

PROPERTY OVERVIEW

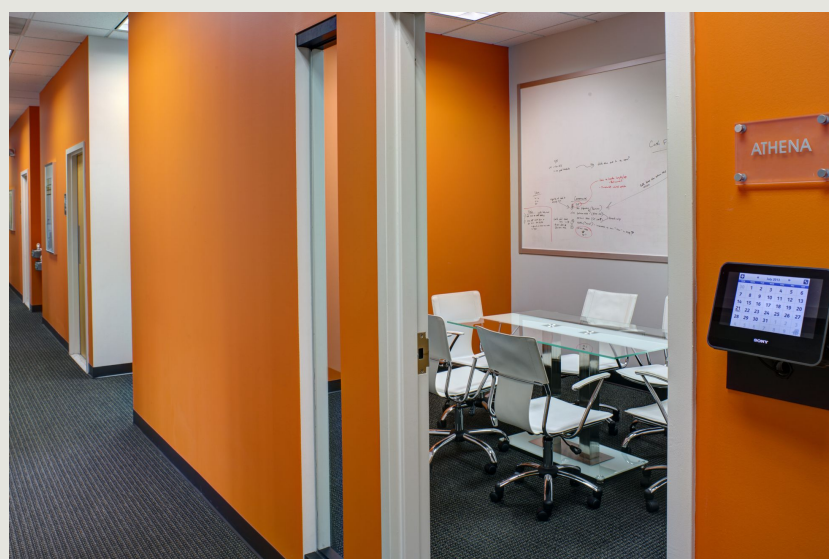
LOUDOUN TECH CENTER 7

45960 CENTER OAK PLAZA, STERLING, VA 20166



Building Information

- 34,835 SF, fully equipped data center near Ashburn, VA
- Available now
- Adjacent to Equinix, DuPont Fabros, Digital Realty Trust, CyrusOne and other major data center facilities
- Close proximity to MAE-East (over 50% of the world's internet traffic) and a robust fiber network
- 1,020 +/- tons of cooling capacity
- Cable trays/ladder racking and cabling in place
- VESDA fire detection system
- Electrical service: +/- 9,000 amps, 277/480V
- Security system and cameras
- Glycol cooling loops
- Fiber connectivity with multiple conduits
- Back-up generator power: Two 2-MW generators with associated switchgear and PDU's.
- Redundancy: dual power loop supplied from two separate sub-stations located in Sterling and Ashburn.
- Fire suppression: Office areas protected by wet systems. Lab areas protected by a combination of FM 200 and pre-action wet systems.
- Lightning protection system
- Conveniently located within Loudoun Tech Center, just off Route 7/Leesburg Pike, with easy access to Dulles Town Center
- Six miles from Dulles International Airport
- Loudoun County, PDIP w/ office overlay zoning: office, light industrial



Surrounding Amenities

- Starbucks
- McDonald's
- Chipotle
- Five Guys
- Red Robin Burgers
- Olive Garden
- Chick-fil-A
- Red Lobster
- LA Fitness
- Costco
- Target
- Bank of America
- Bed Bath & Beyond
- Dulles Town Center

Site Plan

Loudoun Tech Center 7

45960 Center Oak Plaza

Industrial

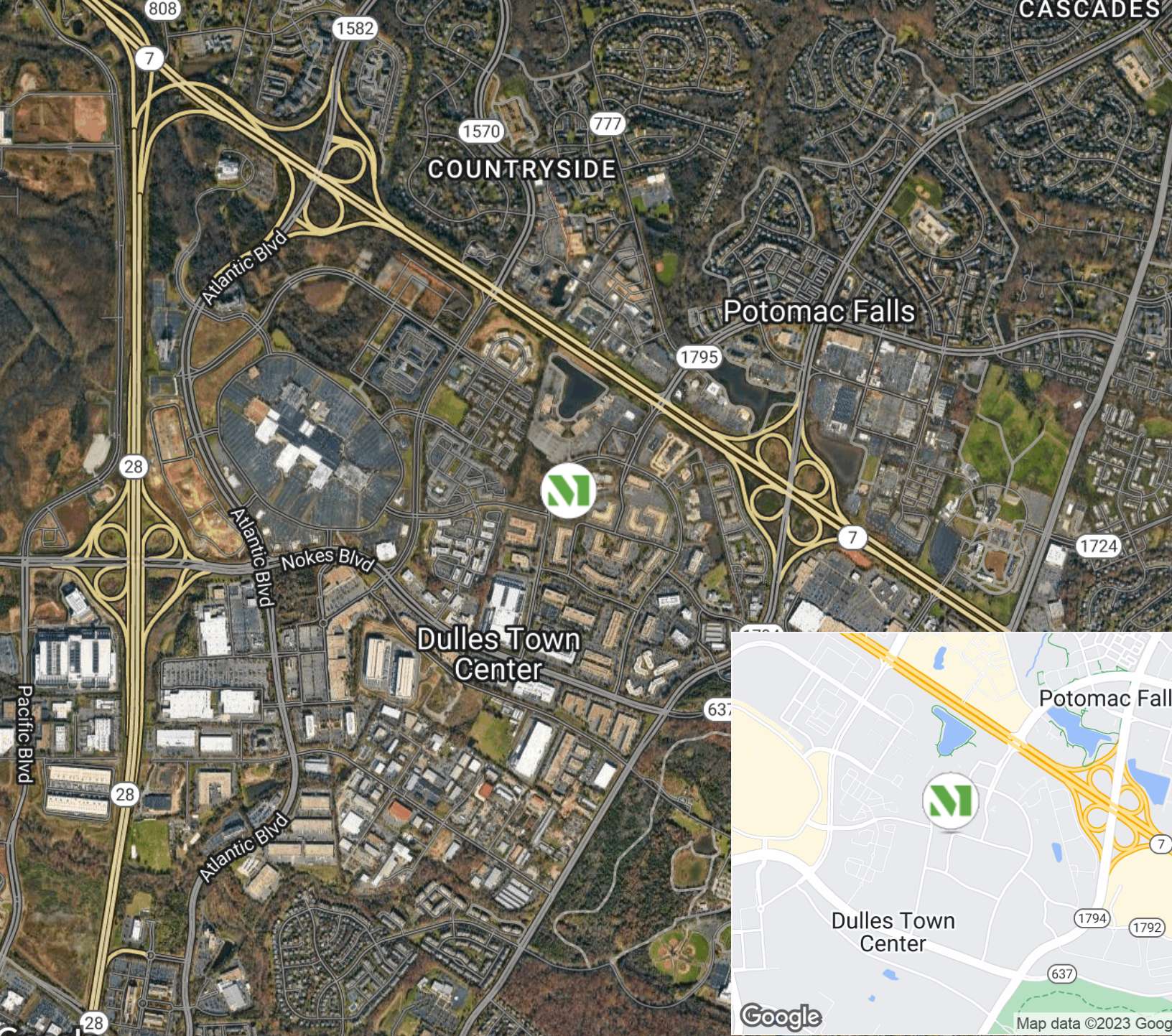
34,835 SF



“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”

TRACI MIGLIORISI
DIRECTOR OF FINANCE
LOTAME





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For additional information or to schedule a tour, contact:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

