

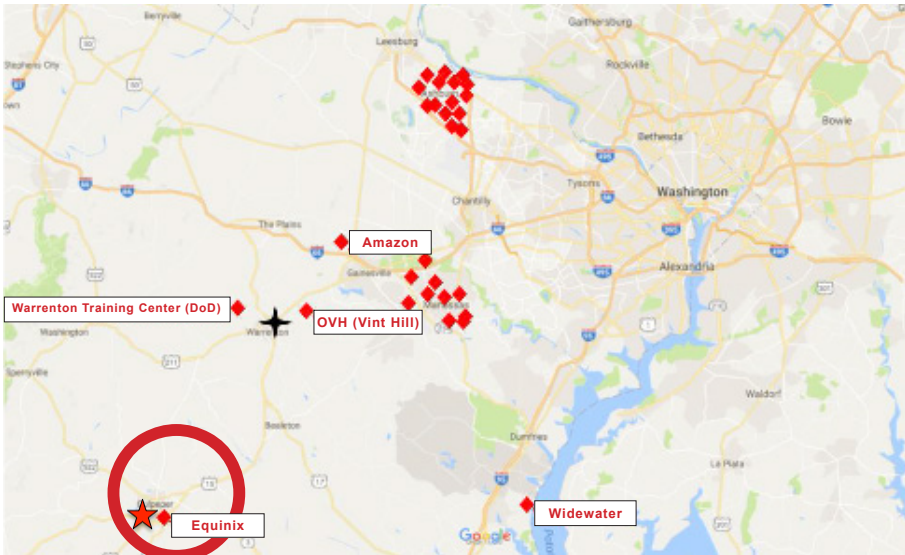


CONGRESSIONAL TECHNOLOGY PARK

REASONABLY PRICED DATA CENTER LAND IN NORTHERN VIRGINIA

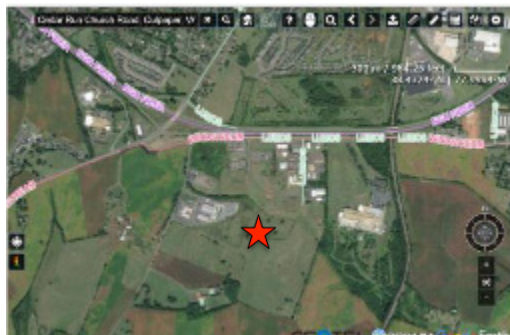
- **One of Northern Virginia's newest technology sites is located just southwest of our Nation's capital**
- **73.4 acres with potential of acquiring smaller adjacent parcels to increase total acreage to over 100 acres**
- **Rapid development opportunity in that site is currently zoned light-industrial with opportunity for accelerated approvals and permits**
- **Power: Abundant, redundant, diverse paths to the site**
- **Fiber: Less than 1 millisecond from the Equinix pairing in Ashburn, Virginia with fully diverse paths**
- **Local Incentives for this Technology Zone include up to 80% off of all taxes paid to the County for the five years after project completion. Additionally, County real estate taxes are 41-45% lower than neighboring Counties.**
- **Located approximately three miles from the hub of Equinix Government Solutions (formerly Terramark) and two miles from the Library of Congress Packard Campus Archives**

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FIBER

The site is less than 1 millisecond from the Equinix pairing in Ashburn, Virginia with fully diverse paths. Fiber is readily available from a number of well-known providers, including Verizon, AT&T, Lumos, Windstream, Crown Castle, Zayo and CenturyLink. Additional dark fiber and lit services are available through local providers with distinct networks that connect primary DoD and Intelligence locations throughout the National Capital Region.



RAPID DEVELOPMENT

Currently zoned light industrial, the property offers a unique opportunity for by-right development. With the migration from data center alley underway, Culpeper is the next stop for continued data center development.



Concept drawings reflect a fully developed site offering more than 900,000 square feet of gross building space, including 480,000 square feet of data center space, with an additional 60,000 square feet of office space.

POWER

Dominion Power can provide abundant, redundant, diverse paths to the site and is committed to the technology and data center industries with significant investments in infrastructure, planning and environmentally conscious solutions that make Dominion the preferred power provider among data center operators.

COUNTY & STATE INCENTIVES

COUNTY

Grants within Technology Zones equal up to 80% of all taxes paid to the County for the five years after project completion.

Additionally, Culpeper County real estate taxes are among the most attractive in Northern Virginia, at approximately 45% lower than Prince William County and 41% lower than Loudoun County.

Culpeper County also offers:

- Aggressive rebates on business real & personal property taxes
- An accelerated depreciation schedule for the assessment of business personal property, including machinery and tools
- Potential for accelerated permit review & permit fee rebates or waivers

STATE

Virginia extended its data center economic incentives through 2035, ensuring that one of the industry's leading markets remains attractive to businesses.

State incentives in Virginia include exemptions from sales and use taxes for data center companies that make a capital investment of more than \$150 million.

Virginia is highly desirable due to its stable climate and low level of seismic activity, relatively low power rates, a well-educated metropolitan workforce, and proximity to national customers, including federal government entities and federal contractors.

CONTACT

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