

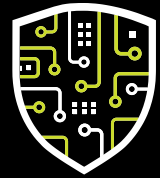


# Quantum Park

A smarter workplace, a smarter world

# 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.



CLICK OR SCAN TO  
WATCH VIDEO

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 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 Ashburn Metro Station
- 5 Minutes from Loudoun Gateway 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.



## EXCEPTIONALLY CRAFTED INTERIORS

Buildings Vary from 3–4 Stories, Boasting High Quality Finishes, 10 Feet Finished Ceiling Heights and Continuous Window Lines



## PARK-LIKE LANDSCAPE

Featuring Walking Paths and Ponds

## STATE-OF-THE-ART MEETING SPACES

Multiple Facilities for Professional Gatherings Complete with Conferencing Capability



## 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



## STRUCTURED & SURFACE PARKING

With Covered Building Access 4.0/1000 SF Ratio

## CONVENIENT METRO ACCESS

Quantum Park Companies Enjoy Easy Access to Metro's Silver Line Stops:

- Ashburn Metro Station
- Innovation Center Station
- Loudoun Gateway Station

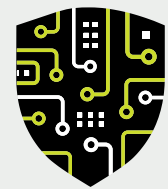
# THE POWER TO GIVE YOU MORE

## 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).



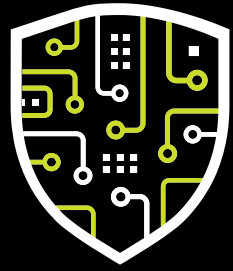
With 25% of the nation's data center demand, Northern Virginia is uniquely positioned to give you the ultimate tech capacity.



