



NVAL1 / NORTHERN VIRGINIA

Strategic Development in the World's Top Data Center Region

CAPACITY
250^{MW}

CAMPUS SIZE
1,800,000^{SQ FT}

NUMBER OF BUILDINGS
7 BUILDINGS
MASTER-PLANNED



The world runs on data. Data runs on STACK. | sales@stackinfra.com

Scale Your Footprint in North America's Most Coveted Market

Northern Virginia remains the world's largest data center market. This land- and power-constrained market is in high-demand for hyperscale, cloud, and enterprise companies looking to create tomorrow's greatest innovations. While Loudoun County is often referred to as "Data Center Alley," Prince William County is fast becoming a strong contender for the title with recent rapid growth and expansion, and STACK's massive Manassas campus answers the area's quickly growing capacity needs.

Situated on 125 acres with substantial fiber connections, STACK's Prince William County campus NVAL1 comprises at least seven data centers and provides 250MW for incredible scalability. Powering the buildings is a 150MW dedicated onsite substation, supplying low-cost power and high reliability and providing the furnace to enable top technology pioneers to forge the world's next big innovations.

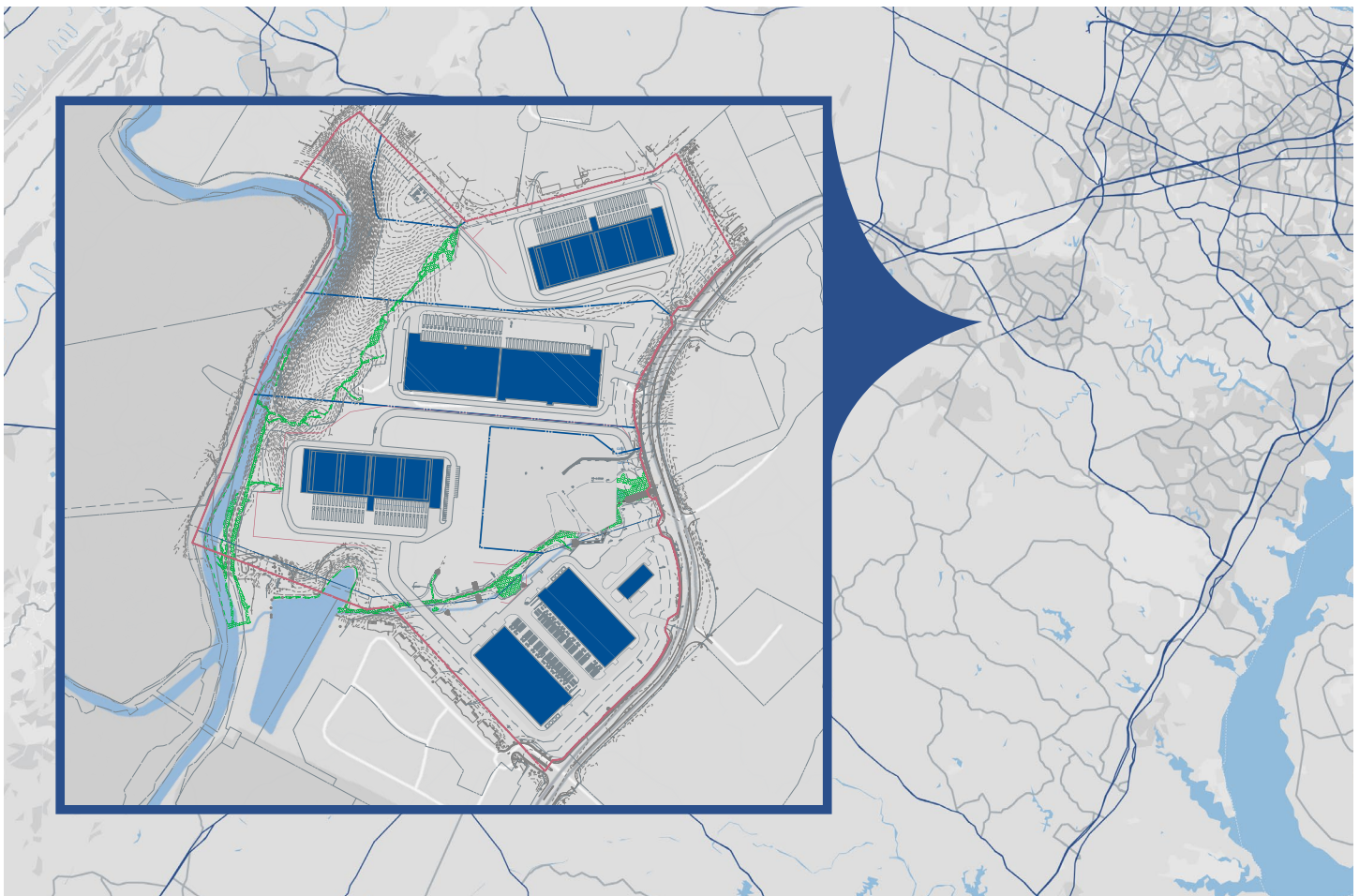
Central Location: Grow in the heart of the data center market with proximity to major East Coast availability zones and an experienced talent pool.

