

75 ACRE DATA CENTER DEVELOPMENT SITE

Vint Hill Technology Campus, Fauquier County, VA

EXECUTIVE SUMMARY



Thomas & Co. Realty Advisors and North American Data Centers (NADC) are pleased to offer a new data center site and development opportunity within Northern Virginia. Vint Hill Technology Campus (VHTC) comprises approximately 75 acres of property zoned PCID, where data centers are a by-right use.

The site is adjacent to the FAA Potomac Tricon Center and the OVH Data Center. The project has diverse access to multiple fiber providers for minimal latency.

The owner is in the process of securing additional square footage (FAR) in excess of 1,000,000 square feet.

Power is provided by NOVEC at a future substation on the property. A second redundant substation is in discussion with NOVEC within Vint Hill. Water service is provided by Buckland WSA which is owned and controlled by the developer.

Local and state government entities are supportive of data center development, including expedited construction permitting, a sales tax exemption for equipment used in qualifying data center projects and other incentives.



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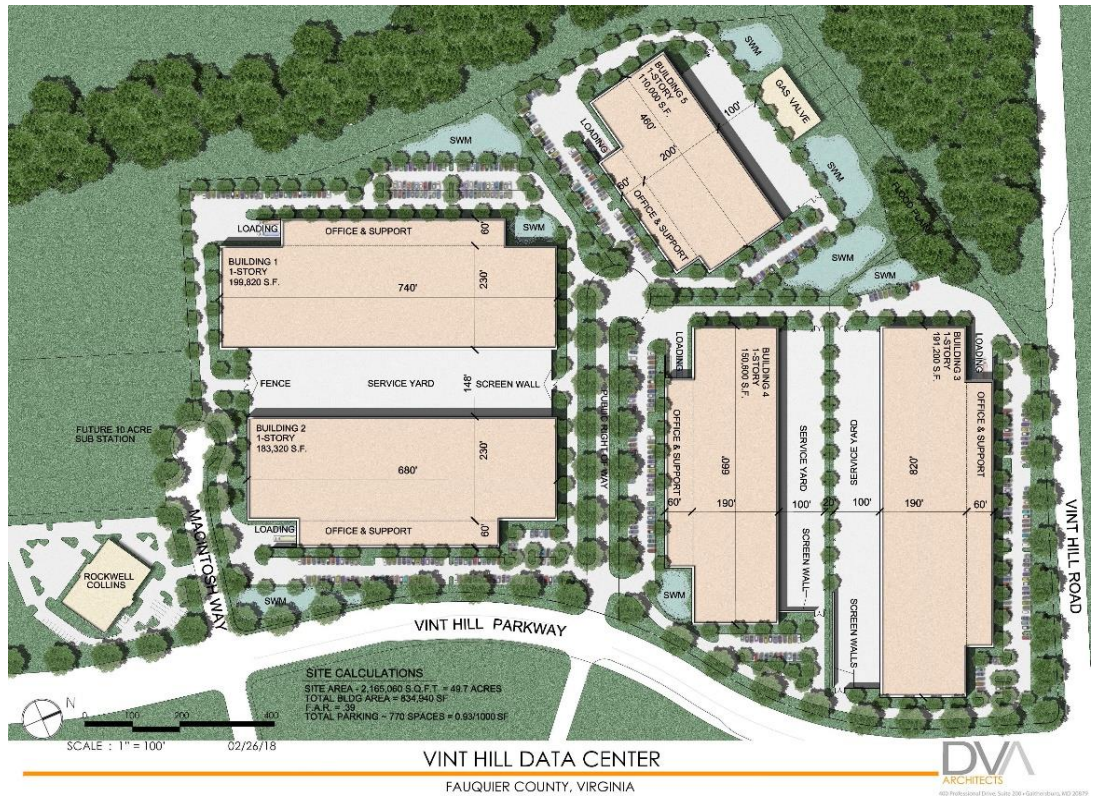
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Vicinity to
Washington
DC



Site Plan



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