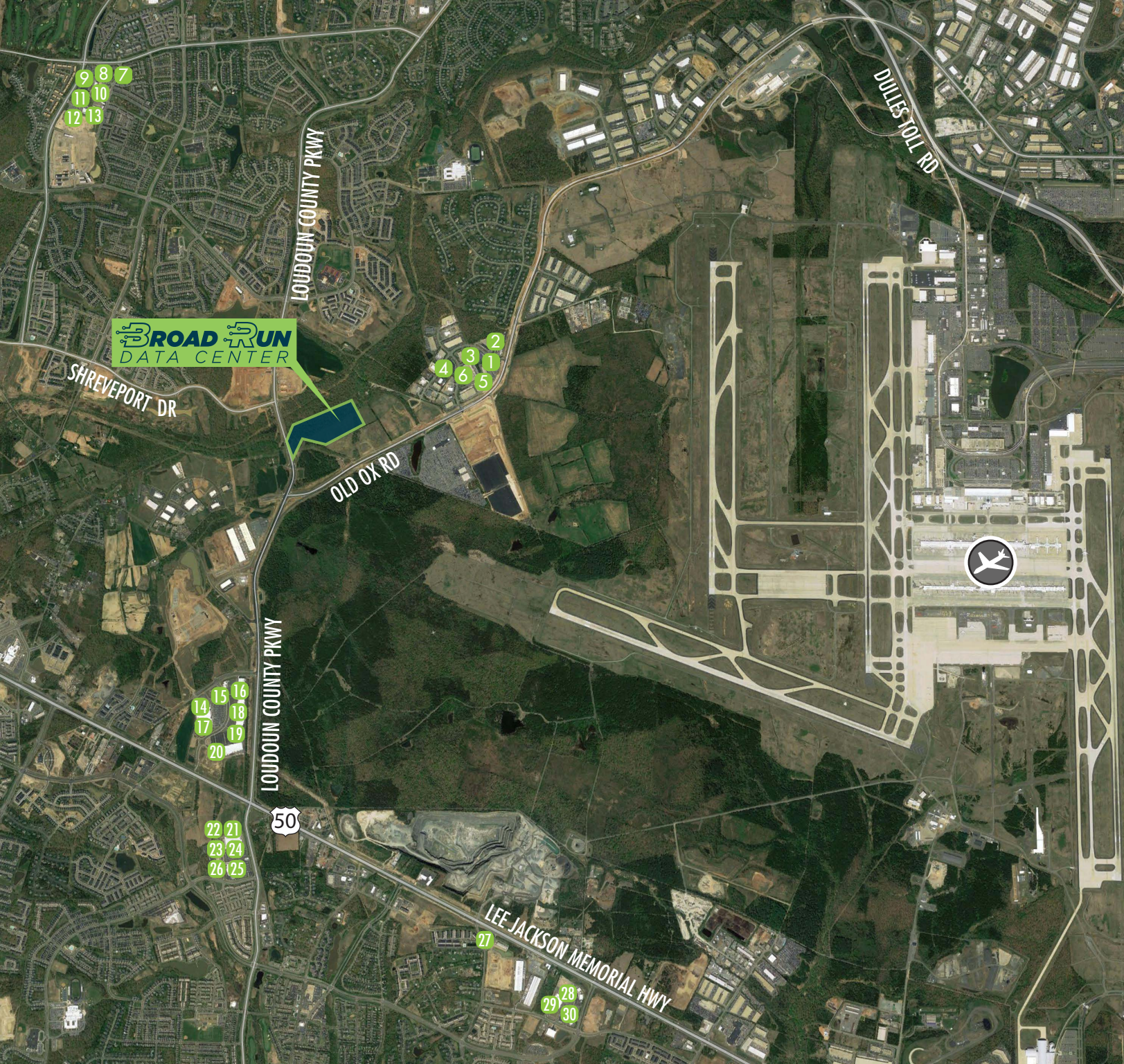
BROAD RUN
DATA CENTER

606

28

50

DATA
Data Center — Data Center (Under Development)

FIBER
Multiple Fiber Providers

POWER
Power Lines — Substations

Map labels:

DULLES TOLL RD

LOUDOUN COUNTY PKWY

BROAD RUN DATA CENTER

SHREVEPORT DR

OLD OX RD

LOUDOUN COUNTY PKWY

50

LEE JACKSON MEMORIAL HWY

AMENITIES

#	Name	#	Name	#	Name	#	Name	#	Name	#	Name
1	Exxon	6	Dulles Kabob	11	Sweet Frog	16	Petsmart	21	Ruby Tuesdays	26	Suntrust Bank
2	Arbys	7	Harris Teeter	12	Regal Cinemas	17	Walmart	22	China Wok	27	Sheetz
3	Ocelot Brewing	8	Peets Coffee	13	Onelife Fitness	18	Michaels	23	Verizon Wireless	28	Starbucks
4	McDonalds	9	Subway	14	Papa Johns	19	TJ Maxx	24	Giant Food	29	Wells Fargo
5	United Bank	10	Capital One Bank	15	Dunkin Donuts	20	Ross	25	The UPS Store	30	Walgreens

BROAD RUN *DATA CENTER*

LOUDOUN COUNTY PKWY

DATA CENTER (UNDER DEVELOPMENT)

NOVEC SUB-STATION

DATA CENTER (UNDER DEVELOPMENT)

DATA CENTER (UNDER DEVELOPMENT)

OLD OX RD

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