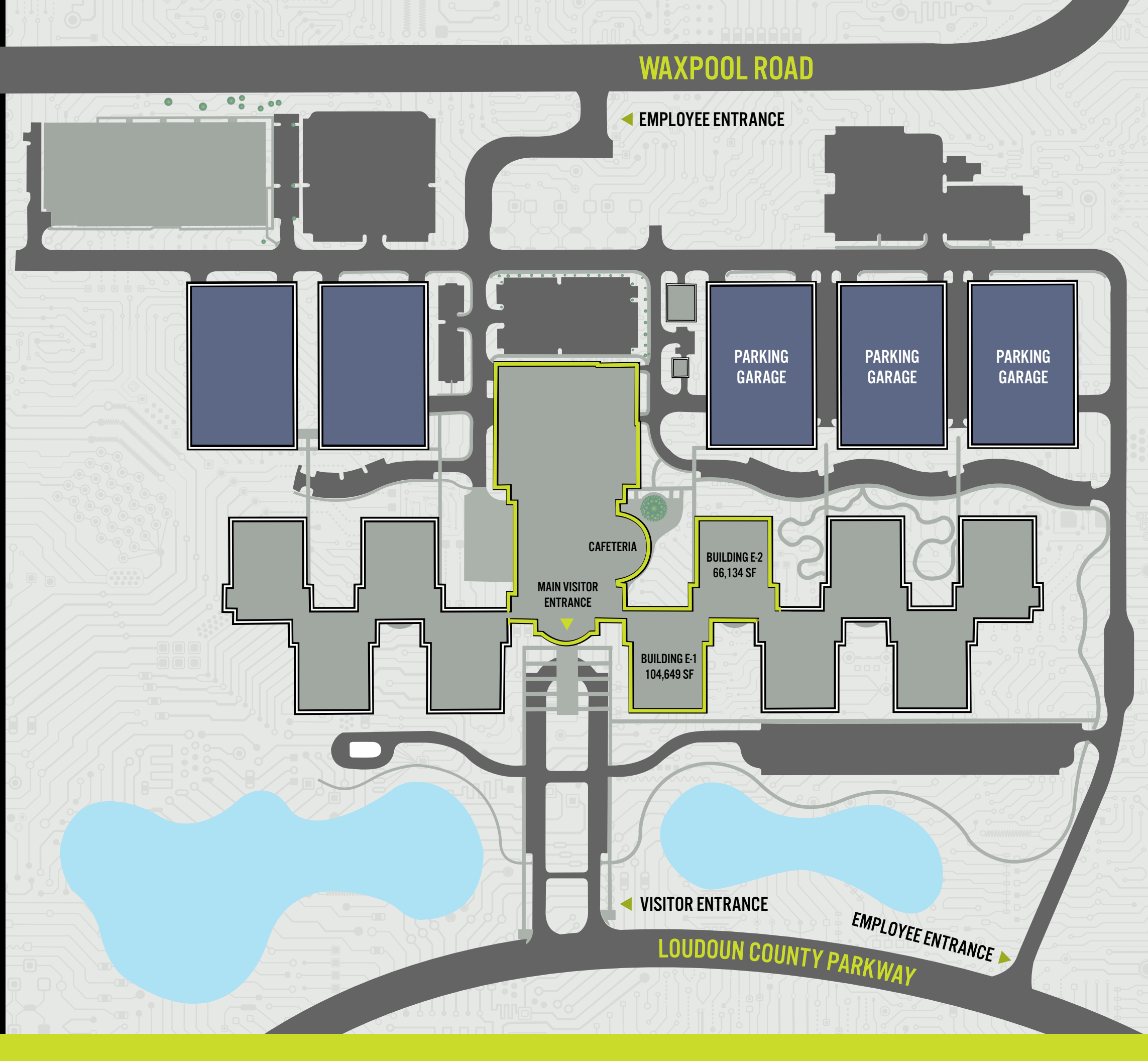
### Quantum Park

MAE-EAST

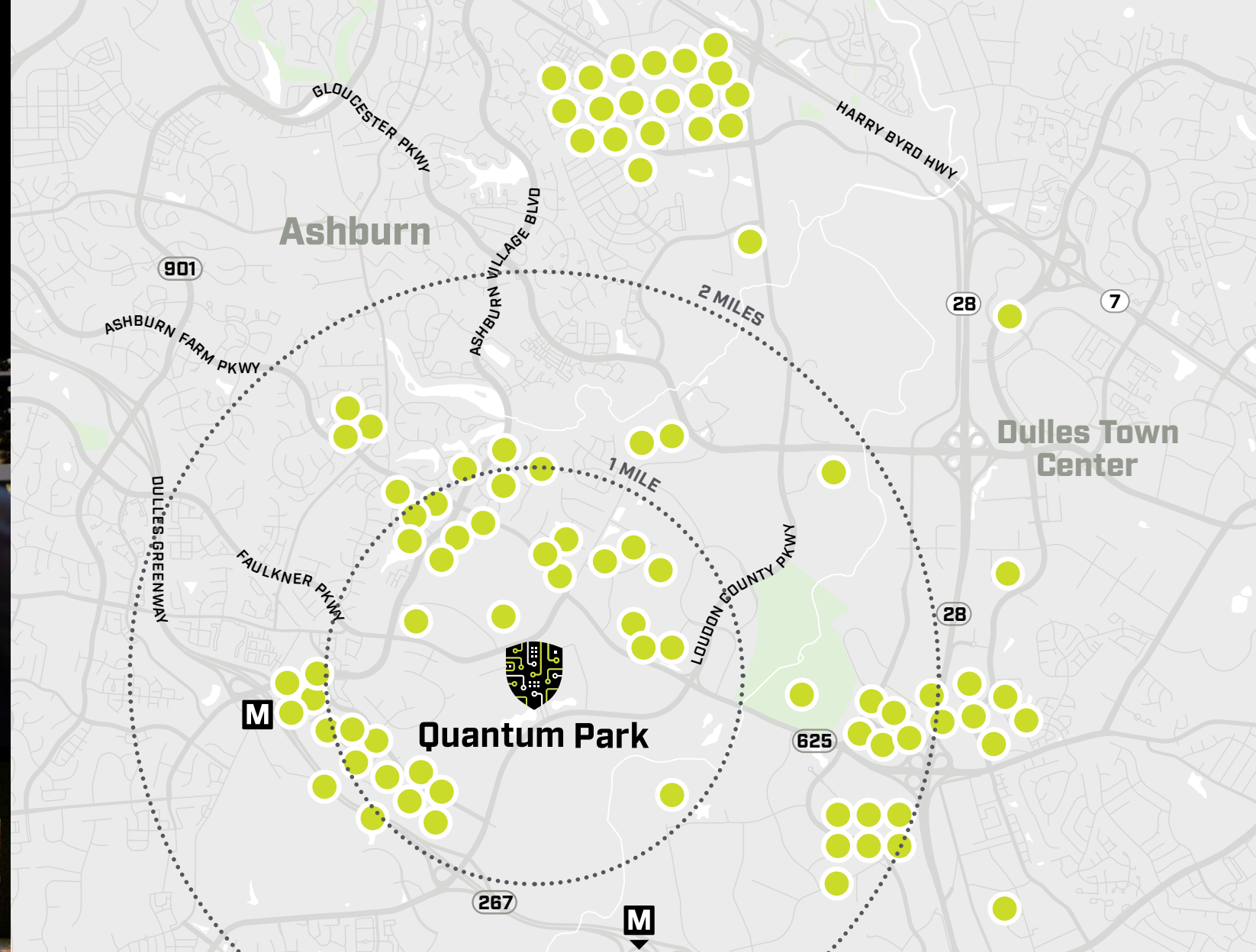
- |                          |              |                      |
|--------------------------|--------------|----------------------|
| Atlantech Online         | LIT Networks | Windstream           |
| CenturyLink Metro        | Lumos        | XO Communications    |
| CenturyLink Metro Leased | NOVEC        | Yellow Fiber         |
| Fiberlight               | Shentel      | Zayo Metro           |
| Level 3 Metro            | SummitIG     | Zayo Planned Routes* |
| Lighttower               | Sunesys      |                      |
| Lighttower Leased        | USA Fiber    |                      |
- \*Not available in MAE-East



