

UNSTOPPABLE
POWER.

GLOBAL
PERFORMANCE.



**Quantum
Park**

| A smarter workplace,
a smarter world

TO TAKE A
QUANTUM LEAP
IS TO ADVANCE
A GREAT DEAL
IN A SHORT
AMOUNT OF TIME.

AND THAT'S EXACTLY WHAT **QUANTUM PARK**
PREPARES TODAY'S LEADING ENTERPRISES TO DO.

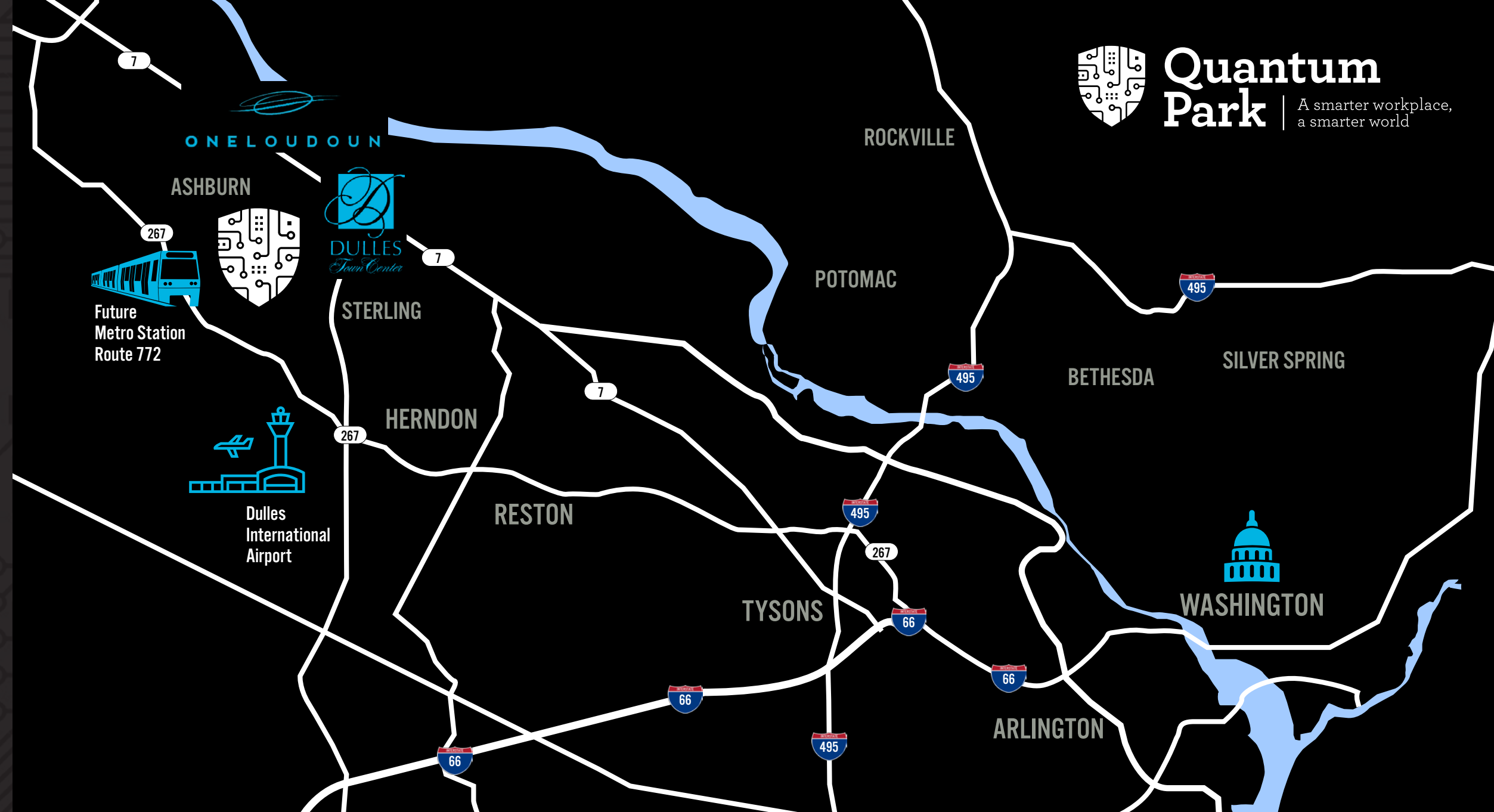


**SECURE.
FLEXIBLE.
POWERFUL.**

This Class A, amenity-rich space provides this generation's pioneering companies and government agencies with maximum security, flexibility and power on a controlled site situated north of the Dulles Greenway on the Loudoun County Parkway. Capitalize on this unique, scalable opportunity.

LOCATED IN THE WORLD'S PREEMINENT DATA CENTER MARKET

THE POWER TO GIVE YOU MORE:



A PROMINENT PRESENCE IN DATA CENTER ALLEY

Northern Virginia is the nation's most active data center market with nearly 25% of the national demand. Ashburn is at the market epicenter, due to it being located 1.5 miles from Equinix DC 2 (The Premier Global Peering Point).

CONNECTIVITY/LATENCY

Quantum Park has access to virtually all major fiber providers with multiple points of site entry and diverse routes to Equinix DC 2 (The Premier Global Peering Point).

A PLACE IN THE EXPANDING SCIENCE AND TECHNOLOGY CORRIDOR

Loudoun County is home to the largest Internet exchange point in the world and acts as a magnet for an extremely proficient workforce.



A LOCATION WITH NO BOUNDS

