

Follow the Data to Loudoun County, Virginia

Just 25 miles from the nation's capital in Loudoun County, Virginia is the home of Data Center Alley, the largest concentration of data centers in the world.

- Seventy percent of all Internet traffic flows through Loudoun data centers every day.
- Loudoun has almost six million square feet of data centers, with another three million approved or under construction.
- This region has the largest concentration of tech workers in the U.S.

If you've ever flown into Dulles International Airport, you've been to Loudoun. Come back to where your data goes.



Artist's rendering of data flowing through Loudoun County, Virginia.

Come to Where the Data Goes

“Over the past decade, I’ve personally helped dozens of the world’s top data centers locate and thrive in Loudoun. I know your industry, and I know how to get you what you need. Call me today.”

Buddy Rizer, Director
Loudoun Economic Development

1-(800)-LOUDOUN



Power/Fiber/ Water

“The power is reliable, available and cost-competitive, thanks to our friends at Dominion Virginia Power. Second, the fiber and telecommunications are among the best in the world... The reason we are staying and growing in Virginia is because of the community in ‘Data Center Alley’ that brings together the best customers, suppliers, partners, employees and legislators in the high-tech industry.”

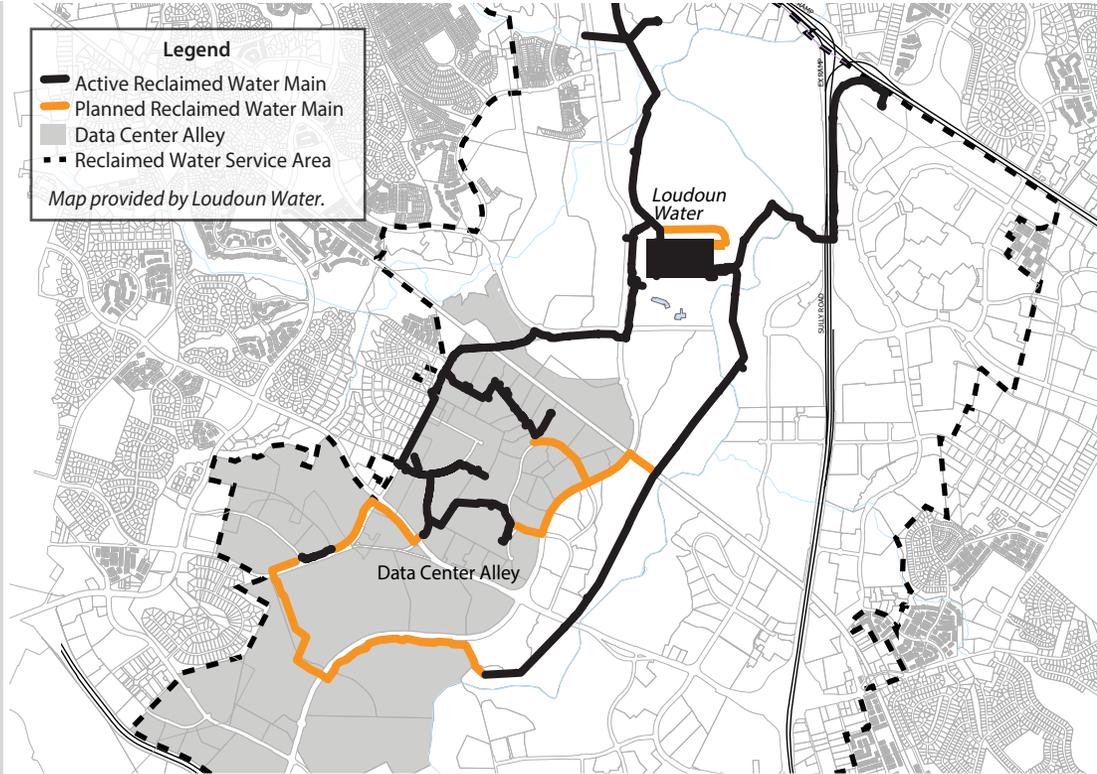
Jim Leach, Vice President of Marketing
RagingWire



Power/Fiber/ Water

Loudoun's commercially-zoned land offers:

- Critical connectivity with one of the most robust supply of fiber networks.
- Ready access to utilities on commercially zoned land.
- IBX Internet switchpoint, which is a major center for ISP interconnecting traffic.
- Offices for virtually every major telecommunications provider in the country.
- Abundant and affordable electric power through Dominion Virginia Power and NOVEC.
- Multiple substations along major business corridors.
- A variety of natural gas options.
- Potable water and reclaimed water through Loudoun Water.



The Fast-Track Process

This program saves companies time and money by streamlining the commercial development process. Qualified businesses in the industries we target will work with a dedicated project manager who will coordinate the project team's review and approvals. The average process time is two months; several projects have reached conditional approval in 14 business days.



