

43704 Efficiency Drive

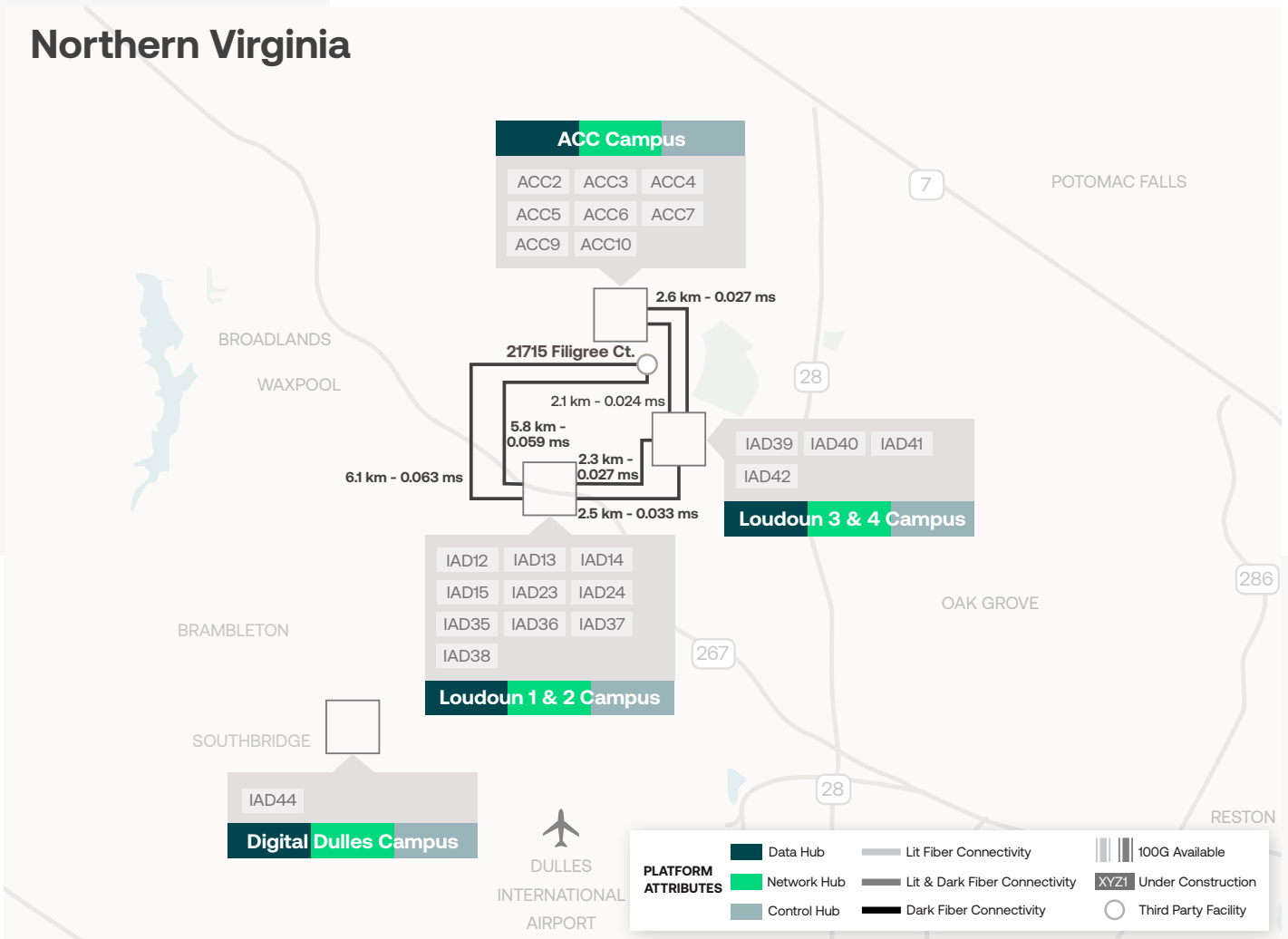
Ashburn, VA



Why 43704 Efficiency Drive (IAD44)?

