

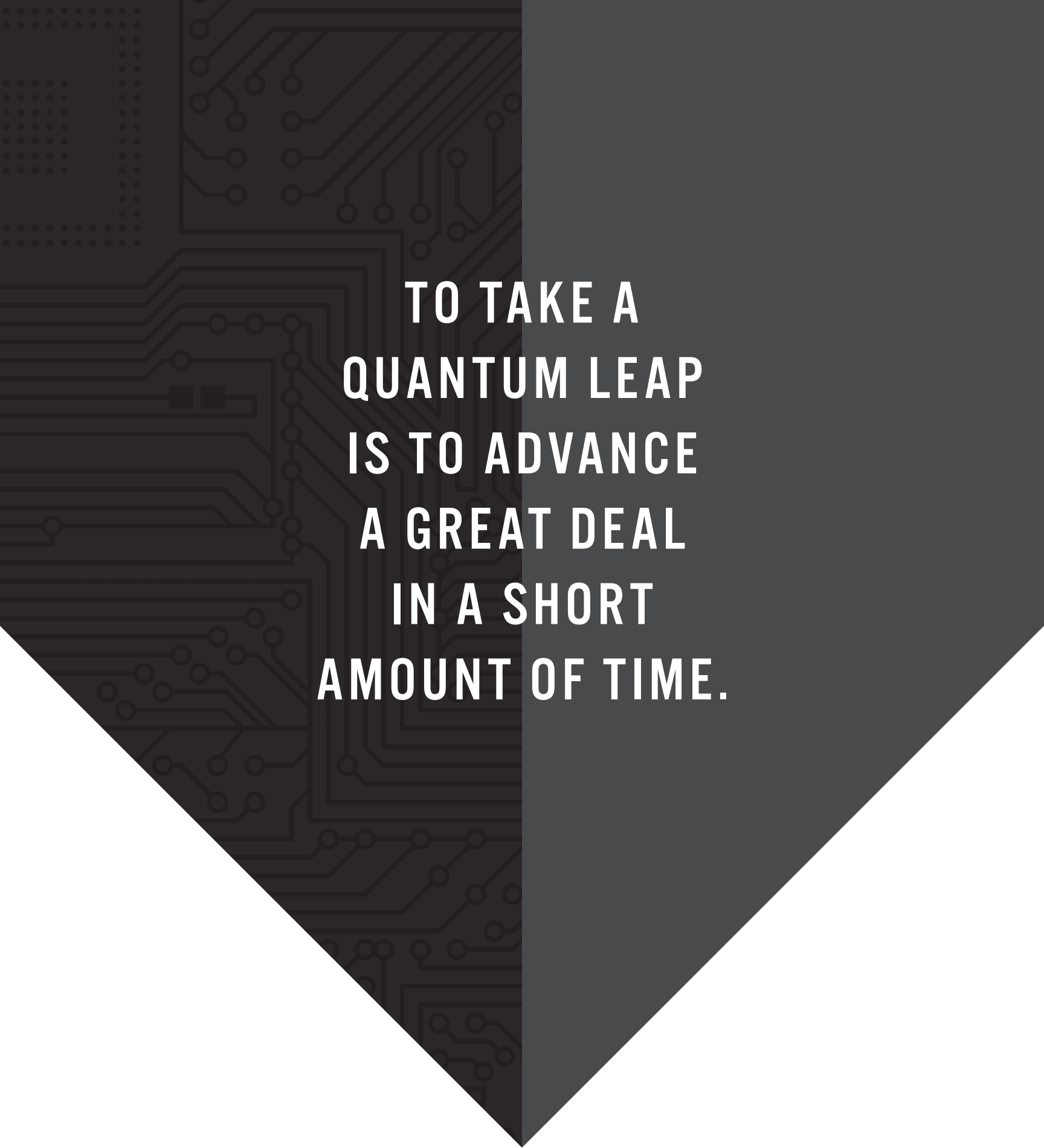
UNSTOPPABLE
POWER.

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.