Comprehensive Connectivity: Supported with more than 25 Tier 1 domestic and long-haul carriers for low-latency connectivity.

Right-Sized Capacity: Choose from READYSTACK capacity for immediate availability, POWERSTACK shell deployments for optimal control, and HYPERSTACK build-to-suit for ultimate flexibility.

Robust Power: Access a dedicated on-site 150MW substation for reliable, redundant power to run your business with peace of mind.

Sustainability Focus: Powered by 100% renewable energy to help support clients' sustainability targets and corporate responsibility goals.



STACK data centers are built for maximum flexibility, efficiency, scale, and speed.

OPTIONS AVAILABLE

HYPER STACK

BUILD-TO-SUIT

Built to scale.

Our HYPERSTACK build-to-suit option gives you total flexibility and control. Choose our purpose-built Basis of Design as a starting point, or work with the STACK team to develop a customized solution for your company to grow as fast as you need.

POWER STACK

POWERED SHELL

A flexible foundation.

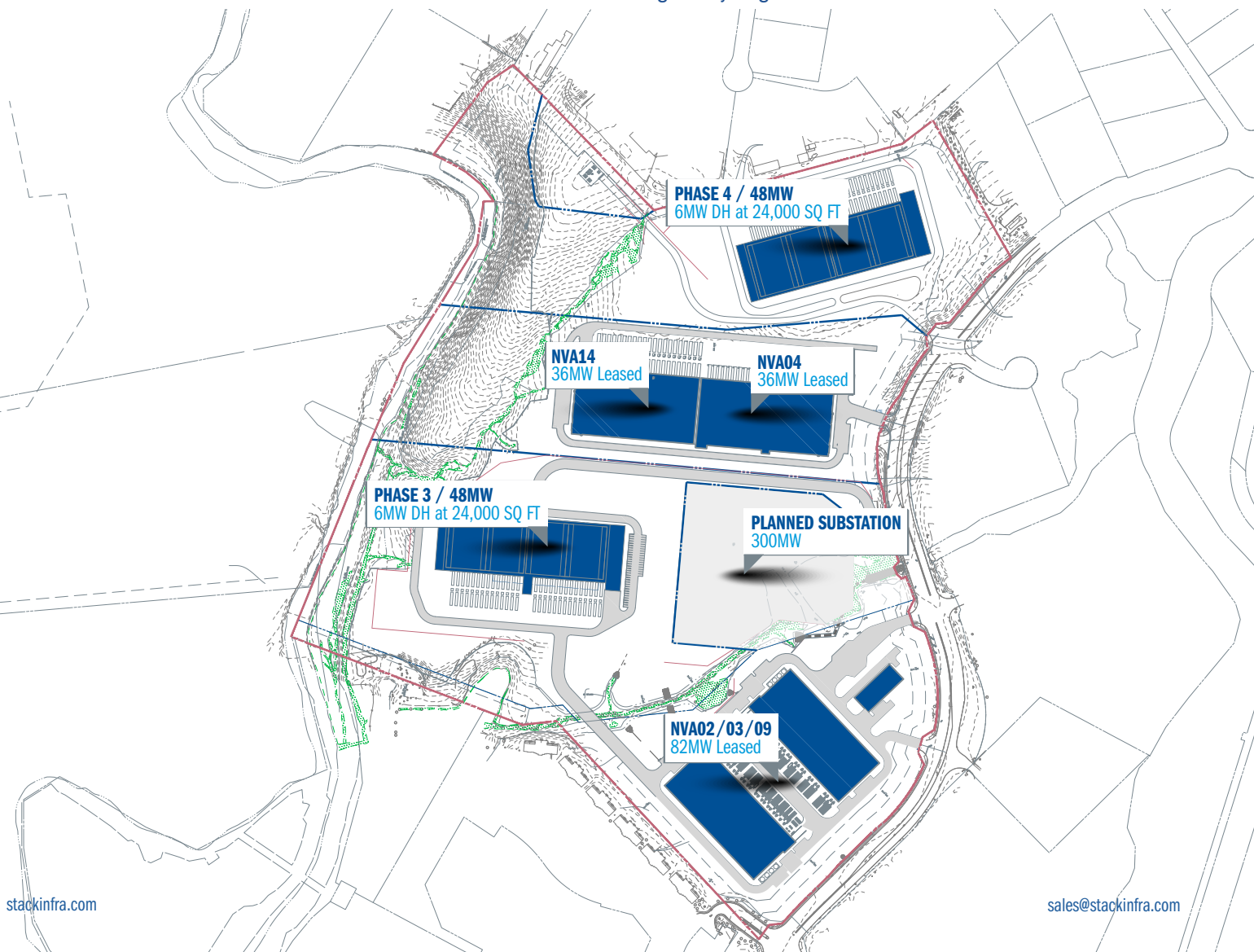
POWERSTACK powered shell solutions are customizable base buildings designed for rapid deployments of right-sized capacity on demand. They're fiber-provisioned, fit-out ready, and available fast.

