

BROAD RUN

DATA CENTER



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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CBRE

BROAD RUN

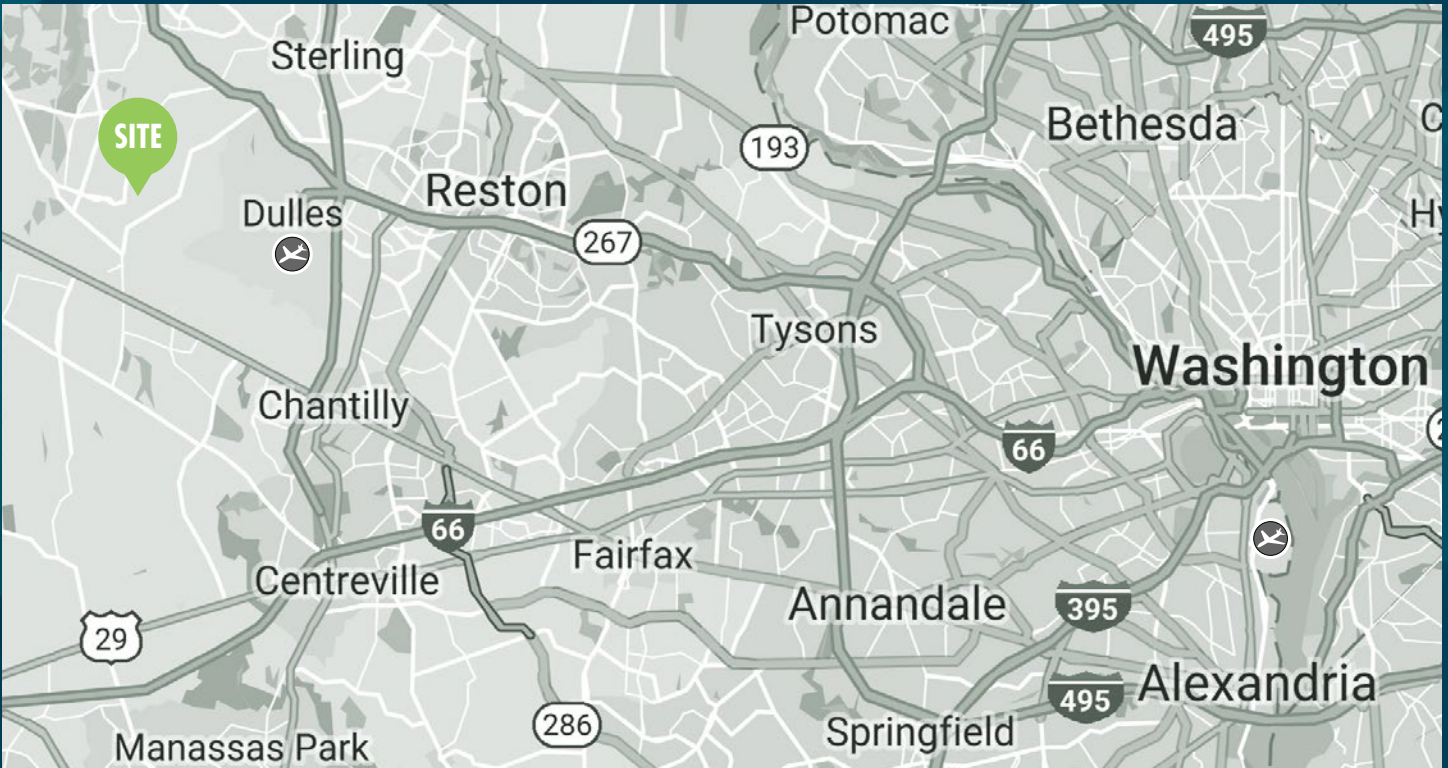
DATA CENTER

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



THE LOCATION



