



POWER LOFT @ INNOVATION

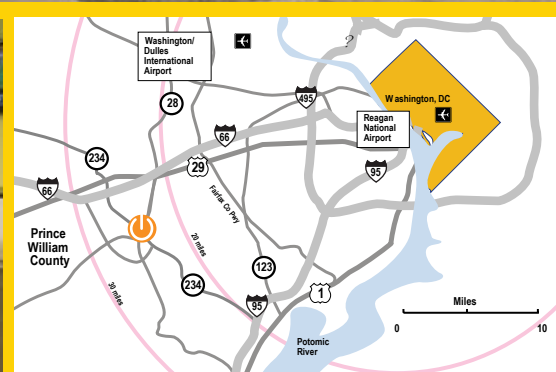
9651 HORNBAKER ROAD, MANASSAS, VIRGINIA 20109

POWER LOFT DATA CENTERS

*Power Loft @ Innovation will reduce capital,
lower operating expenses and
provide flexibility for future growth!*

Key features and benefits of Power Loft @ Innovation:

- Tier III/ IV design specification with available raised floor data halls (6,250 SF to 93,750 SF)
- Turn-key data halls ready to occupy in 120 days from lease signing
- Unique two story design provides Tenants flexibility to utilize varying densities from 100 to 300 watts per square foot
- Designed to LEED Silver Certification; recent recipient of NVTC Green Award
- 1.28 PUE saves \$350,000 per megawatt annually



POWER LOFT @ INNOVATION

9651 HORNBAKER ROAD MANASSAS, VIRGINIA 20109



Facility Size:

220,000 gross square feet
6,000 square feet of office area – expansion available
486' x 220' exterior footprint, 20 acres

Delivery Date:

Immediately

Raised Floor Area:

94,000 square feet, Column widths: 20-40' x 30'
15 separate 6,250 square foot column bays

Loads:

Ground Floor: 1,250 pounds per sq ft
Second Floor: 250 pounds per sq ft
Roof to withstand 140 +/- mph winds

Building Security:

150' security surround, designed to Defense Threat Reduction Agency (DTRA) standards
5' earthen berm, 8' tall steel fence, Guard booths, Pop up wedge barriers, Biometric readers, 24/7 Guarded Access
CCTV coverage across site and on all points of ingress/egress, loading, hallways and parking

Telecommunications:

Three diverse entries into the data center
Available Fiber Providers; Abovenet, Fiberlight, XO, NOVEC
Additional providers available

Commercial Power:

Northern Virginia Electric Cooperative (NOVEC)
Power sourced from dual grids
50 MW of dedicated power, optional 2nd 50 MW redundant utility feed

UPS System:

25 x 2.1 MW HiTech diesel rotary power units
N+1 standard (N or 2N available)

HVAC Generator:

8 x 2 MW Diesel for chilled water system, N+2

Fuel Tanks:

10 x 50,000 gallon diesel storage tanks, which can power the entire site at full load for 5 days.

Fire Suppression:

All critical areas utilize dual interlock dry sprinkler system standard
Gaseous suppression available

HVAC:

8 x 1800 ton chillers with 8 x 2 cell cooling towers
10,800 tons of refrigeration at N+2
60 x 60,000 CFM air handlers = 2,700,000 CFM at N+20%, or 240 tons per each air handler
Evaporative chilled water system utilizing centrifugal chillers
Water and airside economization installed
All pumps and motors equipped with VFD
Redundant chilled water piping loops

Water:

500,000 gallon make-up water storage
2 wells that are each capable of carrying full make up load

Ceiling Heights:

Ground Floor: 27' to underside of upper deck
Second Floor: 16' clearance from top of 4' raised floor

Column Spacing:

30' Length x 60' Width (varies)

Loading Area:

Two 10' x 11.5' loading docks with load levelers, cowling and task lighting
Two 16' x 11.5', roll in bays

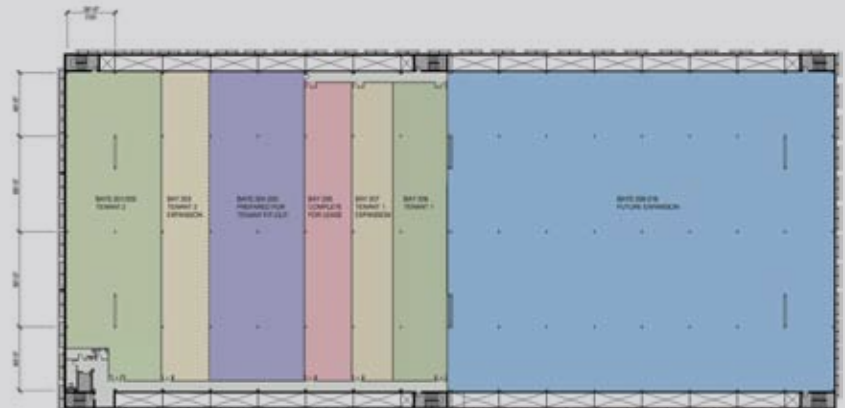
Parking:

93 spaces

Green Attributes:

Designed to a minimum LEED standard of Silver
Water and airside economization, Energy efficient heat reflective roof, greenScreen® exterior, P.U.E. = 1.48 Average Annual Calculation

PowerLoft @ Innovation: IT Floor Plan



- 5,600 sf - 1.0 MW - AVAILABLE IMMEDIATELY
- 10,300 sf - supports 1.0 to 3.75 MW - 90 day delivery
- 11,200 sf - supports 1.0 to 3.75 MW - 120 day delivery
- 45,700 sf - supports 15 MW - 120 day delivery
- Currently Occupied

Robert Walters
rwalters@mlrealty.com
(703) 899 - 3684

Jason Chartrand
jchartrand@TS-mcf.com
(404) 993 - 5996