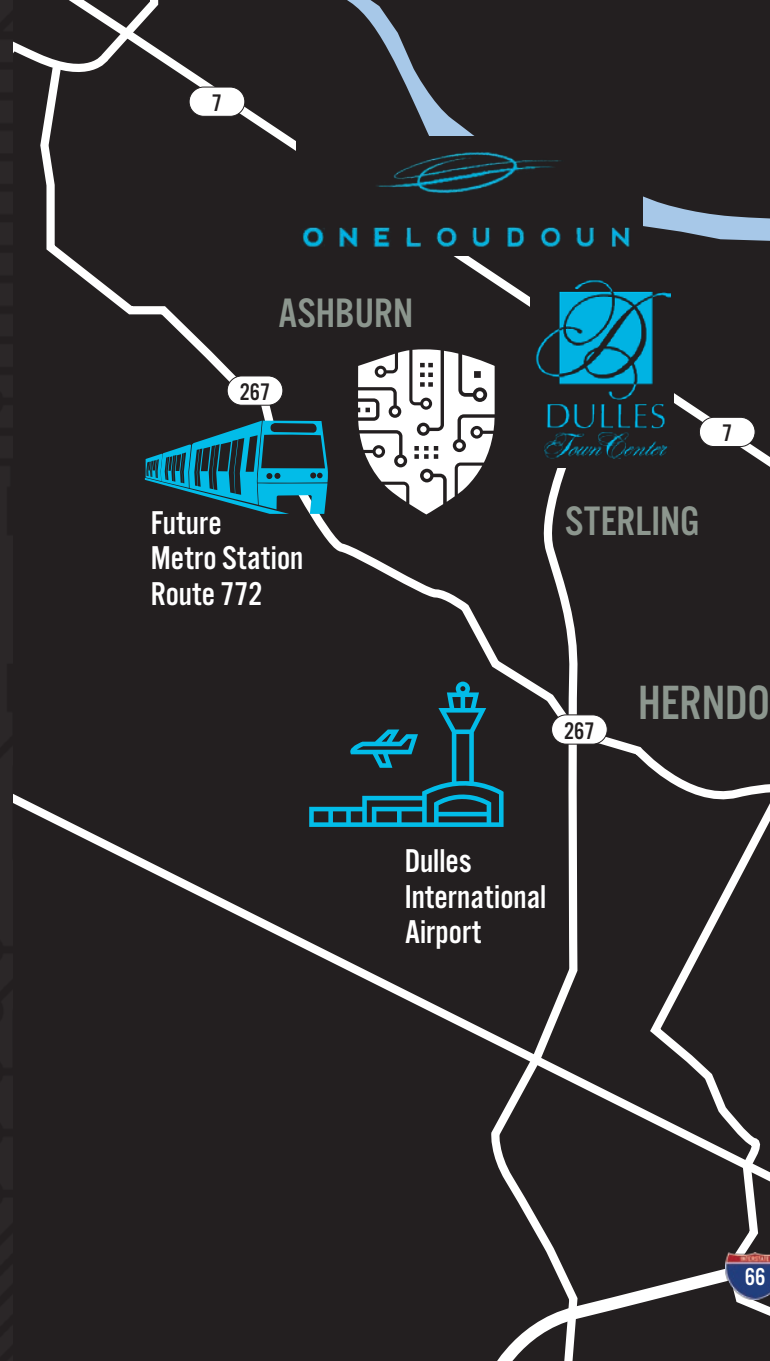


**SECURE.
FLEXIBLE.
POWERFUL.**

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 DC2 (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 DC2 (The Premier Global Peering Point).