DISTANCE TO

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

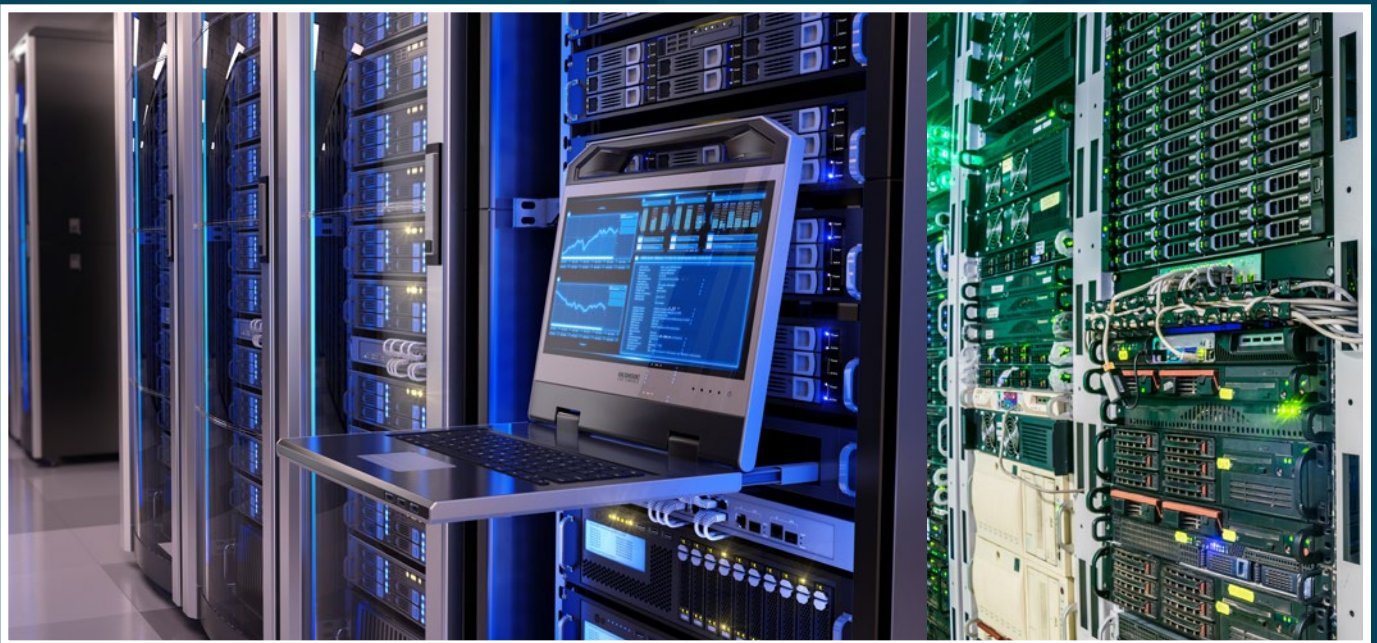


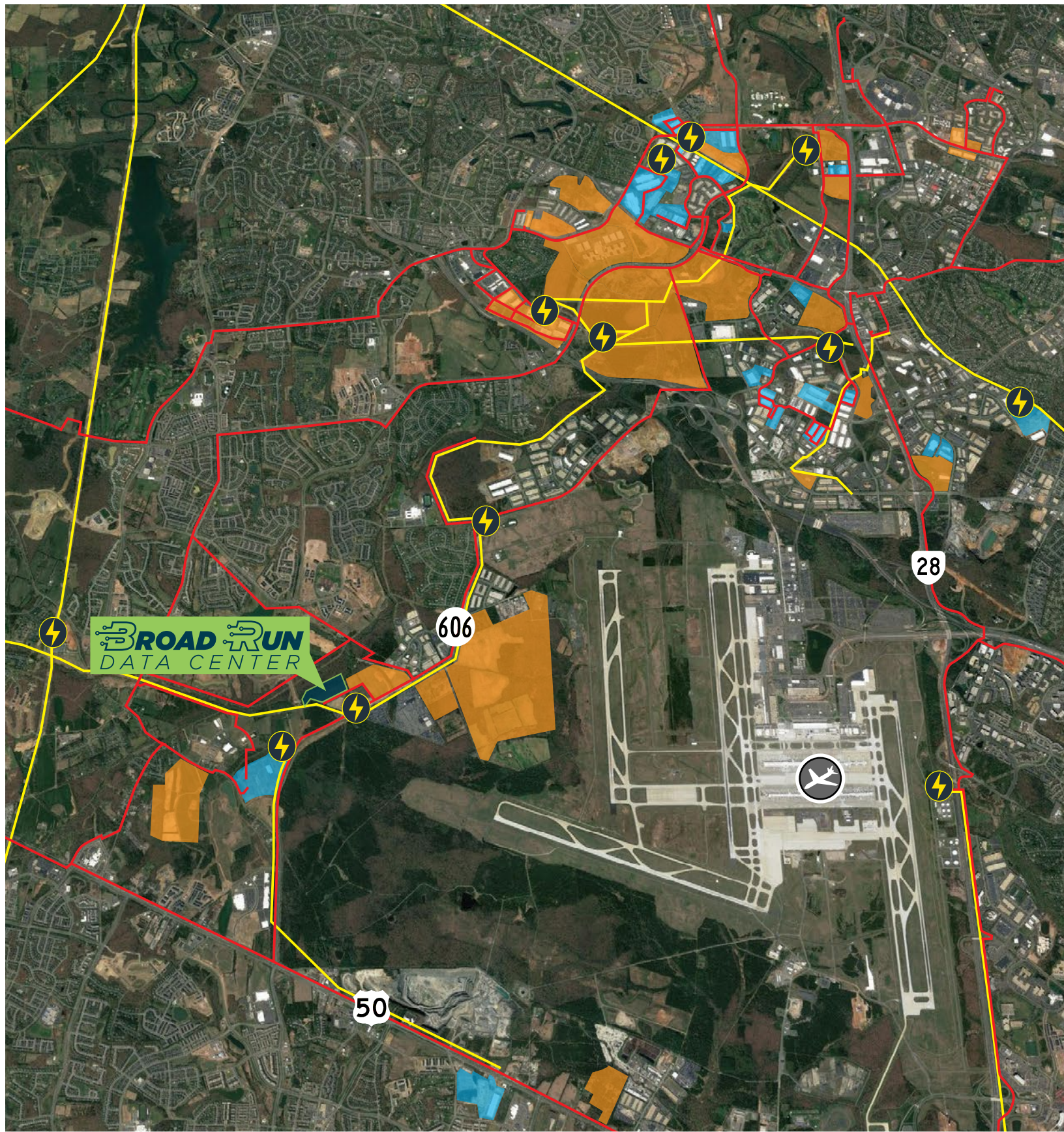
***THE LARGEST
DATA CENTER
CLUSTER IN THE
UNITED STATES***

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.