# SITE PLAN



# NEIGHBORHOOD AMENITIES



## YOUR IDEAL RETAIL SCENE | ABUNDANT RESTAURANTS, SHOPS, AND ENTERTAINMENT LOCATIONS

### TOP LOCAL RETAILERS

- Alamo Drafthouse Cinema
- Cooper's Hawk
- City Tap
- Blackfinn Ameripub
- Five Guys
- Silver Diner
- Starbucks
- Okada Japanese
- DC Prime Steaks
- Senor Tequila's
- Burger 21
- 4 Sisters
- Blue Ridge Grill
- Anita's
- The Bungalow Lakehouse
- Raising Cane's
- Cubasi Bistro
- Yen's Kitchen & Sushi Bar
- Hotworx
- Sweetwater Tavern
- Rumble Boxing
- Onelife Fitness
- Title Boxing
- IG3 Gym
- Target
- Wegmans
- **AND MANY MORE!**

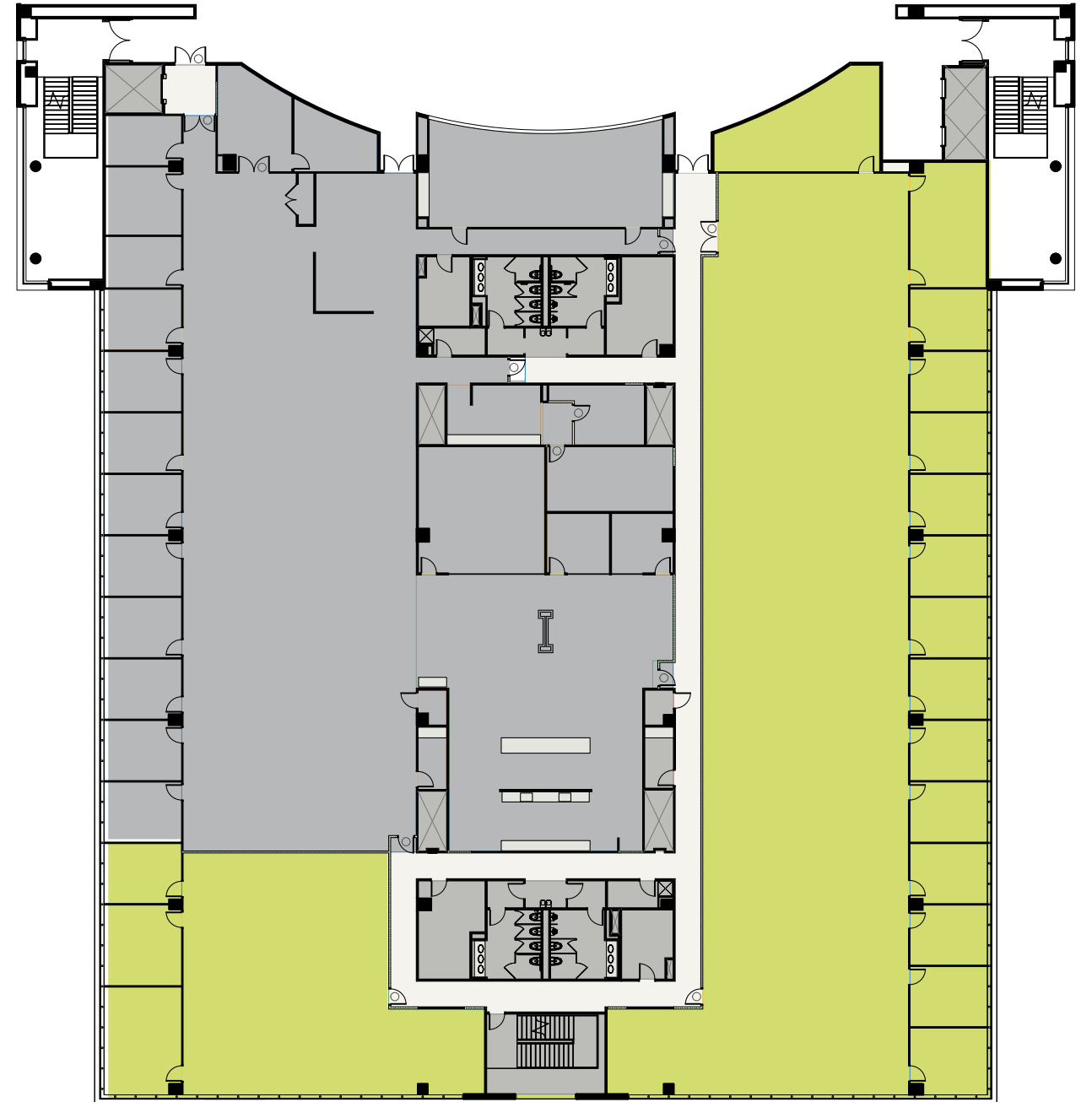
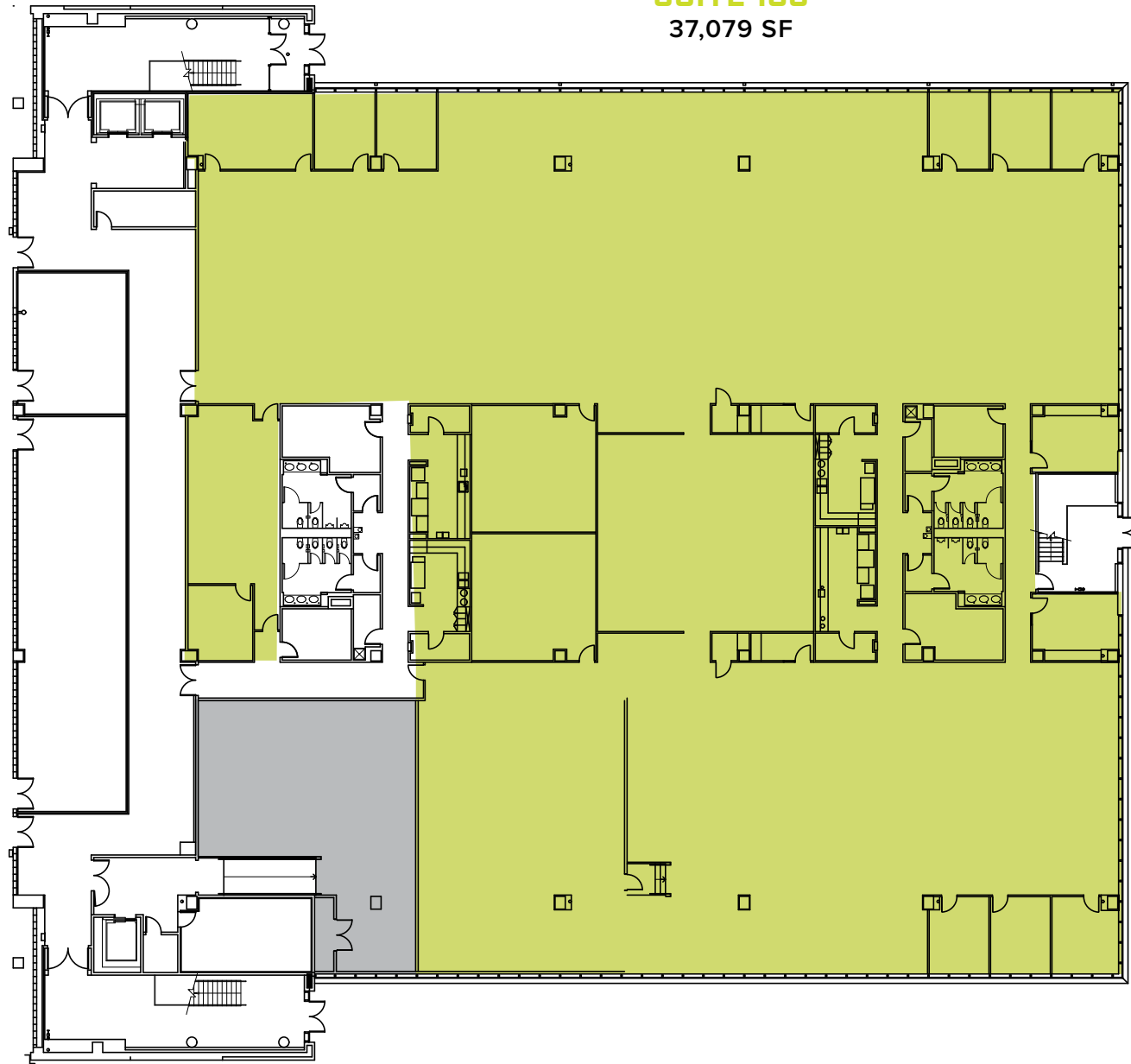
**BUILDING E-1 | 1<sup>ST</sup> FLOOR**  
5,000 SF - 37,079 SF