Incentives

Companies that are moving to or expanding in Loudoun may be eligible for incentives or financing opportunities. Incentives are generally limited to companies in:

- Information, Communications and Technology
- Airport-Related/Air Cargo/Aerospace
- Health I.T.
- Federal Government Contracting
- Destination Retail
- Agriculture

Data center incentives are best-in-class in Virginia with a five percent tax exemption on servers, generators, chillers and server-related equipment. Incentives are granted at the discretion of the Loudoun County Board of Supervisors.



Living in Loudoun

Loudoun offers a quality of life that is unique in the U.S. Our gorgeous landscape, access to world-class arts and entertainment, highly rated school system, superior health care, low crime rate and low unemployment make Loudoun one of America's top-ranked communities.



Working in Loudoun

- CNNMoney recently ranked Loudoun #1 in the U.S. for job growth.
- Nearly 20 percent of Loudoun jobs are in the tech industry.
- Loudoun is home to almost 10,000 businesses, including Orbital, Raytheon and Verizon Business.
- Loudoun had almost 600 new startups set up shop last year.
- Three new Silver Line train stations will open here in 2018, connecting Loudoun to D.C. and its Maryland suburbs by commuter rail.



Data Centers in Loudoun

“We have locations throughout the United States, but Loudoun is probably the one that understands the data center market the most, and allows... our business to grow and prosper, and makes it easy for us to do business here in Loudoun.”

Peter Stevenson, CEO
Latisys



10 Available Pre-Certified Sites in Loudoun

The following cards represent 10 available pre-certified sites in Loudoun.

- 1 Compass Creek
- 2 Stonewall Secure Business Park
- 3 Goose Creek Village
- 4 West Dulles Industrial Park
- 5 West Dulles Station
- 6 Broad Run Business Center
- 7 Lexington Seven
- 8 Pacific Park
- 9 Transdulles Centre
- 10 Maries Road

Other options available; contact Buddy Rizer at 1-(800)-LOUDOUN.



1 Compass Creek

65
Acres

218,580
Available Square Footage

 Water

 Adequate Power



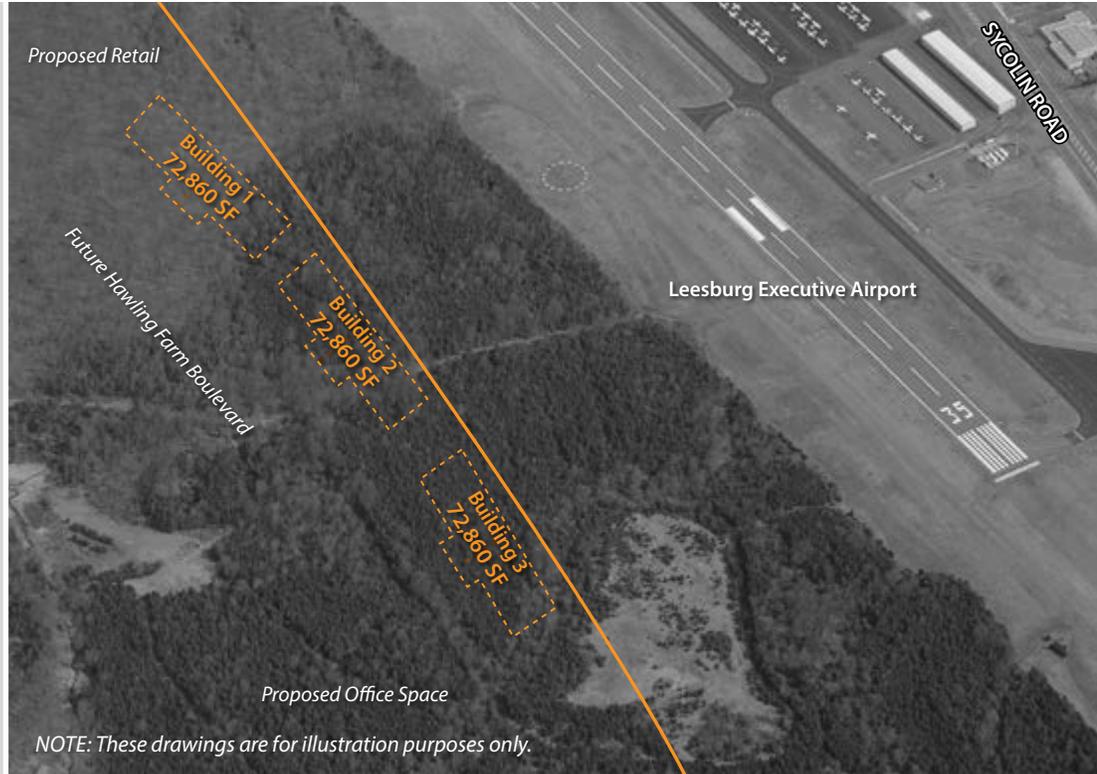
1 Compass Creek

Broker Company
Peterson Companies

Broker Contact
Jim Mertz
703-631-7585
jmertz@petersoncos.com

Zoning
PD-IP

Pin number
235-20-1426 (portion)



