



## PROPERTY

Quantum Park  
22001 Loudoun County Parkway  
Ashburn, Virginia

## SITE ACREAGE

135.7 Acres.

## BUILDINGS

Quantum Park is a Class A, amenity-rich space property featuring ten existing buildings with options for additional office and/or data center developable lots. The ten midrise office buildings have a city style atrium (“Main Street”) and two centrally positioned mid- and low-rise buildings forming The Hub that provides amenities and utilities for the entire campus. Efficient floor plates allow for open and collaborative workplace solutions.

## PARKING

Five (5) parking structures that provide parking for the existing office buildings.

## CONSTRUCTION TYPE

1B/BOCA 1996 and fully sprinklered.

## FLOOR LOAD

100 lbs per SF (80 live).

## STRUCTURAL FRAME

The building structure consists of poured-in-place concrete columns, floors with a pan design and roof on cast-in-place concrete piers.

## COLUMNS: BAYS

The structural column bays are typical at 36’x48’ creating large column free spaces.

## CEILING

Building floors are typically 15’ deck to deck, providing opportunities for 10 foot (or higher) ceilings.

## WINDOWS

Insulated continuous ribbon windows providing flexibility for all office layouts both open and enclosed.

## UTMOST SECURITY

One of the few large-scale facilities available in the region and the only that provides this level of access and security.

## FIBER CONNECTIVITY

Main fiber line running both the north and south of the boundary lines.

## POWER CAPACITY

Currently 23MW of additional power capacity at the site.

Nine (9) substations in the area of the campus, one on-site, two (2) additional stations are being built at the northeast and northwest parts of the campus.

Currently 10k MW of capacity for chillers.

Complex is equipped with eight emergency/standby 13.2kV, three phase, 60-Hz diesel powered generators manufactured by Caterpillar.

The generators, located outdoors in sound attenuated level two enclosures, are rated for 2,000kW and feed paralleling switching gear located within the main electrical service entrance rooms.

The paralleling switchgear is manufactured by Russelectric and comes equipped with load shedding capabilities. Each generator draws diesel fuel from a 5,400-gallon day tank, which is located underground below its associated generator.

The emergency/standby electrical system feeds directly into the two primary distribution switchgears. Generator power is provided via transfer switches that are internal to the primary distribution switchgear. This enables the emergency/standby generators to fully power all electrical systems in the entire complex.