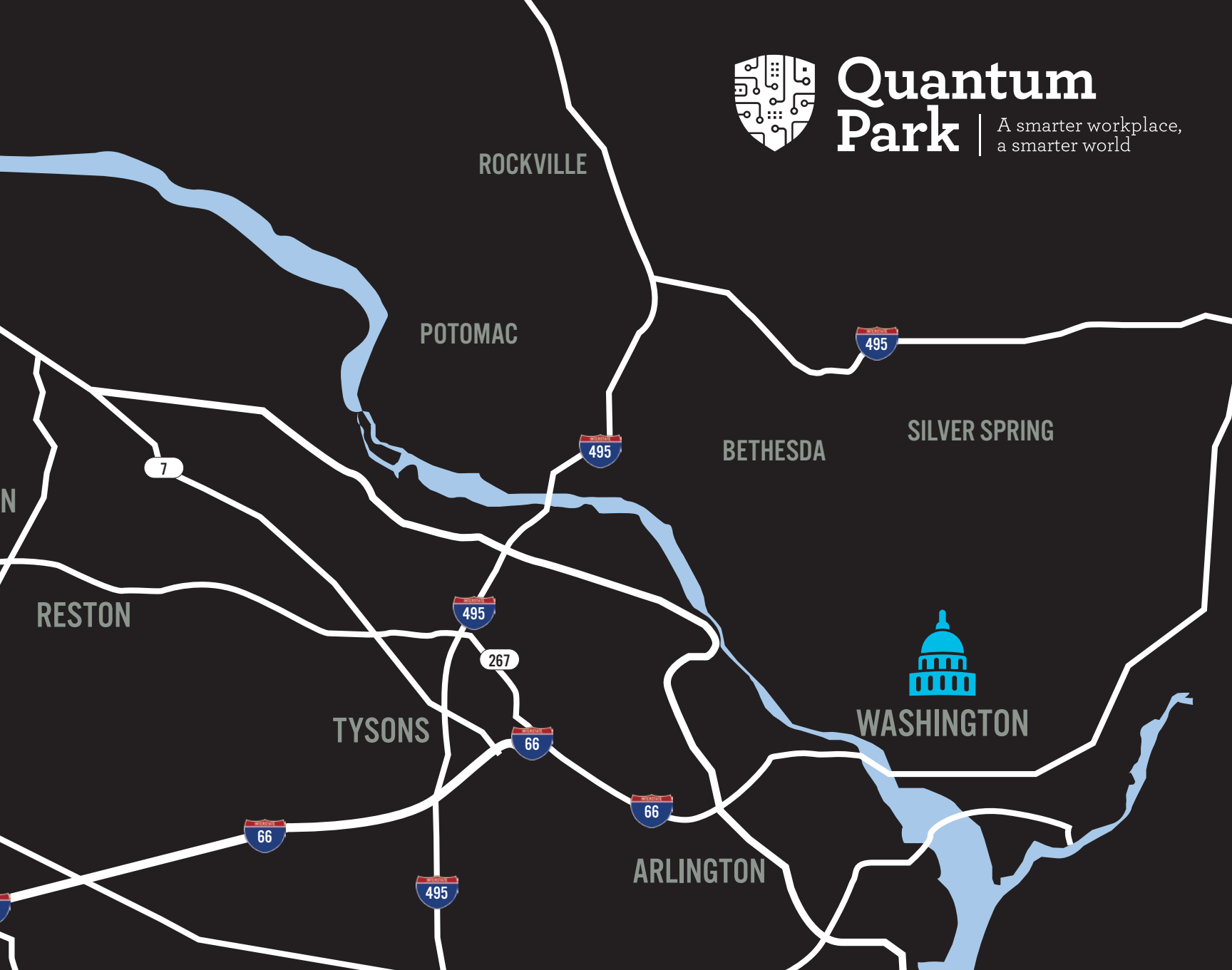
A PLACE IN THE EXPANDING SCIENCE AND TECHNOLOGY CORRIDOR

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



Quantum Park

A smarter workplace,
a smarter world



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



Quantum Park

| A smarter workplace,
a smarter world

