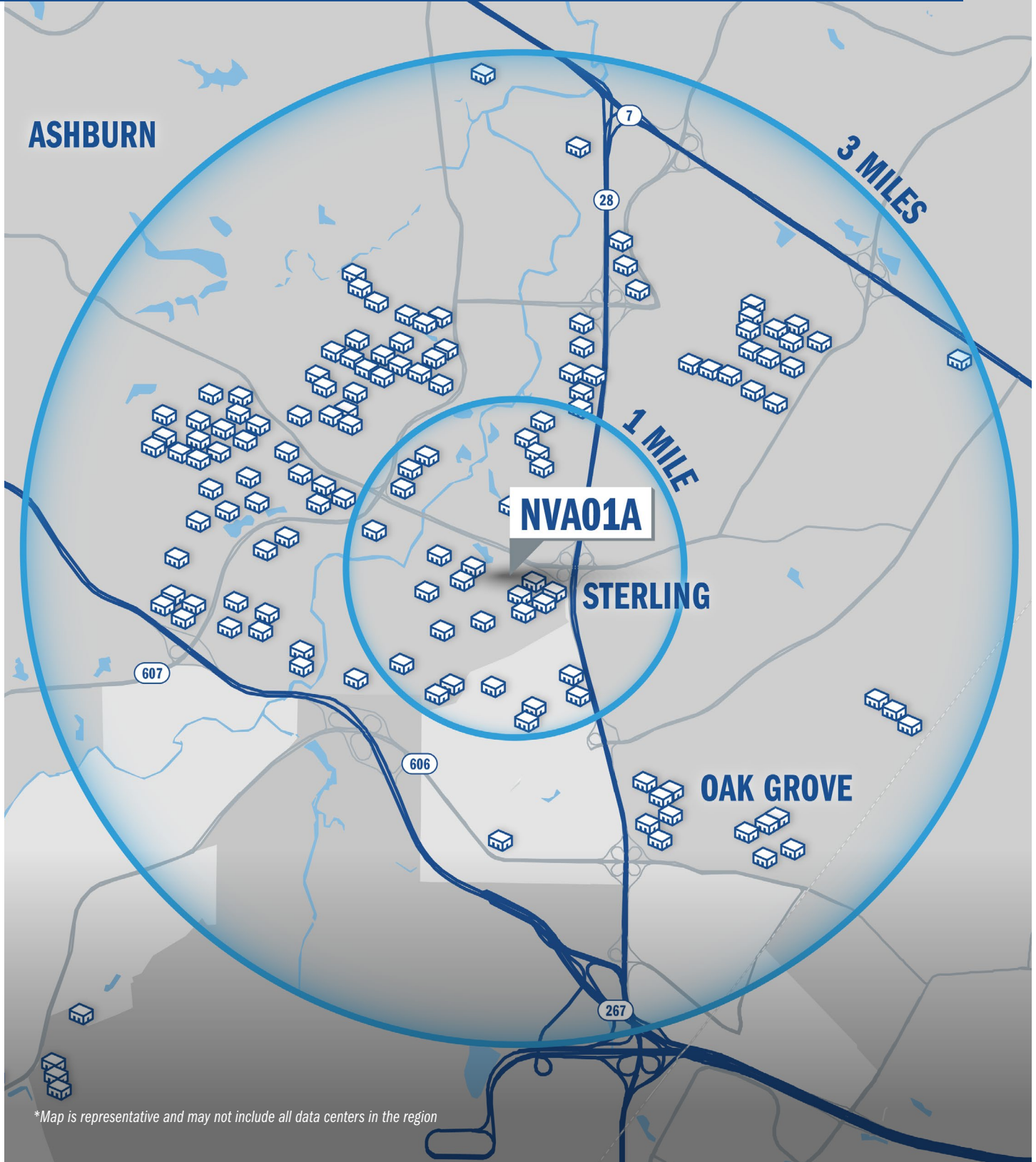




NVA01A | NORTHERN VIRGINIA

Single-tenant, Critical Capacity in Core Loudoun County



**Map is representative and may not include all data centers in the region*

GENERAL OVERVIEW



17MW of Commissioned Capacity:

Fully secured power in the most central zone of Ashburn's core.



Strategic Loudoun County Location:

Embedded within the most vital and competitive market on earth.



Exclusive Single-Tenant Opportunity:

Dedicated facility in Data Center Alley.



Simplified Site Selection: Flexible, commission-ready capacity as early as 4Q26.

