

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

Bob Gibbs

Executive Vice President
+1 703 905 0301
bob.gibbs@cbre.com

Tony Russo

Senior Vice President
+1 703 905 0210
tony.russo@cbre.com

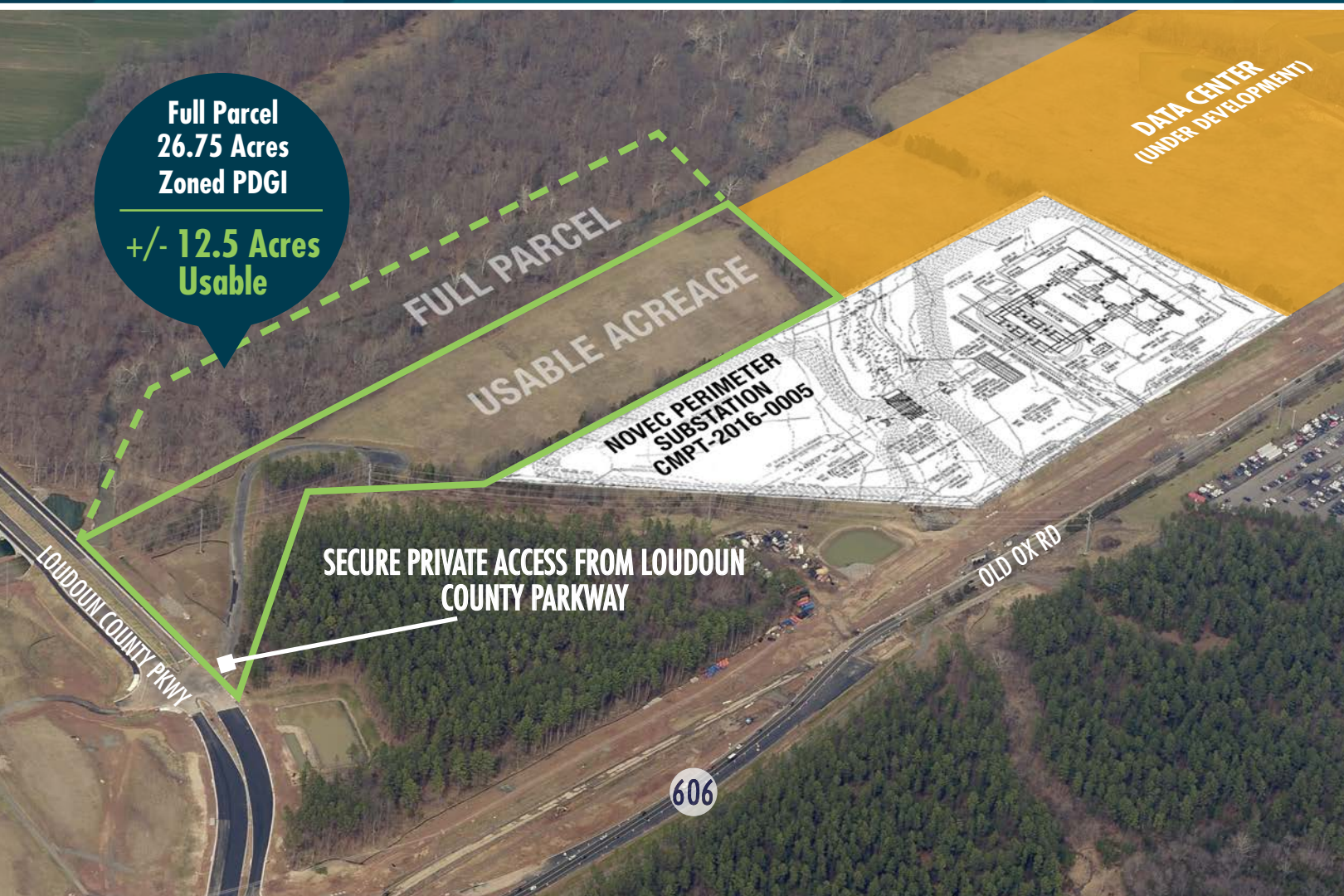
CBRE

BROAD RUN

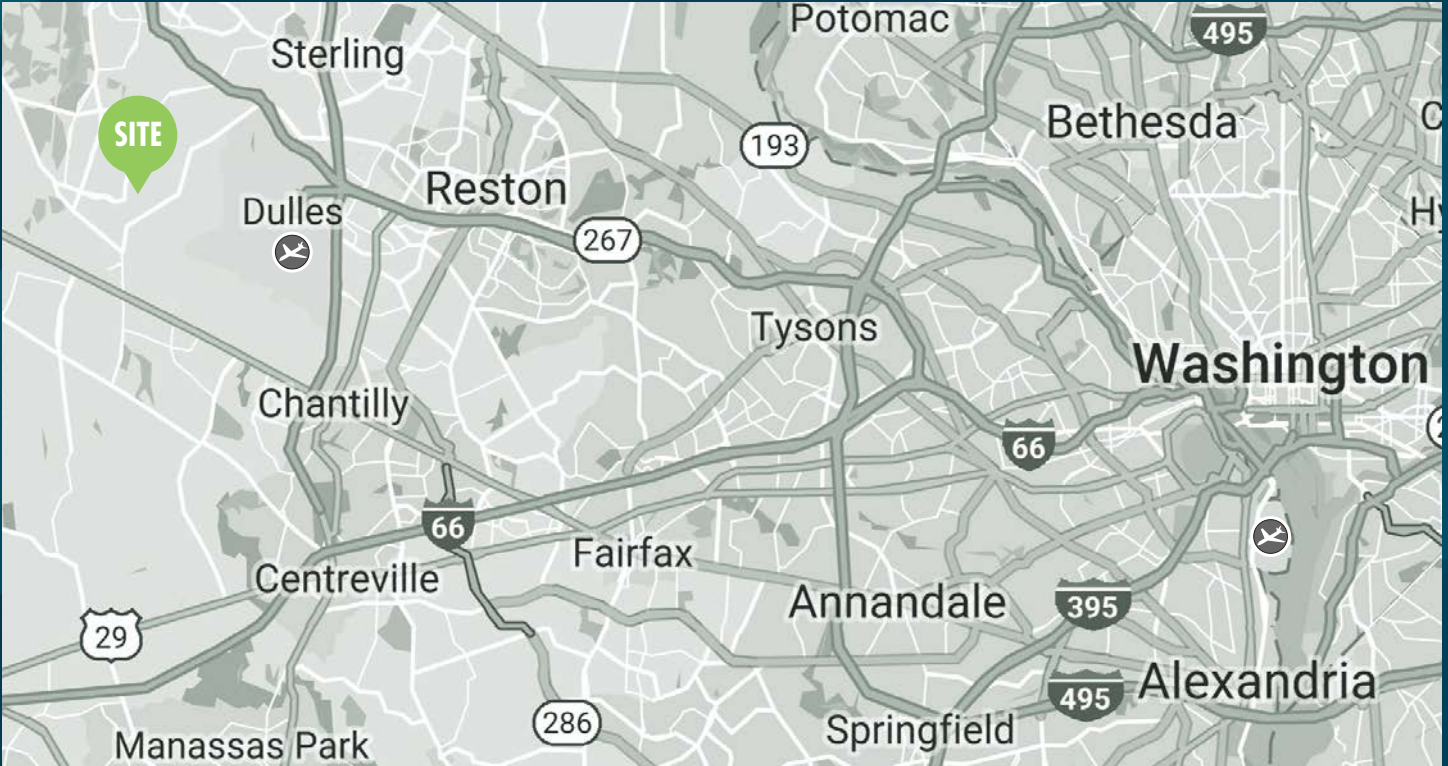
DATA CENTER

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 under construction
- ▶ FAR allows up to 465,900 SF Data Center by right
- ▶ Fiber & Utilities at Property
- ▶ Sanitary sewer designed and approved
- ▶ Water main connections available both sides of property
- ▶ Corps of engineers reviewed wetlands delineation, updated 9/5/19 (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.