22001 Loudoun County Parkway | Ashburn, Virginia

www.quantumparkva.com

MATT BUNDY | PAIGE BARGER

www.cushmanwakefield.com

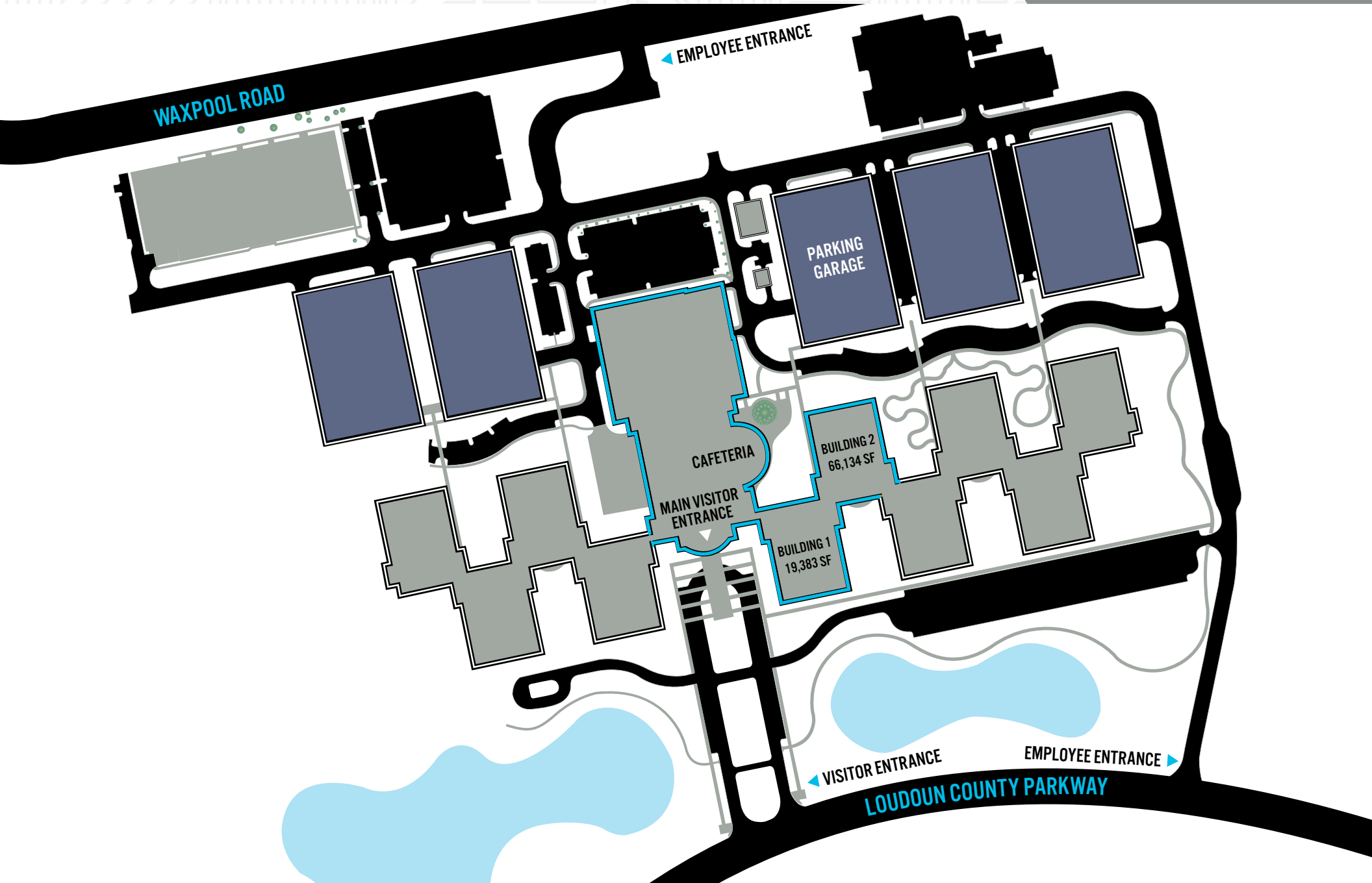
703.448.1200



SITE MAP



Quantum
Park | A smarter workplace,
a smarter world



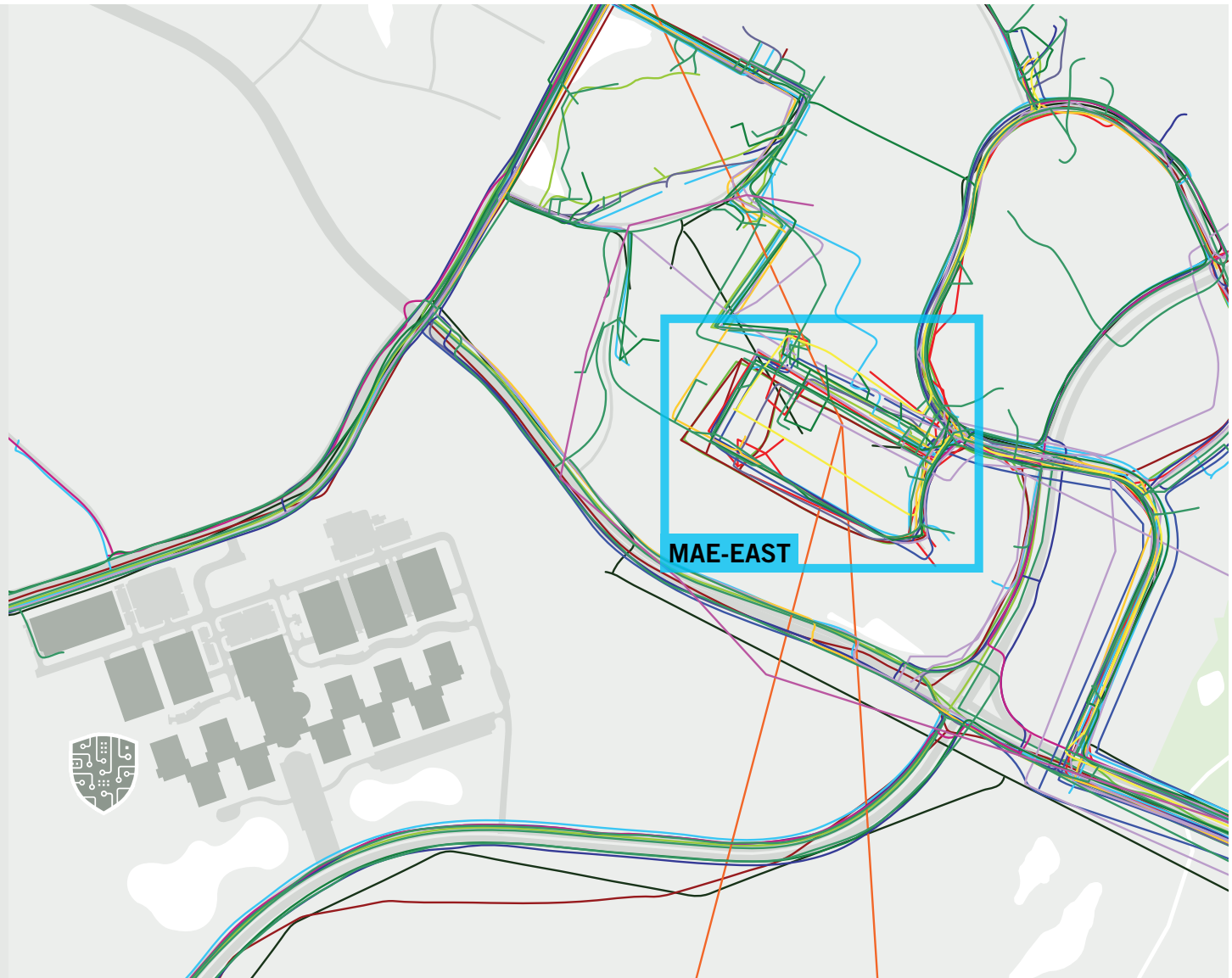
FIBER MAP



Quantum
Park | A smarter workplace,
a smarter world

- Atlantech Online
- CenturyLink Metro
- CenturyLink Metro Leased
- Fiberlight
- Level 3 Metro
- Lighttower
- Lighttower Leased
- LIT Networks
- Lumos
- NOVEC
- Shentel
- SummitIG
- Sunesys
- USA Fiber
- Windstream
- XO Communications
- Yellow Fiber
- Zayo Metro
- Zayo Planned Routes*