**BUILDING E-1 | 2<sup>ND</sup> FLOOR**  
20,613 SF



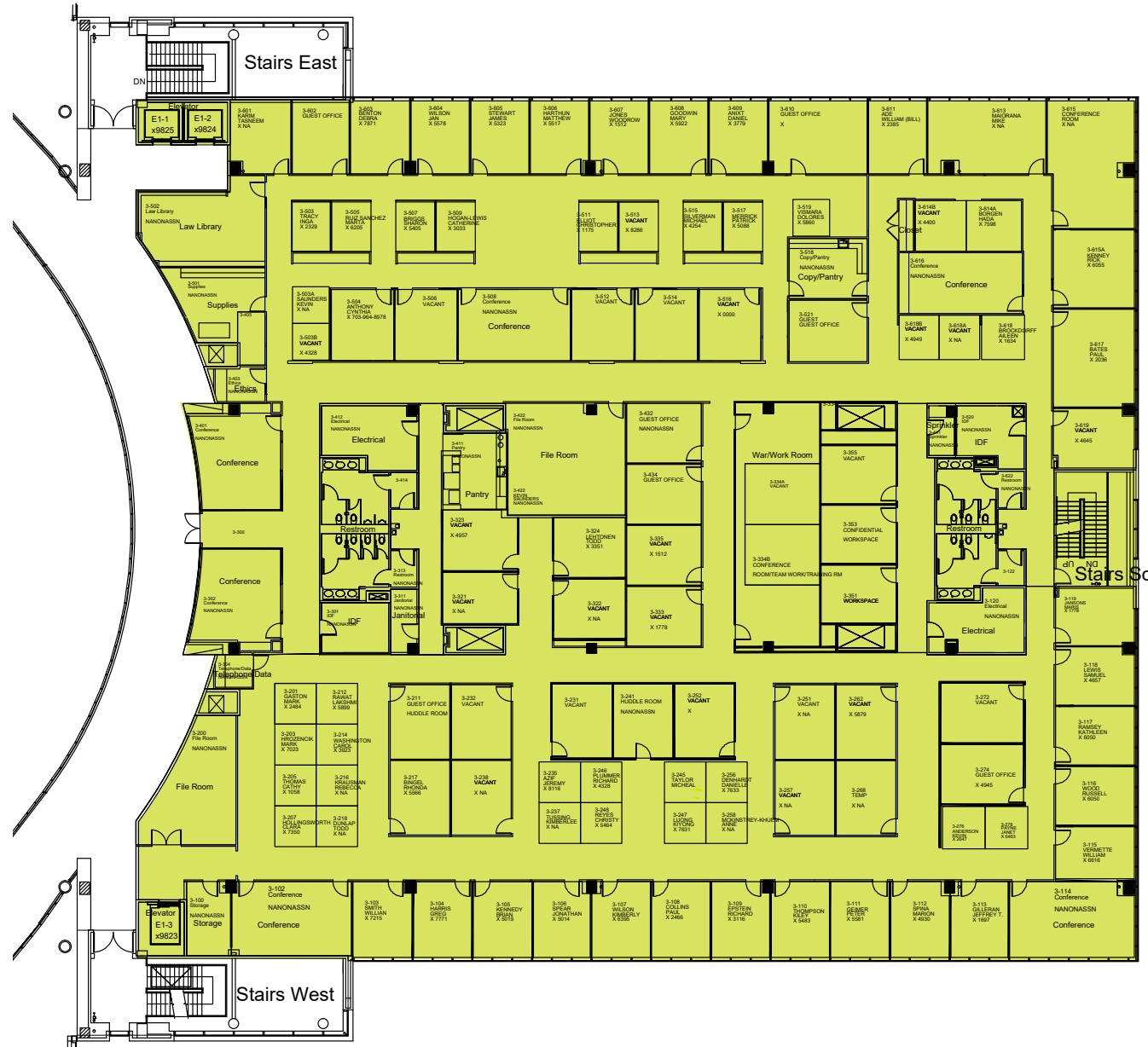
**SUITE 100**  
37,079 SF



# BUILDING E-1 | 3<sup>RD</sup> FLOOR

41,907 SF

