

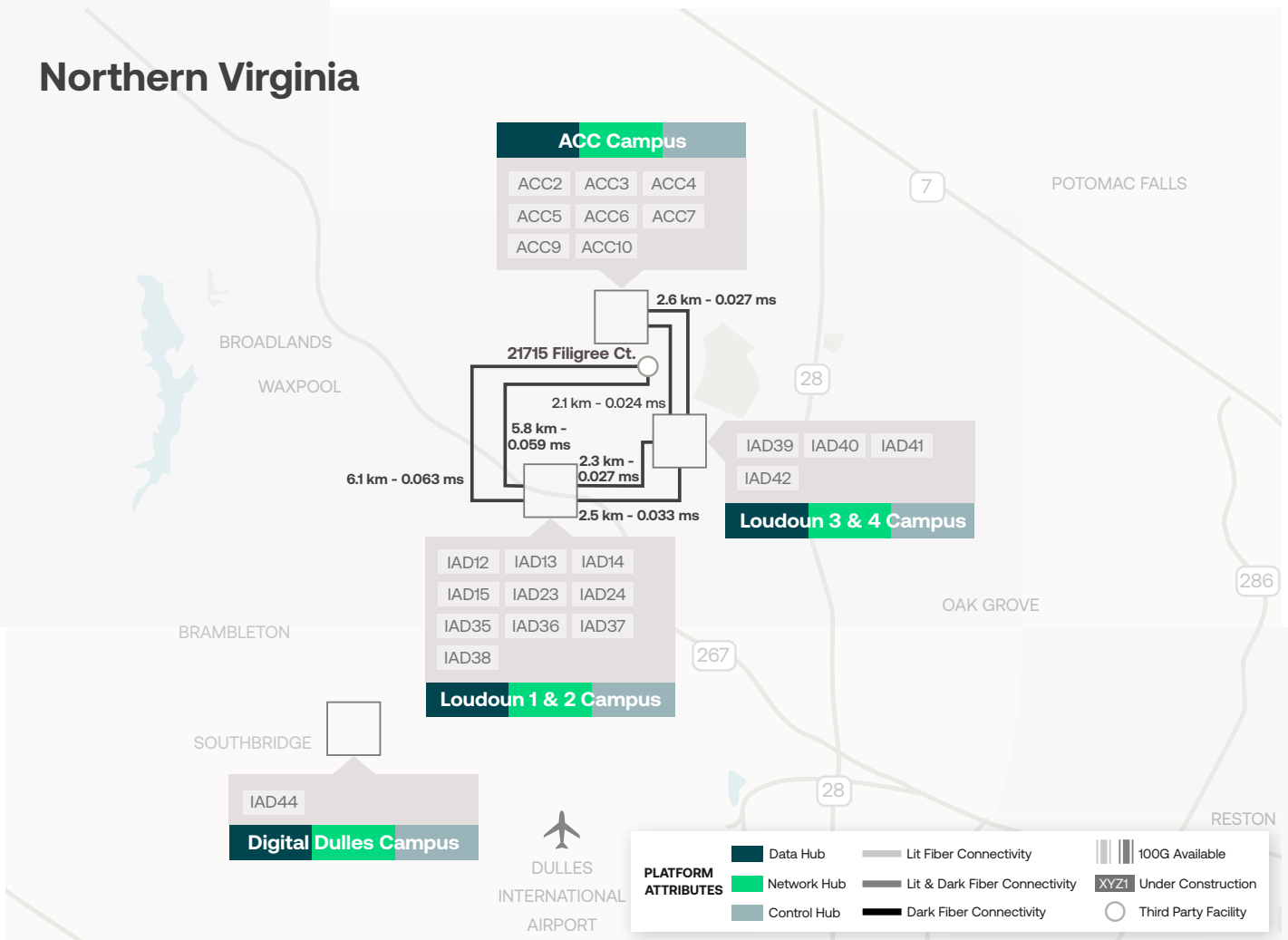
44060 Digital Loudoun Plaza,
Building K
Ashburn, VA



Why 44060 Digital Loudoun Plaza (IAD37)?

IAD37 is on a campus surrounded by a secure 10 ft. metal fence, with nearly 3 million square feet of land for potential growth and expansion, Digital Realty's data center in Building K at 44060 Digital Loudoun Plaza is perfect for secure large scale

deployments in the Dulles Technology Corridor of Northern Virginia. The facility also benefits from connectivity to our Digital Ashburn campus ecosystem less than a mile away.



Location

A short drive from Washington Dulles International Airport via Dulles Greenway.

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

44060 Digital Loudoun Plaza, Building K

Building

- 2 Level; 284,000 sq.ft.
- Flood Zone: Outside 500 year flood plain

Power

- UPS Redundancy: 2N

Cooling

- Cooling Redundancy: N+2

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 9001
- ISO 14001
- ISO 27001

Sustainability

- 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 [X](#).

For leasing information

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

Digital Realty

44060 Digital Loudoun Plaza, Building K

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.