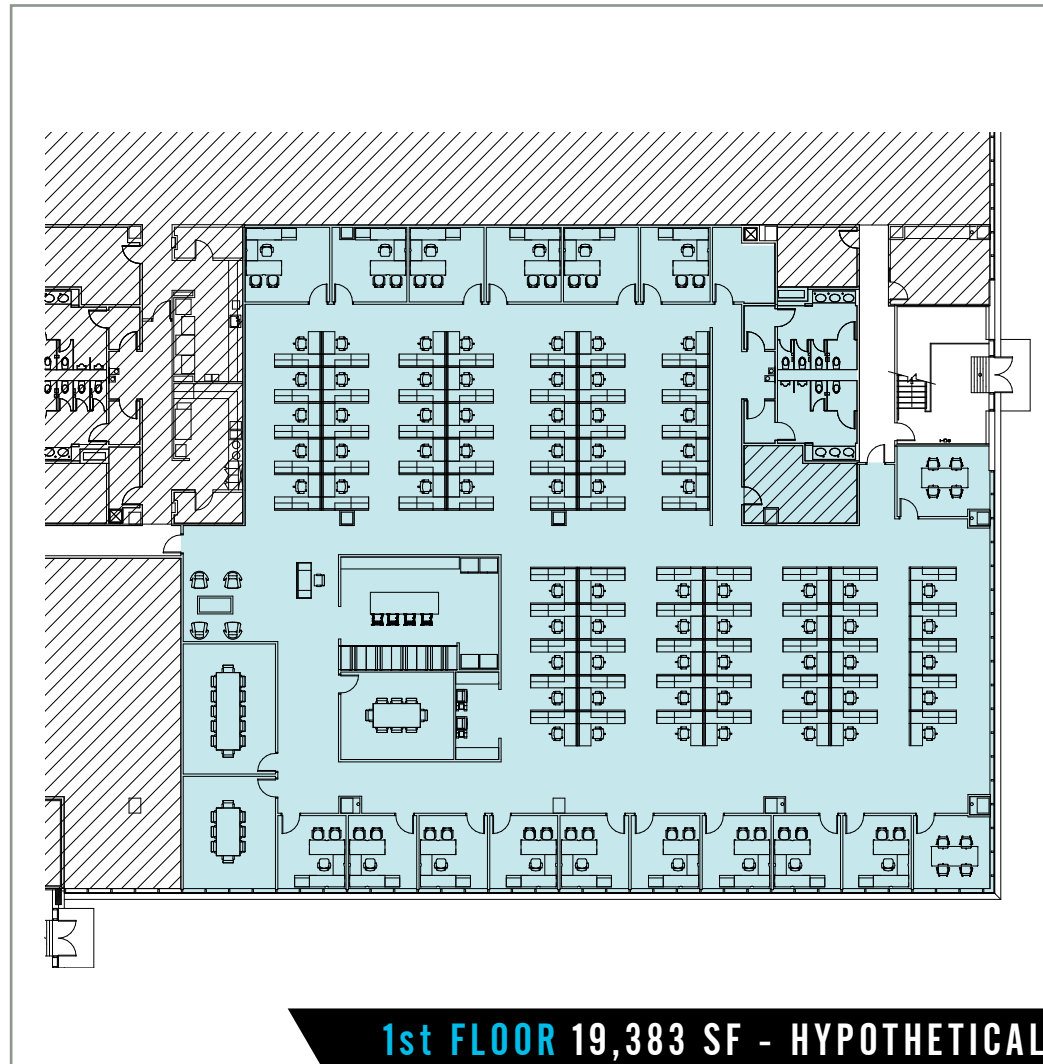
*Not available in MAE-East



FLOOR PLANS – Building 1



**Quantum
Park** | A smarter workplace,
a smarter world



1st FLOOR 19,383 SF - HYPOTHETICAL

