



201

TECHNOLOGY PARK DRIVE

LEBANON, VA

EXECUTIVE SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for 201 Technology Park Drive (the "Property"), a high-quality, Tier-III build-to-suit data center facility strategically located in Southwest Virginia. Originally built in 2007, the 105,000 SF facility features 33,000 SF of dual feed technical space with ~19,000 SF of raised floor, appealing to potential end users.

The Property is currently 100% leased to multinational aerospace and defense technology company Northrop Grumman (S&P: BBB+), who will relocate upon expiration in October 2022. The Property affords potential investors significant value creation opportunities due to its strategic location and data center optionality. In a supply constrained market the investor can pursue active requirements and leverage the existing data hall space.

INVESTMENT HIGHLIGHTS

- » 105,000 SF, High-Quality, Tier-III Build-to-Suit Data Center Facility
- » Strategic Location with Remarkable Infrastructure
- » Excellent Fiber Connectivity Both Regionally and Nationally
- » Situated in Virginia – the Largest Data Center Market in the World
- » Significant Upside Optionality Upon Rollover
- » Free and Clear of Existing Debt

PROPERTY SUMMARY

ADDRESS

201 Technology Park Drive
Lebanon, VA 24266

YEAR BUILT

2007

BUILDING AREA

105,000 SF

RAISED FLOOR AREA

19,525 SF

OFFICE AREA

72,000 SF (20,000 - 30,000 SF of Which Can Be
Converted to Additional Data Hall Space)

MECHANICAL AREA

14,300 SF

LOT SIZE

13.299 Acres

CRITICAL IT LOAD

Dual Feed 4.5 MW Expandable to 12.0+ MW

RAISED FLOOR HEIGHT

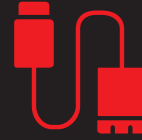
48" Raised Floor

FIBER PROVIDERS

Point Broadband

POWER PROVIDER

Allegheny Power



105,000 SF, HIGH QUALITY, TIER-III BUILD-TO-SUIT DATA CENTER FACILITY

Tier-III data center with 4.5 MW (Expandable to 12.0+ MW) of critical IT load capacity and N+1 redundancy ensures the facility requires no shutdowns when equipment needs maintenance or replacement.



STRATEGIC LOCATION WITH REMARKABLE INFRASTRUCTURE

201 Technology Park Drive is strategically located in Lebanon, VA, a safe, in-land location that makes it ideal for data storage and computer system operations. In addition, the asset features excellent fiber-optic infrastructure, power redundancies, and state and county operational incentives.



EXCELLENT FIBER CONNECTIVITY BOTH REGIONALLY AND NATIONALLY

Virginia has a reliable, available, and durable fiber network that matches or exceeds virtually every domestic market and most major financial centers around the world.



SITUATED IN VIRGINIA – THE LARGEST DATA CENTER MARKET IN THE WORLD

Virginia's data center absorption (338.0 MW) accounted for 38.2% of the data center absorption for the entire United States (885.7 MW) and was greater than the next 3 largest markets combined (335.4 MW). Cloud and technology companies continue to drive strong demand, accounting for 94% of all user demand.