DATA

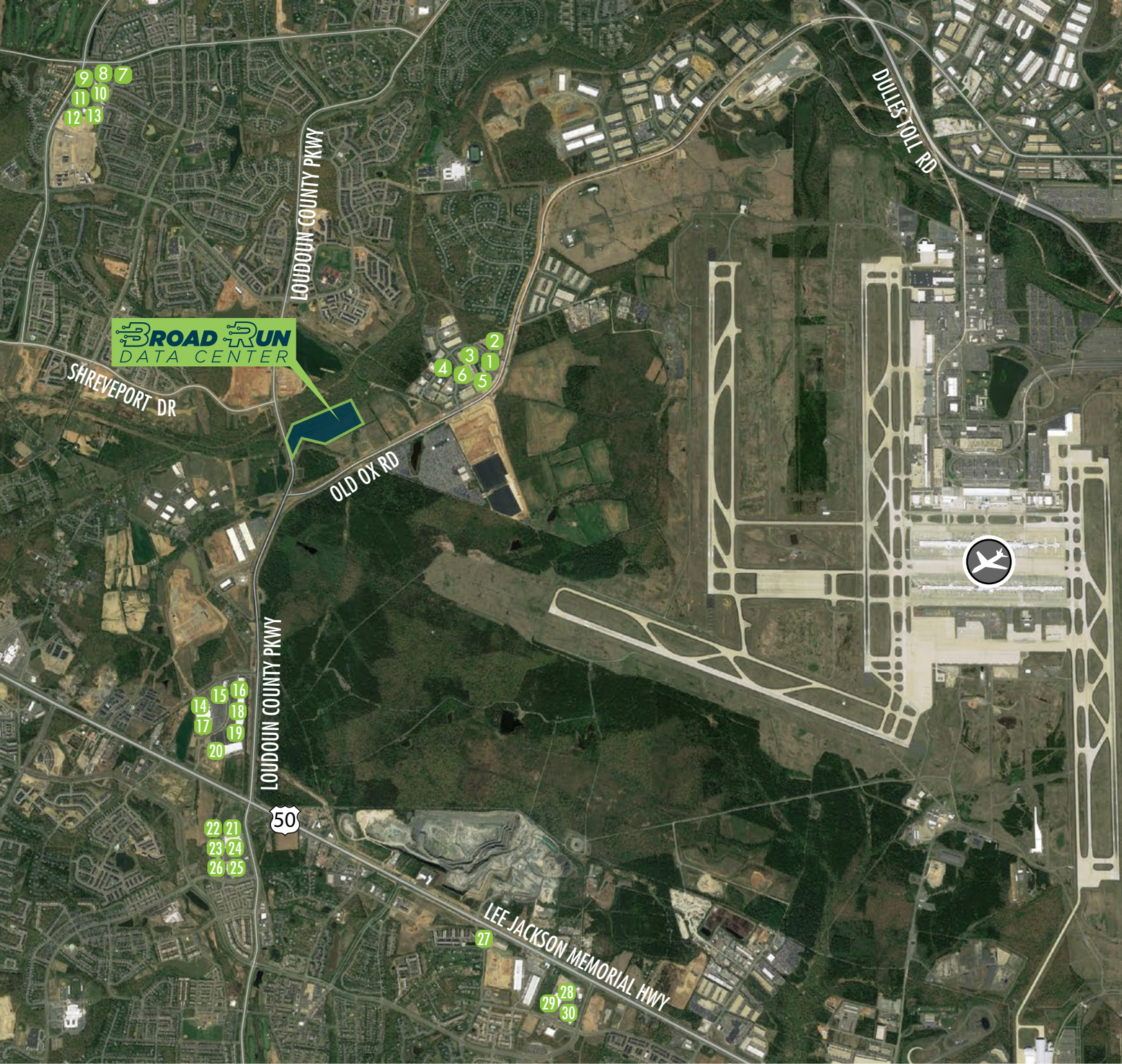
■ Data Center ■ Data Center (Under Development)

FIBER

■ Multiple Fiber Providers

POWER

■ Power Lines ⚡ Substations



AMENITIES

- | | | | | | |
|------------------|---------------------|--------------------|-------------|---------------------|------------------|
| 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

OLD OX RD

LOUDOUN COUNTY PKWY

LEE JACKSON MEMORIAL HWY

50

50

DATA CENTER
(UNDER DEVELOPMENT)

DATA CENTER

NOVEC
SUB-STATION

DATA CENTER
(UNDER DEVELOPMENT)

DATA CENTER
(UNDER DEVELOPMENT)

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DATA CENTER
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