FLOOR PLANS – Building 1



Quantum
Park | A smarter workplace,
a smarter world

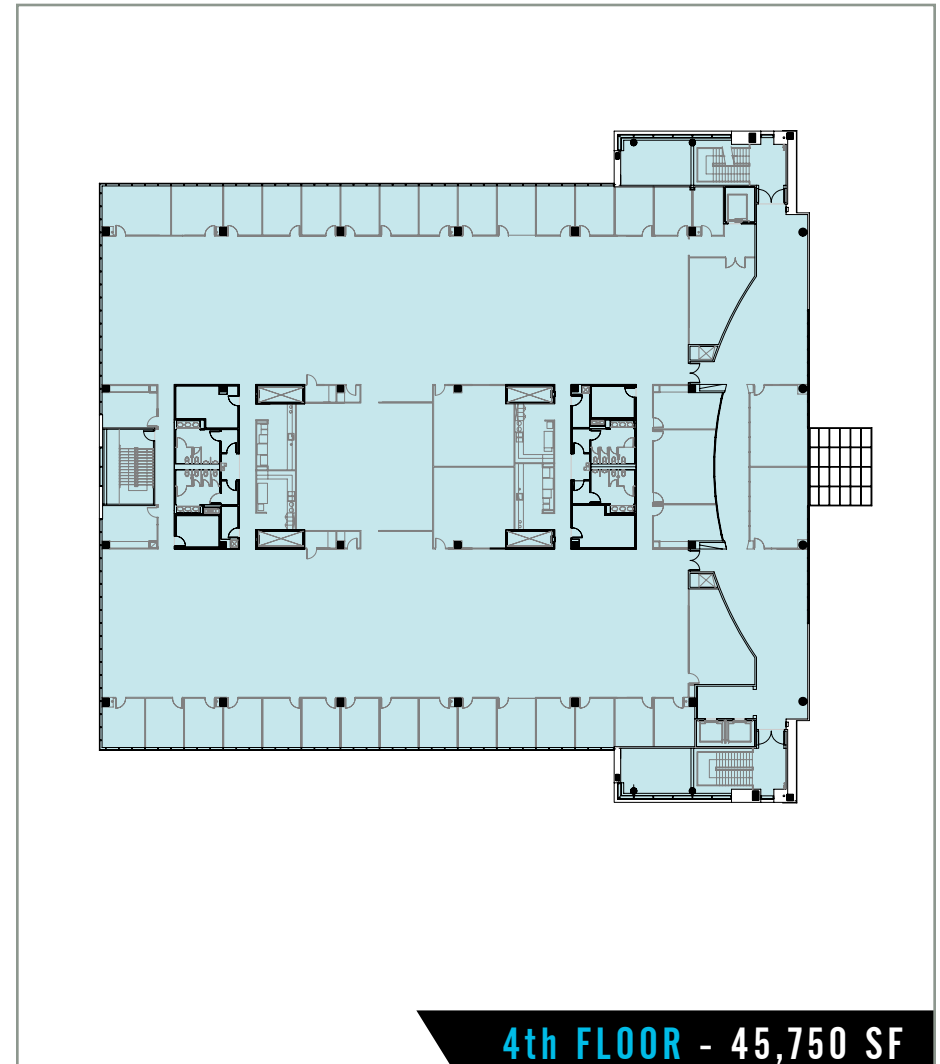
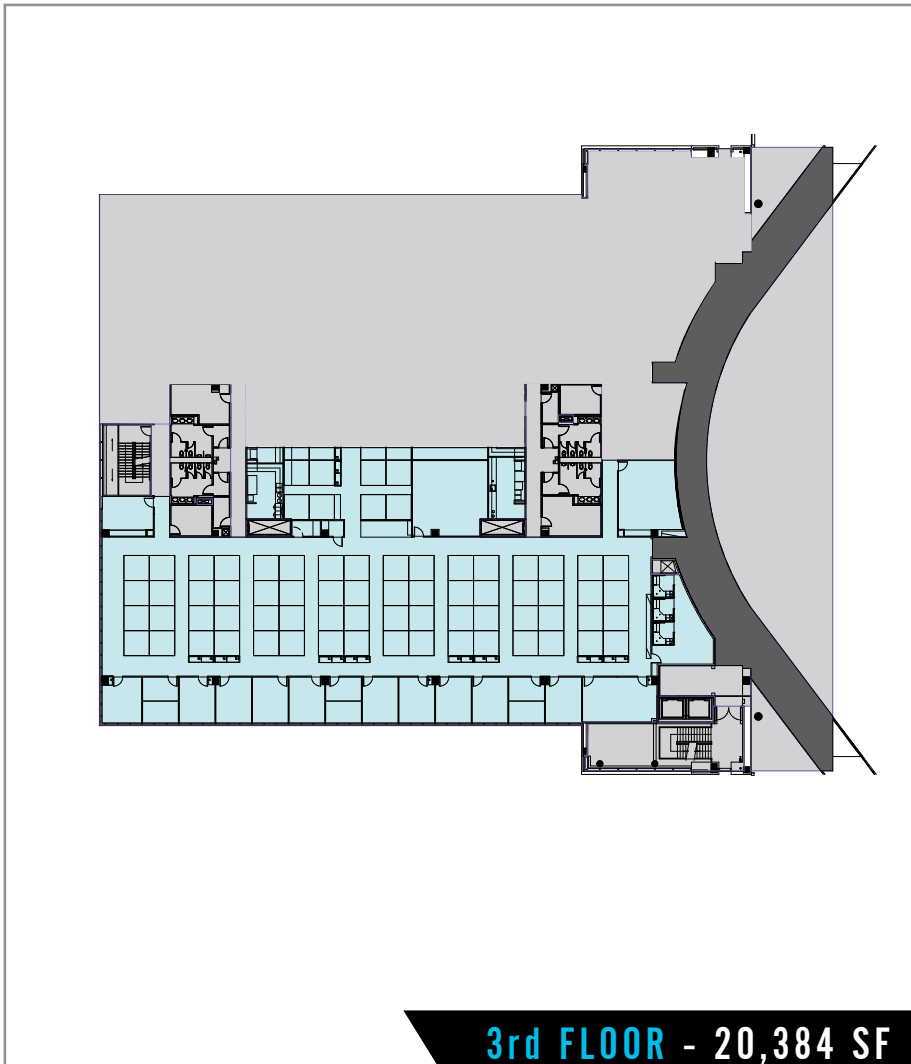