2 Stonewall Secure Business Park

192

Acres

3.9 million

Available Square Footage



Water



Adequate Power



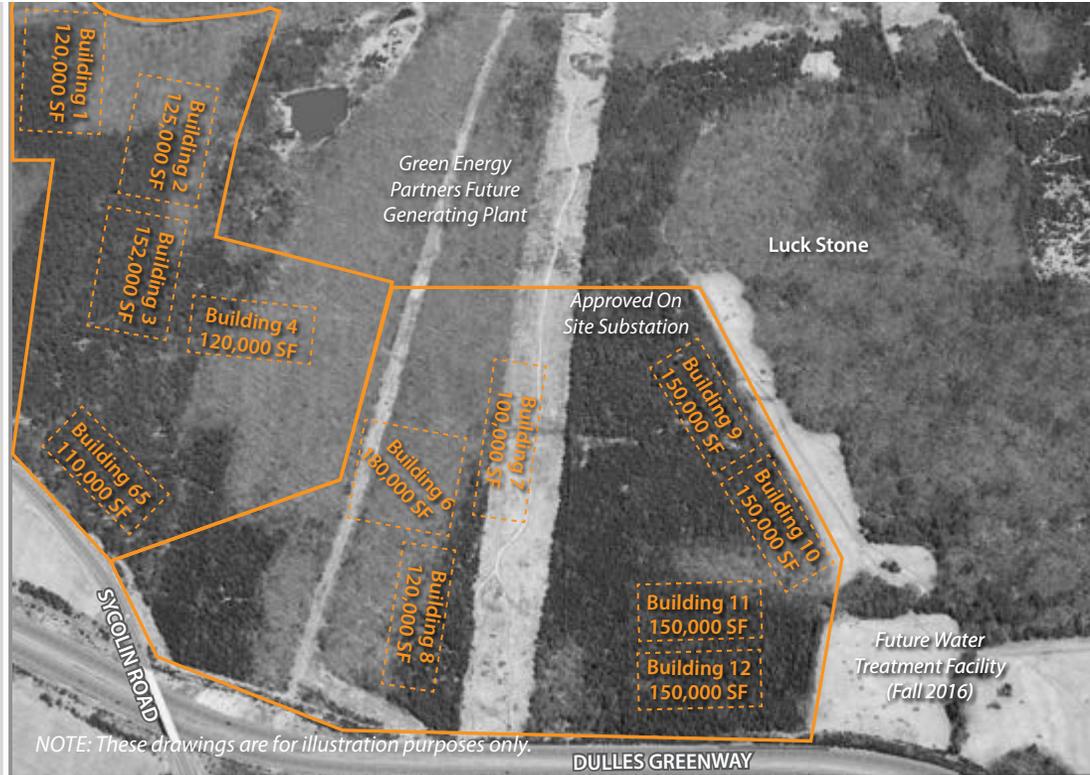
2 Stonewall Secure Business Park

Broker Company
Andrews Community Investment

Broker Contact
John A. Andrews II
540-338-9040
andcominv@aol.com

Zoning
PD-IP

Pin number
194-49-8227
194-48-6020



3 Goose Creek Village

30

Acres

800,000

Available Square Footage



Water



Adequate Power



3 Goose Creek Village

Owner/Seller
Goose Creek Commercial LLC

Contact
John Paltineanu
202-887-4806
johnp@goosecreekvillage.com

Zoning
PD-OP (93R)

Pin number
153-17-2373 (portion)



4 West Dulles Industrial Park

82.2

Acres

1,300,000

Available Square Footage



Water



Adequate Power



Washington Dulles
International Airport

4 West Dulles Industrial Park

Broker Company
CBRE

Broker Contact
John Ryan
703-288-2541
john.r.ryan@cbre.com

Joe McDonnell
703-288-2547
jod.mcdonnell@cbre.com

Zoning
PD-GI

Pin number
124-29-9944

CBRE



5 West Dulles Station

28.4

Acres

515,800

Available Square Footage



Water



Adequate Power



5 West Dulles Station

Broker Company
WestDulles Properties, Inc.

