

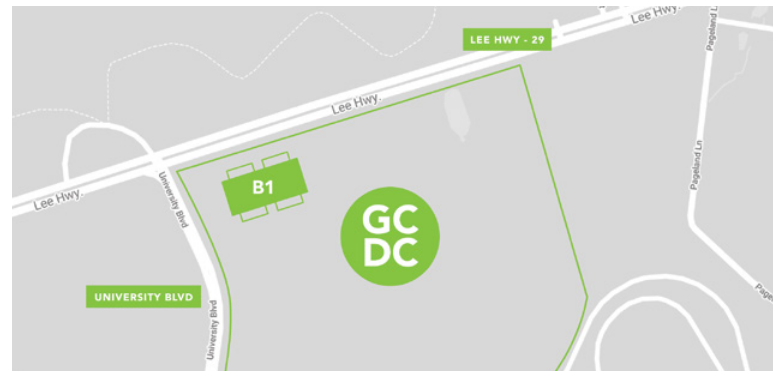


## PHASE ONE NOW LEASING 72MW DATA CENTER

The latest hub in Northern Virginia's booming Data Center Alley, Gainesville Crossing Data Campus (GCDC) is a 130-acre master-planned campus for secure, sustainable, and scalable growth. This multi-phase project in a premier location outside of Washington DC encompasses 2.3 million square feet with 1.1 million square feet of data center capacity powered by Dominion.

### OCCUPANCY

- 503,000 SF facility
- 230,000 SF data hall capacity
- 72 MW of power
- Planned - SOC 1 and SOC 2
- Powered by Dominion served by an on-site substation capable of generating 300MW+ of usable power
- Premier location with immediate access to I-66 and Lee Highway in Prince William County, Virginia, with dedicated entrance off Hwy 29
- 30 minutes from Dulles International Airport
- Two-story data center/office
- Ground up development in master-planned campus



## POWER

- Dedicated on-site DVP 135kV substation with redundant feeds
- 2N, 35kV distribution to each data hall and building
- Distributed and block redundant topologies available
- Build-to-suit options
- N+1 generators; minimum 48 hours of on-site fuel storage
- Low voltage power via overhead busway or RPP

## COOLING

- High-efficiency air cooled chillers
- N+1 or better across mechanical systems
- Air cooled cabinets to 20kW+
- Liquid cooled options available

## SECURITY

- Dense site screening with full high-security perimeter fence
- High-security entry systems
- Multifactor authentication to all critical areas
- On-site 24-hour security team
- Surveillance and access control systems sitewide

## CONNECTIVITY

- Site-wide diverse duct banks
- Multiple shared and dedicated zero vaults available
- Redundant MPOE and MMR architecture
- All major Tier 1 and Tier 2 providers available

## FIRE PROTECTION

- VESDA in all IT and critical environment rooms
- Double interlocked pre-action system with on-site nitrogen generation
- All data halls and critical rooms independently zoned

## CERTIFICATIONS + COMPLIANCE - IN PROGRESS

- ISO/IEC 27001
- SOC 1 and SOC 2
- PCI DSS
- FISMA High

## SUSTAINABILITY

- LEED certified
- High-efficiency WUE and PUE

## AMENITIES

- 30,000 SF customer office and logistics spaces per building
- EV charging bays