FLOOR PLANS – Building 2



**Quantum
Park** | A smarter workplace,
a smarter world

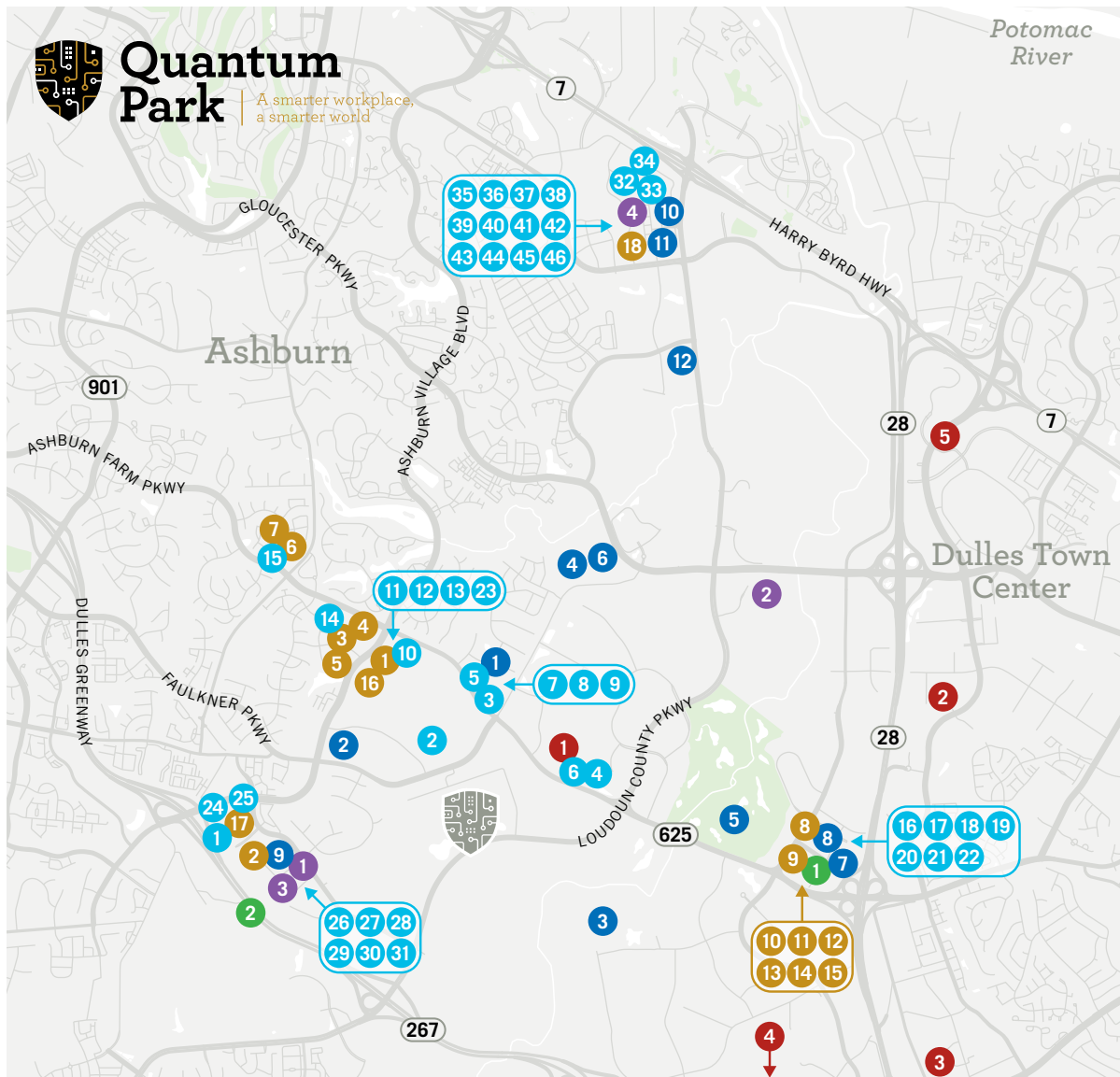
Total SF - 66,134



NEIGHBORHOOD MAP



Quantum Park | A smarter workplace, a smarter world



● RESTAURANTS

- 1 Yen's Cafe and Fresh Juice
- 2 Lost Rhino Brewing Co
- 3 Anitas
- 4 Five Guys
- 5 Subway
- 6 The V Social Eatery & Brew House
- 7 Sitara Indian Cuisine / Banquet Hall
- 8 Ford's Fish Shack
- 9 Paisano's Pizza
- 10 Potbelly Sandwich Shop
- 11 Fuddruckers
- 12 IHOP
- 13 Bertucci's
- 14 Chin-Chin Cafe
- 15 Delhi 6 Indian Cuisine
- 16 Buffalo Wild Wings
- 17 California Tortilla
- 18 Cheeburger Cheeburger
- 19 Chick-fil-A
- 20 Moby Dick House of Kabob
- 21 Pei Wei
- 22 Robeks Fresh Juices & Smoothies
- 23 Starbucks
- 24 Tropical Smoothie Cafe
- 25 Panera Bread
- 26 Chai coffee cafe
- 27 Basil Leaf Grill
- 28 Blackfinn Ameripub – Ashburn
- 29 Burger 21
- 30 Famous Toastery of Ashburn
- 31 Firenza
- 32 Aggio
- 33 b One Loudoun
- 34 Bar Louie
- 35 Copperwood Tavern
- 36 Elevation Burger
- 37 Firehouse Subs
- 38 Hail & Hog Kitchen and Tap
- 39 matchbox
- 40 Nando's Peri-Peri
- 41 Okada Japanese Restaurant & Sushi Bar
- 42 Pho Royal
- 43 Sense of Thai St
- 44 SpinFire
- 45 Zoës Kitchen
- 46 World of Beer

● RETAIL

- 1 7-Eleven
- 2 The Home Depot
- 3 Lotte Plaza Market – Ashburn
- 4 CVS Pharmacy
- 5 M&T Bank
- 6 Global Food
- 7 Wells Fargo Bank
- 8 Target
- 9 Wegmans
- 10 Dulles 28 Center
- 11 DSW Designer Shoe Warehouse
- 12 GameStop
- 13 GNC
- 14 Justice
- 15 Petco Animal Supplies
- 16 Dr Car Wash
- 17 Giant Pharmacy
- 18 Scout & Molly's One Loudoun

● HEALTH

- 1 Ashburn Ice House
- 2 Gold's Gym
- 3 Life Time Athletic
- 4 Hampshire Park
- 5 1757 Golf Club
- 6 W&OD Walking/Biking Trail
- 7 The Joint Chiropractic
- 8 My Gym Sterling
- 9 TITLE Boxing Club Loudoun Station
- 10 Kravitz Orthodontics
- 11 The Fitness Equation
- 12 Virginia Premium Medical Care

● HOTEL

- 1 Embassy Suites Dulles – North/Loudoun
- 2 DoubleTree by Hilton Hotel Sterling – Dulles Airport
- 3 SpringHill Suites by Marriott Dulles Airport
- 4 Washington Dulles Airport Marriott
- 5 Courtyard by Marriott Dulles Town Center

● PUBLIC TRANSPORTATION

- 1 Columbia Place Bus Station
- 2 Ashburn Future Silver Line Metro Station

● ENTERTAINMENT

- 1 The Zone
- 2 Washington Redskins Training Facility
- 3 AMC Loudoun Station 11
- 4 Alamo Drafthouse Cinema