SIGNIFICANT UPSIDE OPTIONALITY UPON ROLLOVER

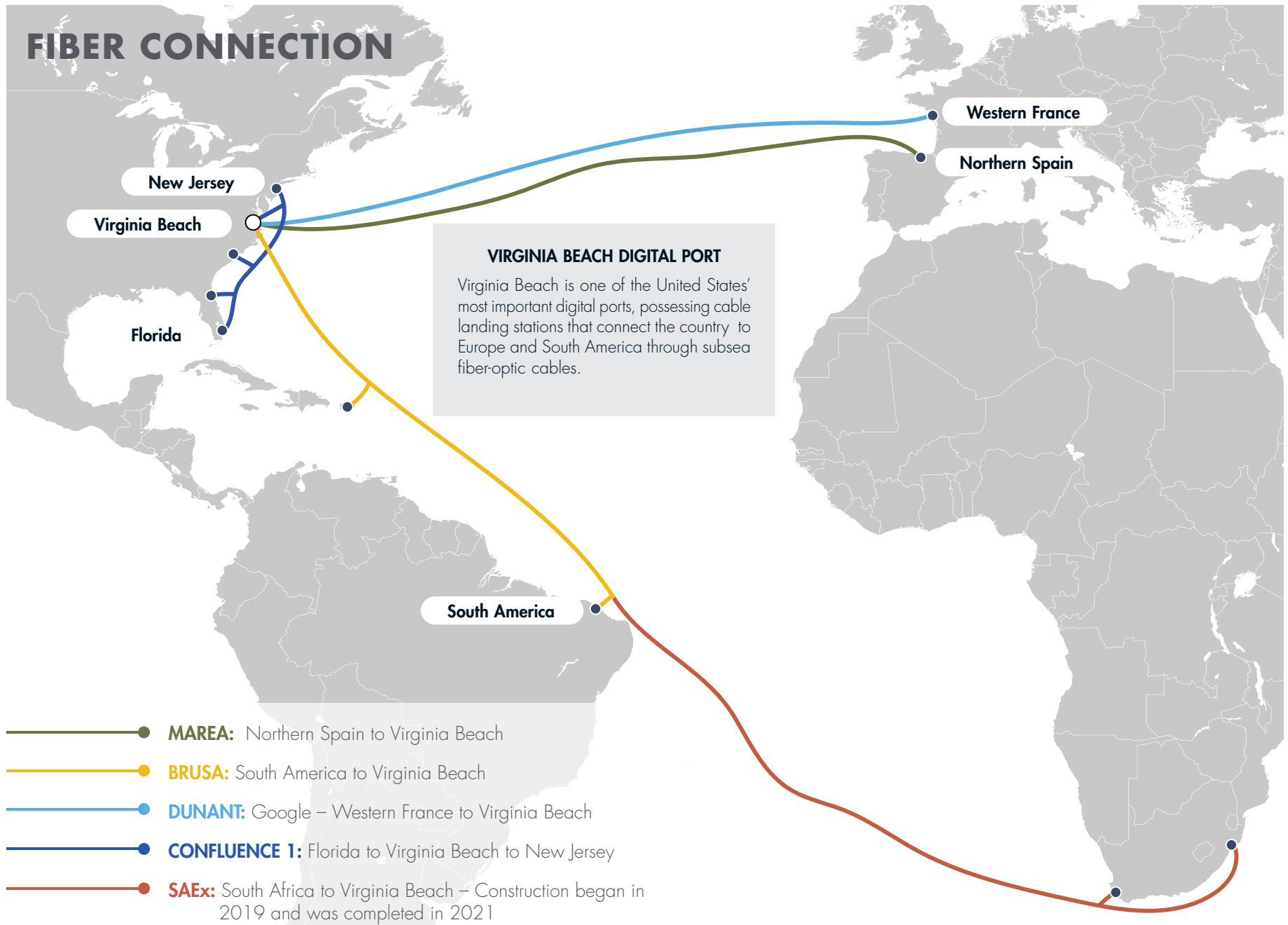
The Property offers significant value creation opportunities due to its strategic location and durable infrastructure, affording investors optionality regarding re-leasing and re-positioning the asset.