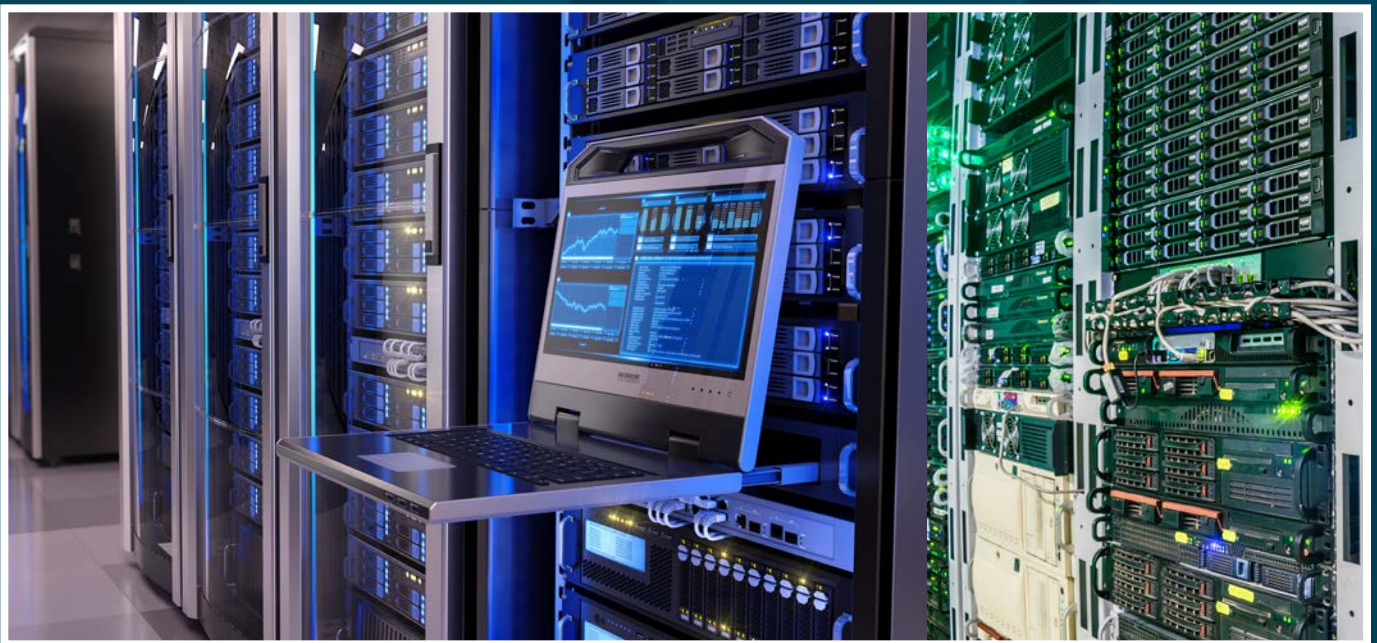


**THE LARGEST
DATA CENTER
CLUSTER IN THE
UNITED STATES**

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.