Quantum Park tenants enjoy convenient access to one of the nation's premier transportation systems along with an array of nearby destinations.

- 1 mile from the future Ashburn Silver Line Metro Station
- 8 minutes to Dulles Airport
- Minutes from lifestyle destinations including Dulles Town Center & One Loudoun
- 25 minutes to Washington, DC

UNRIVALED TECH-CAPACITY IS JUST THE START

Quantum Park offers a substantial amount of mission-critical infrastructure and fiber connectivity, along with a full range of amenities to advance employee productivity and daily well-being.



ON-SITE AMENITIES:

STATE-OF-THE-ART MEETING SPACES

Multiple Facilities For Professional Gatherings Complete With Conferencing Capability

PARK-LIKE LANDSCAPE

Featuring Walking Paths And Ponds

DIVERSE SOCIAL GATHERING SPACES

A Coffee Shop, Main Street And First Class Dining Hall Offer Space To Gather, While Efficient Floor Plates Allow For Open And Collaborative Workplace Solutions

EXCEPTIONALLY CRAFTED INTERIORS

Buildings Vary From 3 – 4 Stories, Boasting High Quality Finishes, ±10'0" Finished Ceiling Heights And Continuous Window Lines

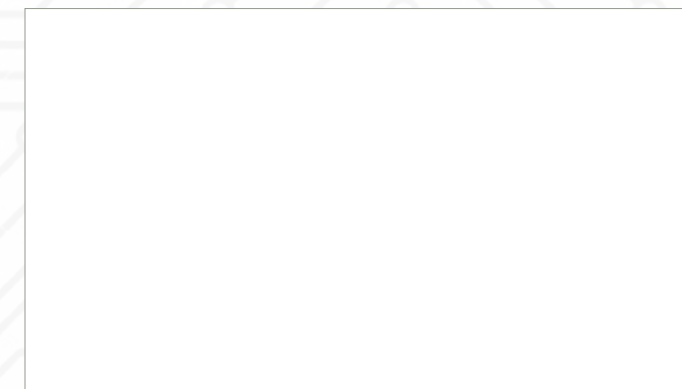
STRUCTURED PARKING

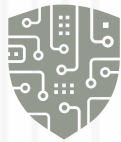
With Covered Building Access 3.8/1,000 SF Ratio

CONVENIENT METRO ACCESS

Quantum Park companies enjoy easy access to Metro's future Silver Line stops:

- Ashburn Metro Station
- Innovation Center Station
- Loudoun Gateway Station





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