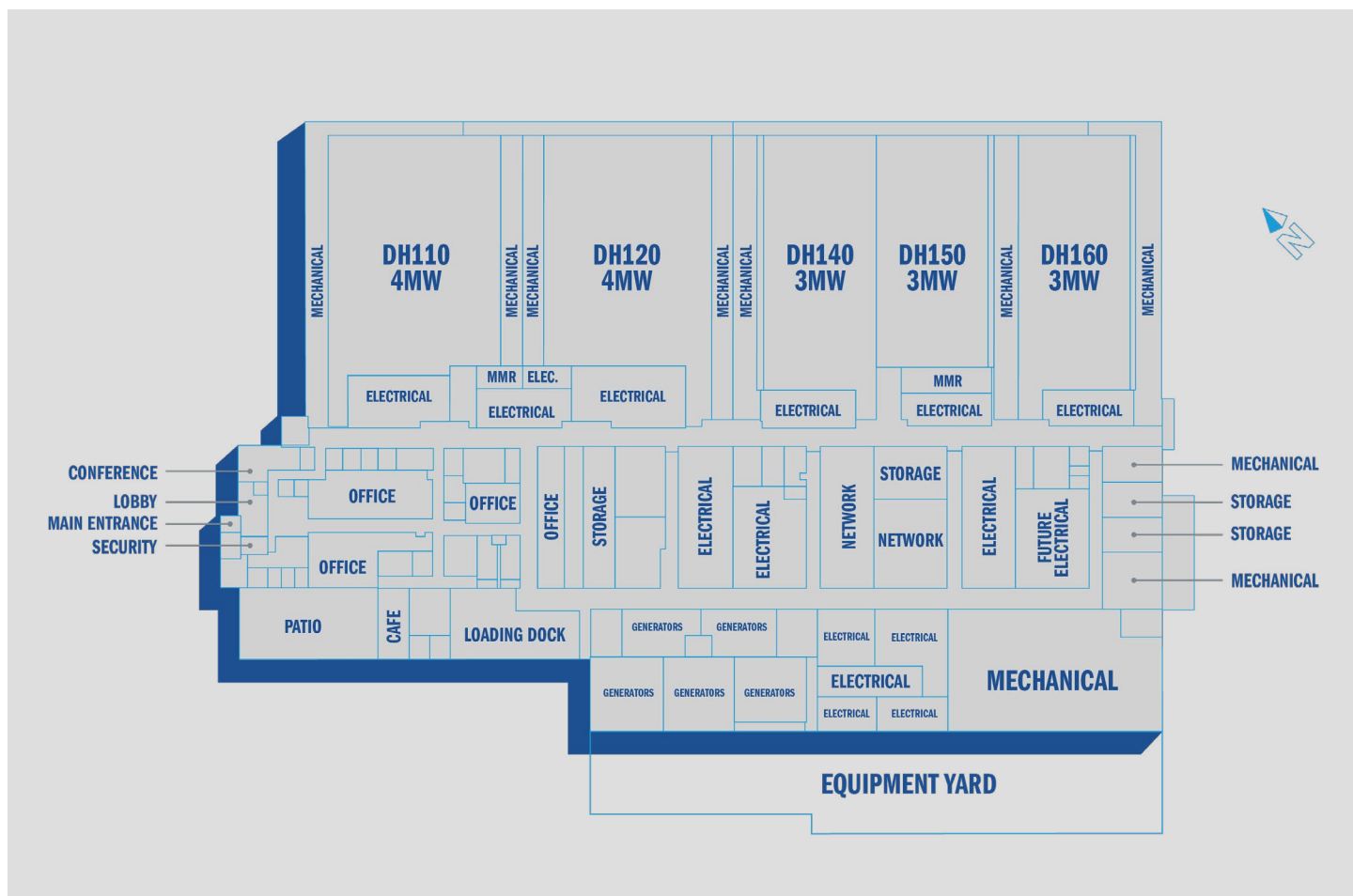


Speed and Certainty:

Early access beginning 3Q26.



Purpose-built AI/ML Density: Closed loop, hybrid system ready for liquid cooling deployments.



Facility Overview

- 17MW capacity
- 180,000 SQ. FT.
- 2 x 4MW and 3 x 3MW data halls
- Concurrently maintainable infrastructure

Power & Reliability

- N utility power via underground feeders
- Block and distributed redundant data halls
- 2N PDUs (415/240V)
- Branch distribution in place

Mechanical

- Chilled water provided by 2 discrete chiller plants
- Liquid cooling options available
- Currently Data Halls are 100% air cooled
- 72°F supply air temperature with 28°F dT

Fire & Safety

- Double interlock pre-action system with VESDA
- Separately zoned data halls
- Above 500-year flood plain

Security

- 24/7 on-site security with dual-factor biometric access
- Comprehensive CCTV coverage with 93-day retention
- Secure perimeter with gated vehicle access

Amenities

- Conference rooms, complimentary WiFi, and available office space
- Bicycle storage, showers, and secure multi-bay loading dock
- Dedicated storage and staging areas
- Secured parking including EV

Connectivity

- Redundant MMRs with power and cooling
- Additional network rooms available

Certifications Supported



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