READY STACK

COMMISSIONED CAPACITY

Plug in and go.

When you need capacity even faster, you need READYSTACK. These rack-ready data halls are purpose built for your immediate needs with pre-installed racks, connectivity and power. You bring the equipment. We've got everything else.



CAPACITY

Campus Size

Phase 1

- NVA02, NVA03, NVA09 (Leased): 470,000 sq. ft.

Phase 2

- NVA04 (Leased): 281,000 sq. ft.
- NVA14 (Leased): 262,000 sq. ft.

Phase 3: 380,000 to 400,000 sq. ft.

Phase 4: 380,000 to 400,000 sq. ft.

Total: 1.8 million sq. ft.

Total Capacity

Phase 1

- NVA02, NVA03, NVA09 (Leased): 82MW

Phase 2

- NVA04 (Leased): 36MW
- NVA14 (Leased): 36MW

Phase 3: 48MW

Phase 4: 48MW

Total: 250MW

Deployments

- POWERSTACK™: Immediately available shell capacity
- READYSTACK™: RackReady® data halls
- HYPERSTACK™: Build-to-suit

LOW-COST, FLEXIBLE COOLING & EFFICIENCY

Cooling

- N+1 345-ton air-cooled chillers per lineup with VSD and quick restart

Density

- Deployments supported in excess of 8kW per cabinet

SAFETY & SECURITY

Security

- 24 x 7 on-site security personnel
- Dual-factor biometric access
- CCTV coverage with 93-day retention
- Secure vehicle gates with badge access
- Perimeter fencing

Fire Protection

- Dual smoke detection including VESDA
- Dual-interlock pre-action sprinkler system

POWER & RELIABILITY

Utility Service

- Multiple utility feeds

Fuel

- 100% Renewable Energy

Substation

- 300MW dedicated onsite substation from Northern Virginia Electric Cooperative (NOVEC)

Electrical Redundancy (Generators / UPS)

- N+1 Block Redundant

Fuel Storage

- Minimum 24 hours of operation

PDU

- Client-dedicated PDU distribution

BMS Controls

- Client access to BMS portal

CONNECTIVITY

Diversity

- Each building has a minimum of 2 Meet-Me-Rooms with diverse fiber entrances

Carrier Availability

- Access to 10 networks
- Dark fiber available

AMENITIES

Work Space

- Conference and break rooms
- Complimentary WiFi
- Ample shared and dedicated office space

Storage

- Shared and private storage/staging

Client Conveniences

- Electric Vehicle (EV) parking spaces
- Showers
- Bicycle storage
- Multi-bay secure loading dock

CERTIFICATIONS SUPPORTED



Connect with your customers quickly and reliably from the epicenter of the Internet.

Learn more about our other Northern Virginia land options on our website.

METRO NETWORKS

Atlantic Broadband

Level3 Metro

Summit IG

Zayo Metro

Crown Castle

Novec

Unity Fiber

Fiberlight

Segra

Windstream