BROAD RUN
DATA CENTER

DATA

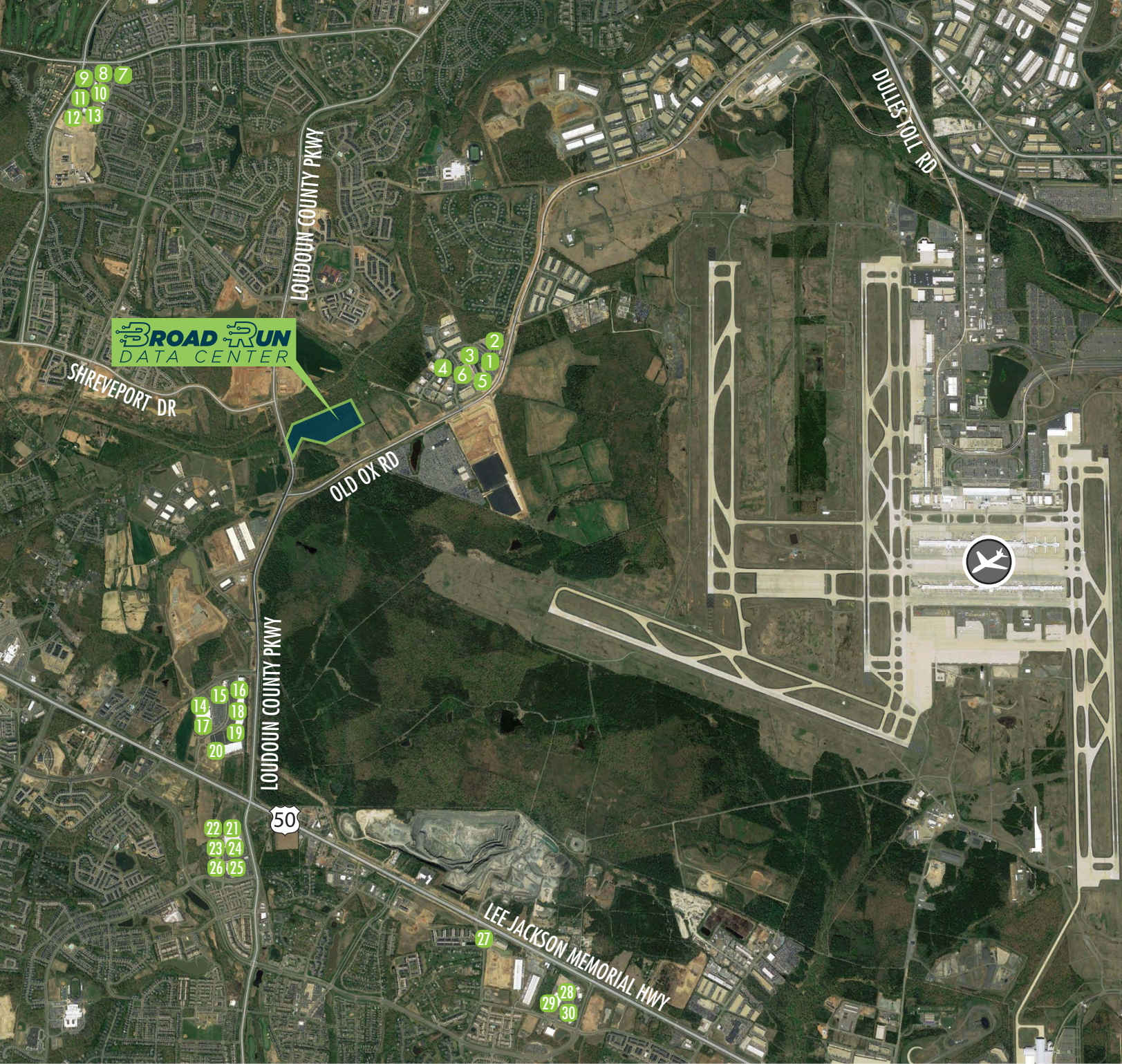
- Data Center
- Data Center (Under Development)