Broker Contact
Mark Hassinger
703-728-9682
markh@westdulles.com

Kyle Wells
703-788-1717
kylew@westdulles.com

Zoning
PD-IP

Pin number
063-49-6156



6 Broad Run Business Center

23.6

Acres

362,000

Available Square Footage



Water



Reclaimed Water



Adequate Power



6 Broad Run Business Center

Broker Company
CBRE

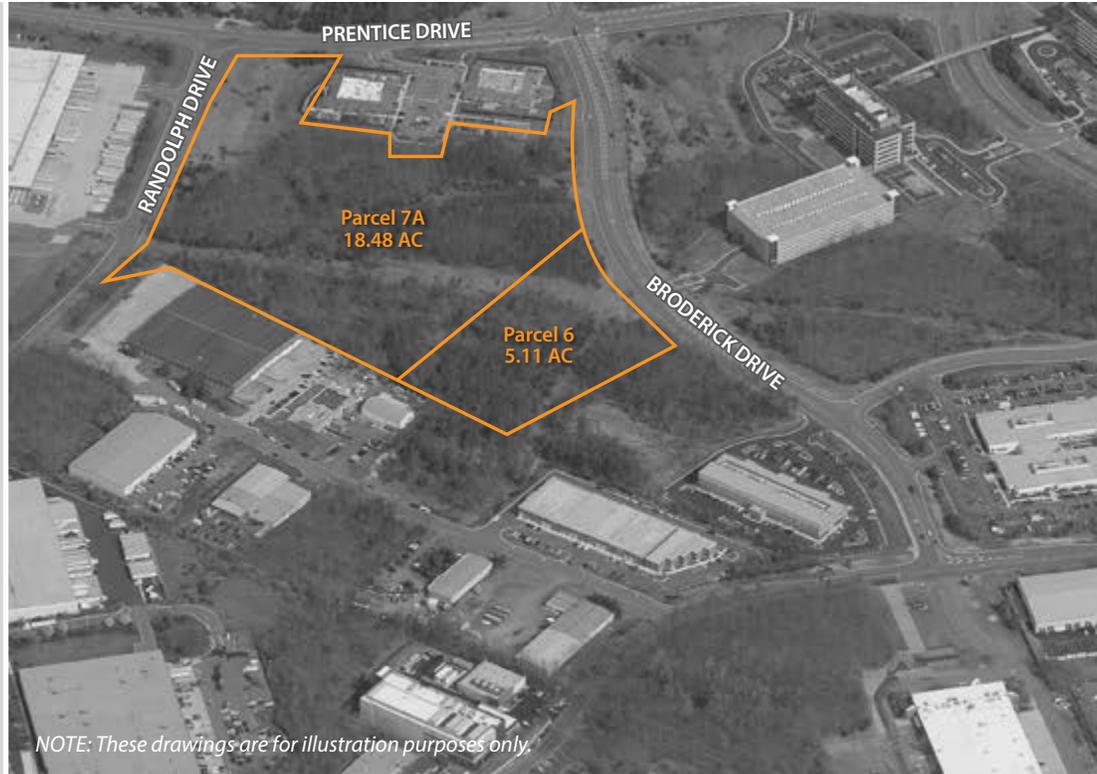
Broker Contact
John Ryan
john.r.ryan@cbre.com
703-288-2541

Rob Faktorow
703-905-0205
rob.faktorow@cbre.com

Zoning
PD-IP
PD-GI

Pin number
044-25-3807
044-15-8360

CBRE



7 Lexington Seven

26
Acres

450,000
Available Square Footage

-  Water
-  Adequate Power



7 Lexington Seven

Broker Company
CBRE

Broker Contact
John Ryan
703-288-2541
john.r.ryan@cbre.com

Joe McDonnell
703-288-2547
joe.mcdonnell@cbre.com

Zoning
PD-OP

Pin number
056-17-2321
056-17-6795
057-48-4066



8 Pacific Park



8 Pacific Park

Broker Company
CBRE

Broker Contact
John Ryan
703-288-2541
john.r.ryan@cbre.com

Rob Faktorow
703-905-0205
rob.faktorow@cbre.com

Zoning
PD-OP

Pin number
044-28-5198

CBRE



9 Transdullles Centre

35

Acres

415,359

Available Square Footage



Water



Reclaimed Water



Adequate Power



9 Transduller Centre

Broker Company
Duke Realty

Broker Contact
Battista Orcino
703-578-7773
battista.orcino@dukerealty.com

Zoning
PD-IP

Pin number
033-10-0674



10 Maries Road

20

Acres

330,000

Available Square Footage



Water



Adequate Power



10 Maries Road

Broker Company
CBRE

Broker Contact
John Ryan
703-288-2541
john.r.ryan@cbre.com

Joe McDonnell
703-288-2547
joe.mcdonnell@cbre.com

Zoning
PD-IP

Pin number
030-28-6764
030-29-6913
030-29-2034 (Possible)

CBRE

biz.loudoun.gov