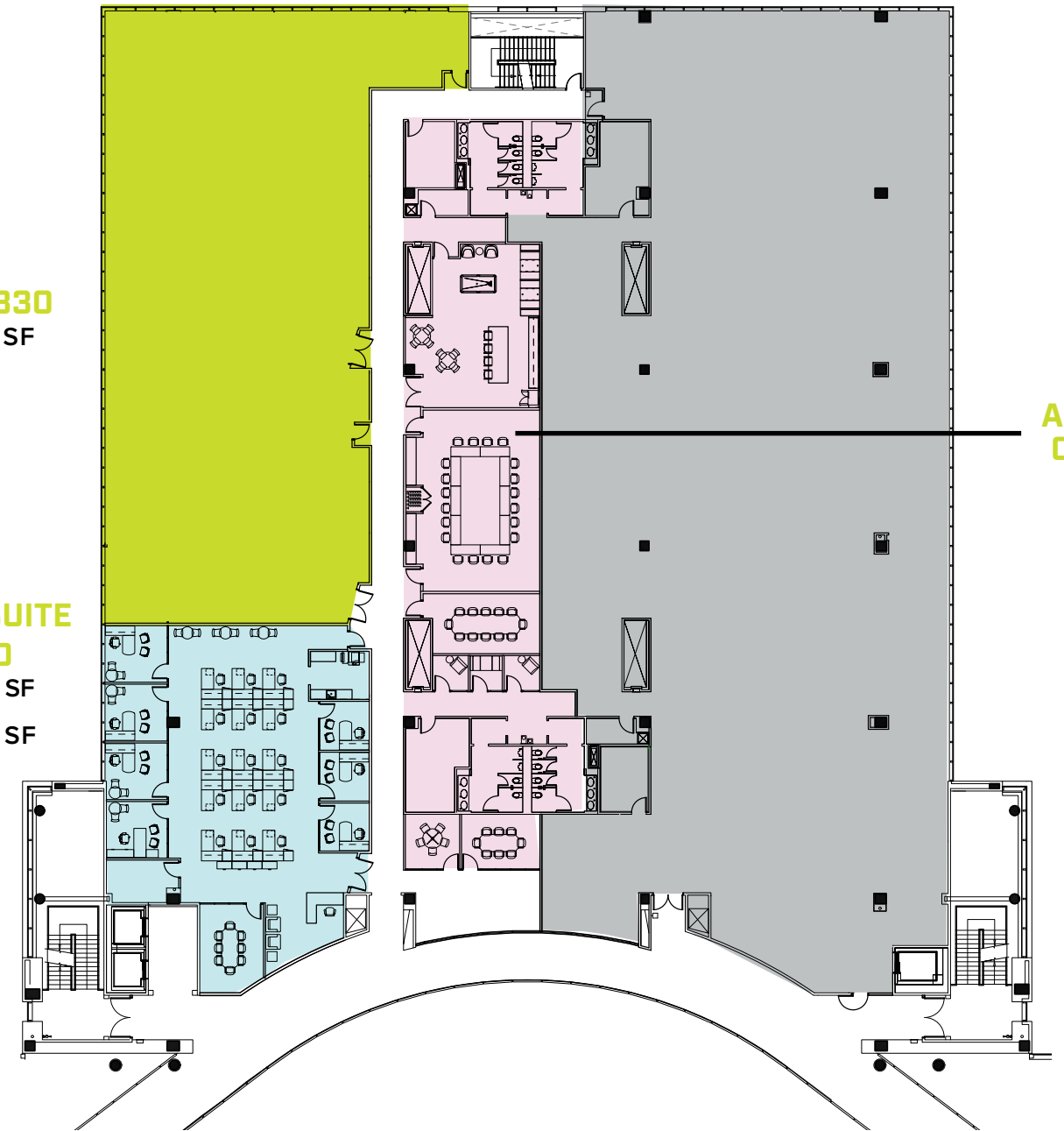
# BUILDING E-2 | 3<sup>RD</sup> FLOOR



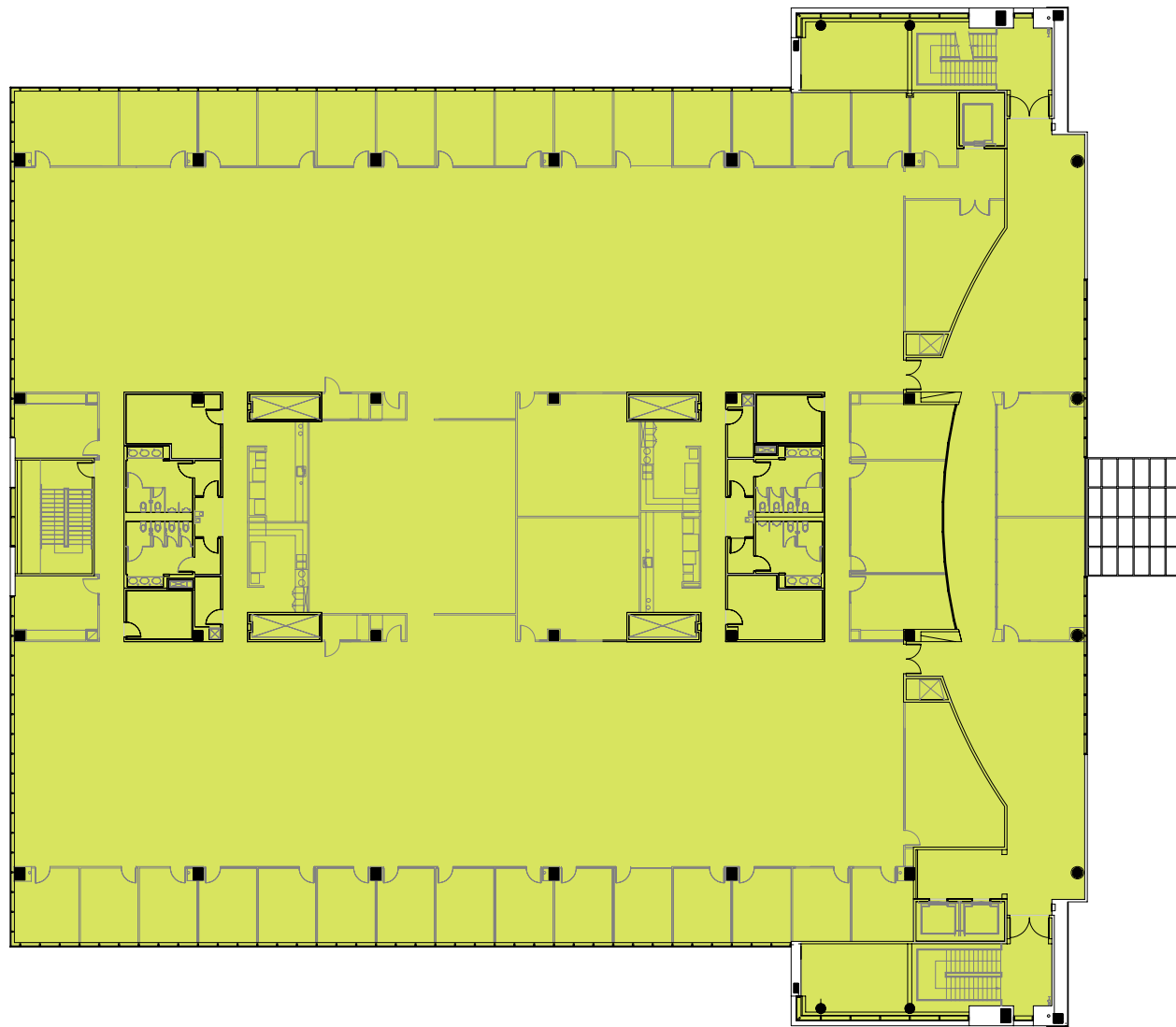
**SUITE 330**  
10,338 SF

**SPEC SUITE 320**  
4,998 SF  
4,998 SF

**AMENITY CENTER**



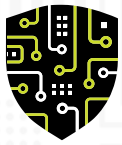
**BUILDING E-2 | 4<sup>TH</sup> FLOOR**  
46,581 SF



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**CUSHMAN &  
WAKEFIELD**