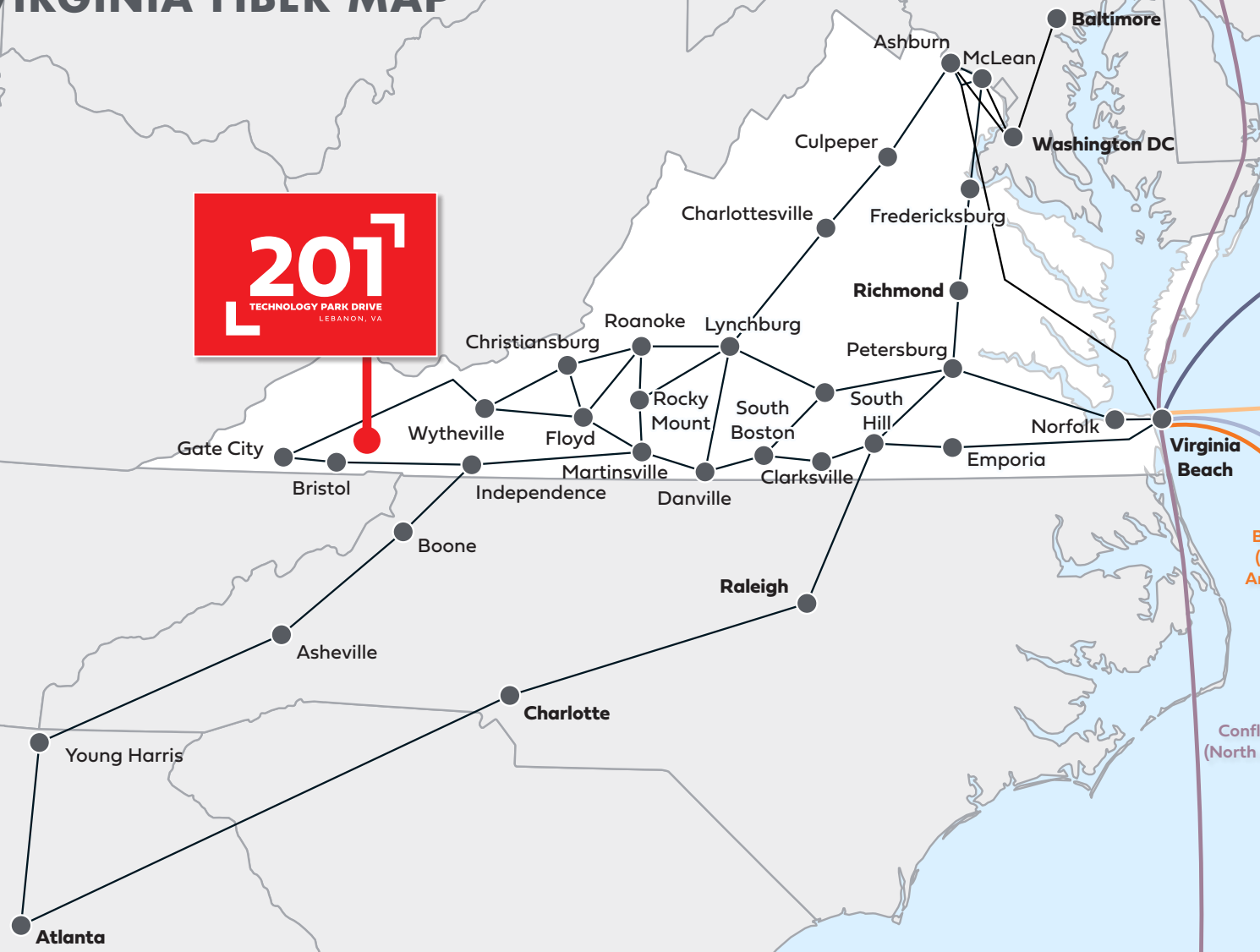
FREE AND CLEAR OF EXISTING DEBT

Investors are free to pursue their own capitalization strategy.

FIBER CONNECTION



VIRGINIA FIBER MAP



Dunart
(Western
France)

MAREA
(Northern
Spain)

SAEX
(South
America
2021)

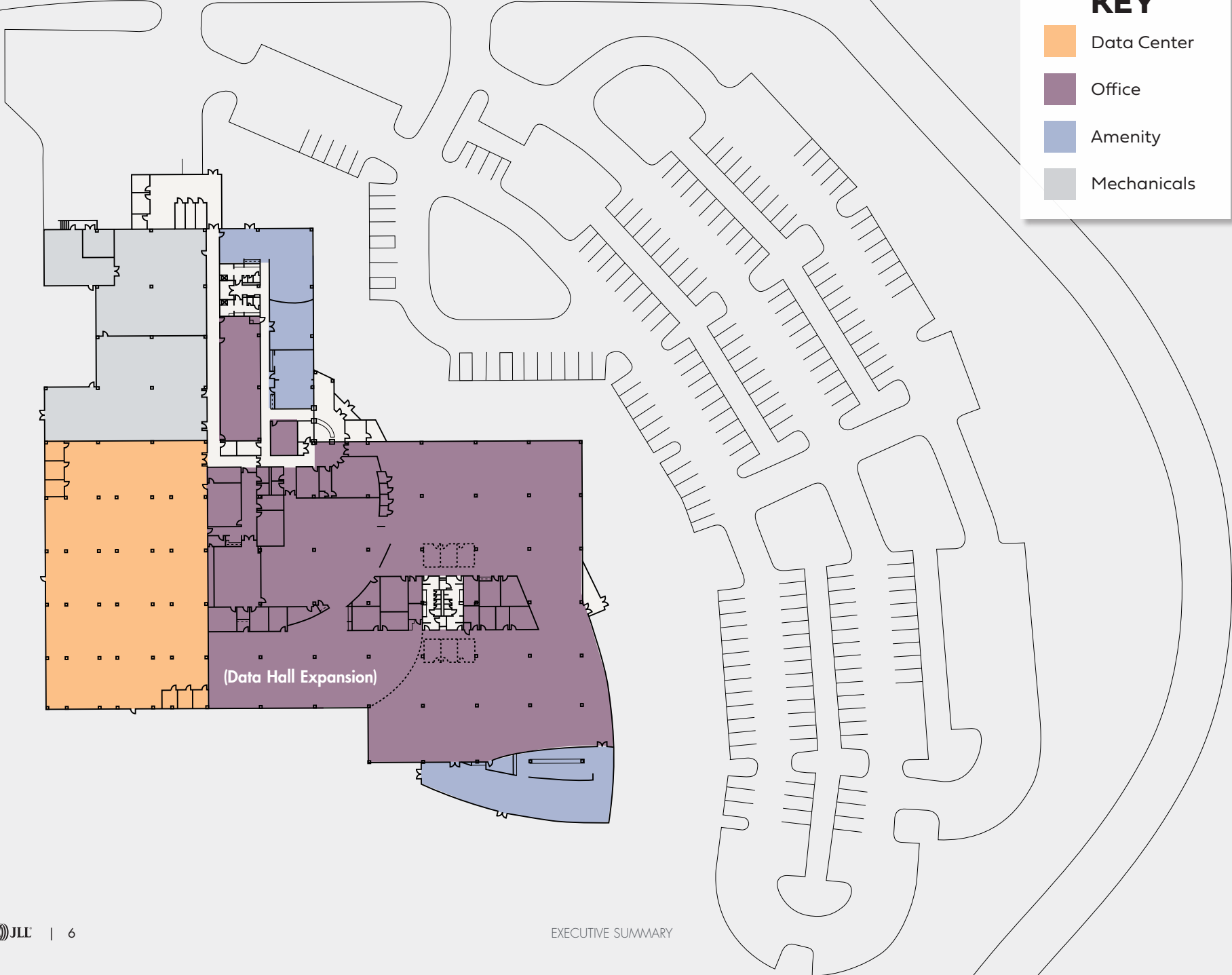
BRUSA
(South
America)

Confluence 1
(North America)

SITE PLAN

KEY

- Data Center
- Office
- Amenity
- Mechanicals





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