IAD44 is strategically located in the Dulles technology corridor of Northern Virginia. The new Digital Dulles Campus has a total capacity of over 2,000 MW. Power is distributed to each building via dedicated underground, concrete encased duct banks. The power is provided by one of the most reliable transmission systems in the country with reduced risk of electrical

interruptions and rates that are below the national average. The property is in close proximity to the MAE East Internet Exchange Point, providing premier connectivity and access to an extensive fiber network already in place. This campus also provides access to Digital Realty's robust ecosystem via ServiceFabric™ and our metro connect and campus connect availability.



Location

Adjacent to the Washington Dulles International Airport, the Digital Dulles campus is our newest addition to the Northern Virginia data center portfolio.

Metro Ecosystem

- 200+ Total customers
- 45+ Cloud providers
- 15+ Content providers
- 25+ Information Technology providers
- 40+ Network providers

Space

- Cabinets
- Cages
- Private Suites

Connectivity

- Inter-site**
- Metro Connect
 - Campus Connect
- Internet**
- DRIX
 - IP Bandwidth

- Cloud**
- ServiceFabric™
 - AWS Direct Connect
 - IBM Direct Link

Technical Overview

43704 Efficiency Drive

Building

- 2 story, 794,000 sq ft
- Flood Zone: Outside 500 year flood plain

Power

- UPS Redundancy: N+1
- DC Power: Available

Cooling

- Cooling Redundancy: N+2
- High density available

Roof

- TPO membrane over insulated concrete deck
- Roof Rights Available - ICB

Fiber and Building Entry

- Multiple Diverse Entrances

Security

- 24x7x365 Onsite Security Personnel
- CCTV with 90 day backup
- Biometric / Photo Badge Access
- Crash-Rated / Anti-Climb Gates

Remote Hands

- 24x7x365

Certification

- SOC2
- PCI-DSS
- ISO 27001
- ISO 9001
- ISO 14001



About Digital Realty

Digital Realty brings companies and data together by delivering the full spectrum of data center, colocation and interconnection solutions. PlatformDIGITAL®, the company's global data center platform, provides customers with a secure data meeting place and a proven Pervasive Datacenter Architecture (PDx®) solution methodology for powering innovation and efficiently managing Data Gravity challenges. Digital Realty gives its customers access to the connected data communities that matter to them with a global data center footprint of 300+ facilities in 50+ metros across 25+ countries on six continents.

To learn more about Digital Realty, please visit digitalrealty.com or follow us on [LinkedIn](#) and [Twitter](#).

For leasing information

For a tour of our facility, complimentary IT infrastructure consultation or sales information, call or email us at:

Digital Realty
43704 Efficiency Drive
Ashburn, VA
Tel: +1 877 378 3282
E-mail: sales@digitalrealty.com

Digital Realty Trust, Inc. owns or licenses all copyright rights in all content, including, without limitation, all text, images, videos, and graphics in this document, to the full extent provided under the copyright laws of the United States and other countries. This copyright prohibits any act of copying, reproducing, modifying, distributing, displaying, performing or transmitting any of the content in this document for any purpose.

Disclaimer

The content herein and services by Digital Realty are provided to you on an "As Is" and "As Available" basis, except as set forth in a definitive agreement between you and Digital Realty. Except as expressly provided, to the full extent permissible by law, Digital Realty disclaims all representations and warranties of any kind, express or implied, including, without limitation, any implied warranties of merchantability and fitness for a particular purpose. To the full extent permissible by law, Digital Realty will not be liable for any damages of any kind, including, any loss of profits, loss of use, business interruption, or indirect, special, incidental, consequential, or punitive damages of any kind in connection with services, content, products or any other information provided or otherwise made available to you by Digital Realty.