FIBER

- Multiple Fiber Providers

POWER

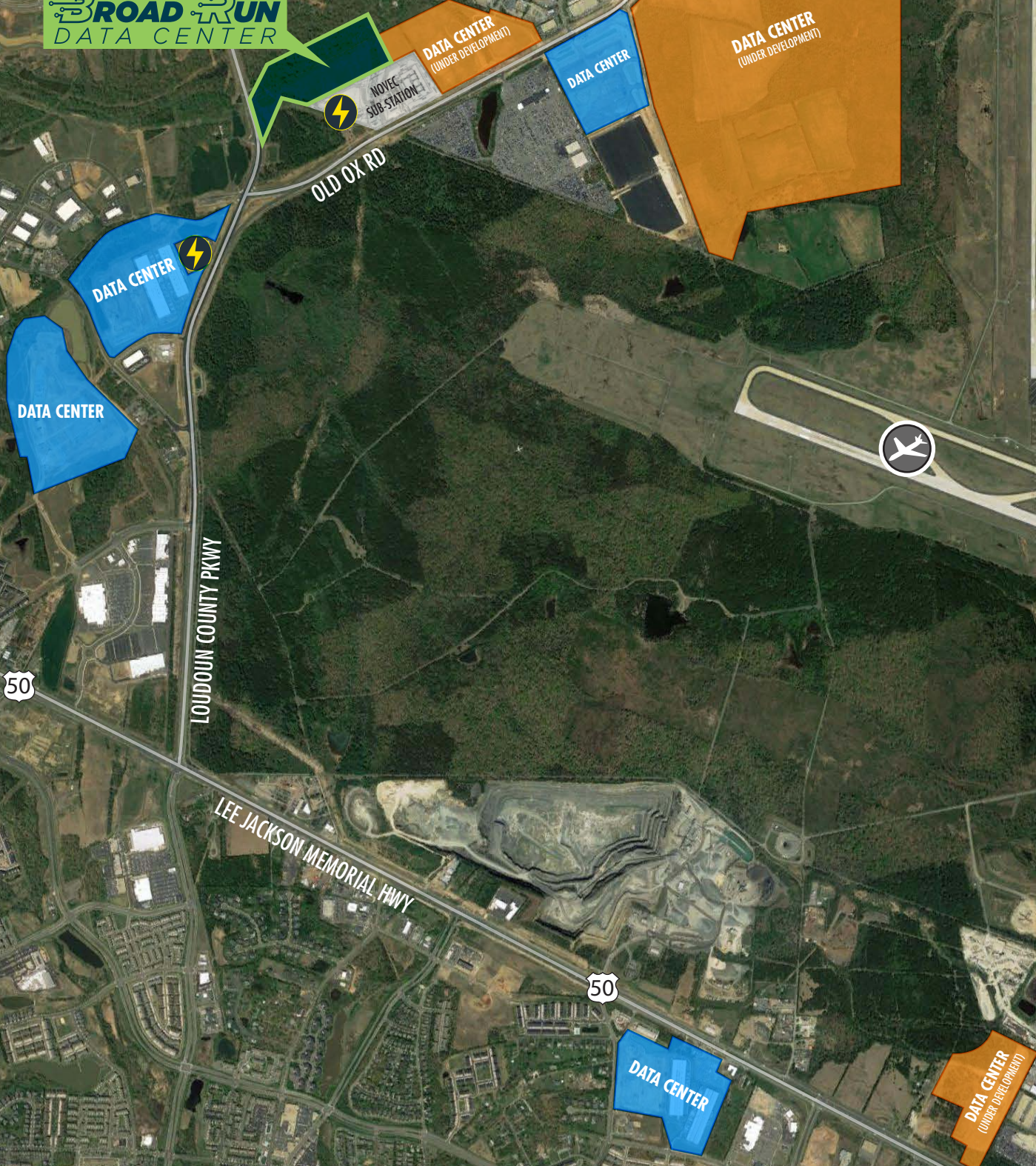
- Power Lines
- ⚡ Substations



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





Bob Gibbs

Executive Vice President

+1 703 905 0301

bob.gibbs@cbre.com

Tony Russo

Senior Vice President

+1 703 905 0210

tony.russo@cbre.com

CBRE

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.