44521 Hastings Drive
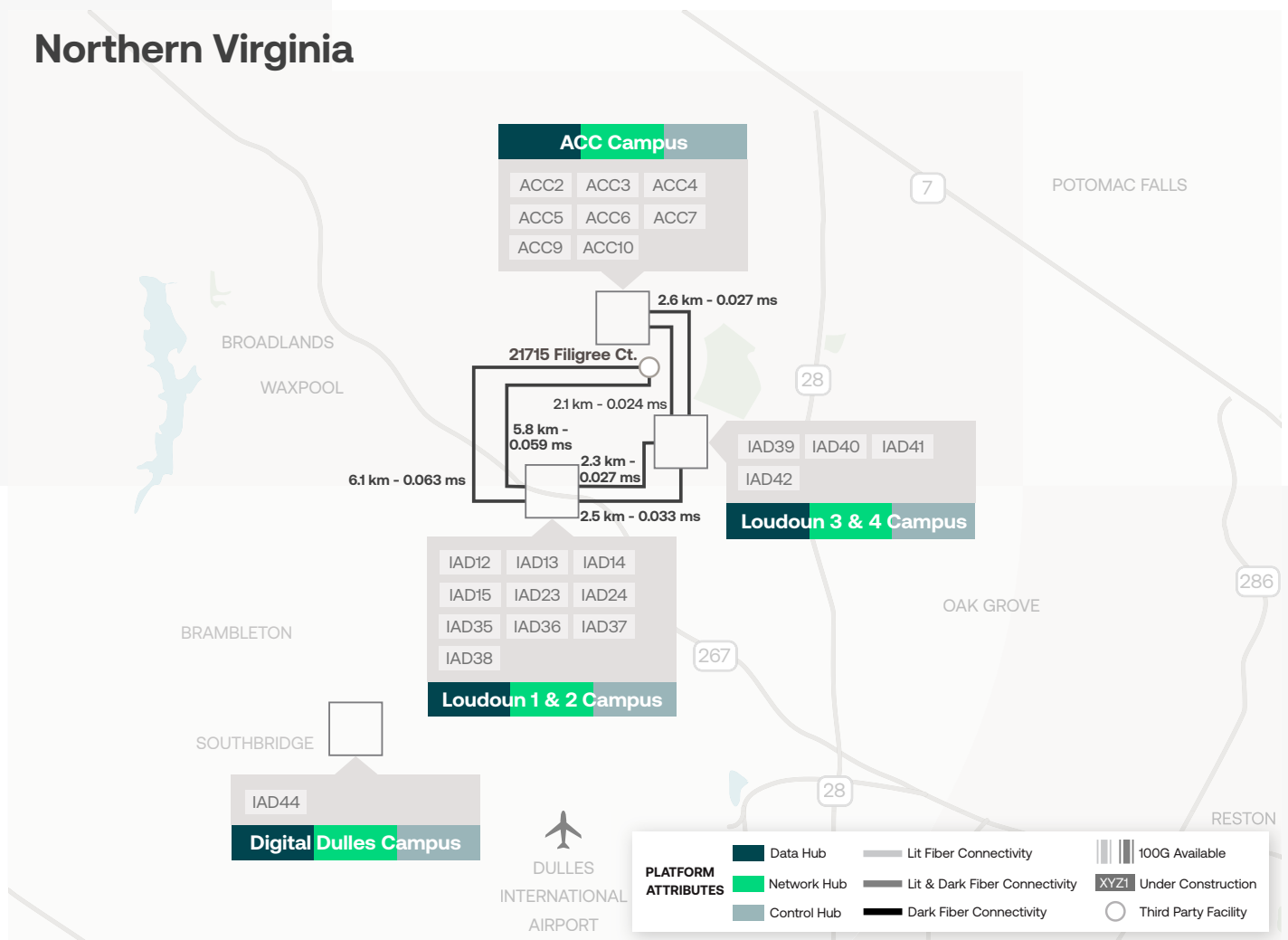## Ashburn, Virginia

DIGITAL REALTY™

Why 44521 Hastings Drive (ACC5)?

Discover one of the most efficient and cost-effective data centers in the world, built from the ground up to deliver maximum power and reliability. **ACC5** 44521 Hastings Drive is sited on 17 acres of our Ashburn Corporate Center campus in Loudoun County, a Virginia area known as Data Center Alley.

Nearby mass transit makes Ashburn easily accessible to the world and your team. Proximity to the nation's capital keeps your business connected to industry associations, policymakers, potential corporate allies and a deep pool of technical talent.

Northern Virginia

POTOMAC FALLS

ACC Campus

ACC2	ACC3	ACC4
ACC5	ACC6	ACC7
ACC9	ACC10	

2.6 km – 0.027 ms

21715 Filigree Ct.

2.1 km – 0.024 ms

5.8 km – 0.059 ms

2.3 km – 0.027 ms

6.1 km – 0.063 ms

2.5 km – 0.033 ms

BROADLANDS

WAXPOOL

| IAD39 | IAD40 | IAD41 |
| IAD42 | | |

Loudoun 3 & 4 Campus

OAK GROVE

IAD12	IAD13	IAD14
IAD15	IAD23	IAD24
IAD35	IAD36	IAD37
IAD38		

Loudoun 1 & 2 Campus

BRAMBLETON

SOUTHBRIDGE

IAD44

Digital Dulles Campus

DULLES INTERNATIONAL AIRPORT

RESTON

PLATFORM ATTRIBUTES

■ Data Hub	▬ Lit Fiber Connectivity	‖‖ 100G Available
■ Network Hub	▬ Lit & Dark Fiber Connectivity	XYZ1 Under Construction
■ Control Hub	▬ Dark Fiber Connectivity	○ Third Party Facility

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

44521 Hastings Drive

Building
- 1 level, 360,000 sq. ft
- Flood Zone: Outside 500 year flood plain

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

Cooling
- Cooling Redundancy: N+1
- High density available

Roof
- EPDM insulated metal deck
- Roof Rights Available - ICB

Fiber and Building Entry
- Multiple Diverse Entrances

Security
- 24x7x365 Security Personnel
- Biometric / Card Access
- CCTV with 90 day backup

Certification
- SOC1
- SOC2
- SOC3
- PCI DSS
- ISO 27001

Sustainability
- LEED Gold
- Energy Star

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
44521 Hastings Drive
Ashburn, Virginia
Tel: +1 877 378 3282
E-mail: **sales@digitalrealty.com**