



44521 Hasting Drive

ASHBURN, VIRGINIA



DIGITAL REALTY



Why 44521 Hasting Drive?

Just minutes from the nation's capital, you'll find one of the country's largest, most efficient and cost-effective data centers. LEED Gold-certified, 44521 Hasting Drive maximizes PUE on more than 17 acres in Northern Virginia's bustling Data Center Alley.

In 44521 Hasting Drive, your business can find a high-density solution with a variety of room sizes powered by 300 kilovolt amperes (kVA) Power Distribution Units (PDUs) drawing on capacity of 36.4 megawatts of building critical power. All of this translates into a data center ready to meet your needs today and accommodate your growth. You'll be among good company here: 44521 Hasting Drive is home to some of the world's most demanding Fortune 500 enterprises and tech industry leaders.

Building

- 36.4 MW
- 360,000 SF
- 17+ acres

Power & Cooling

- Design PUE of 1.28 at full capacity annualized
- N+2 redundancy for all building systems at full capacity
- Scalable and flexible densities ranging from 500 kW to more than 2,000 kW of critical IT capacity in each computer room

Security

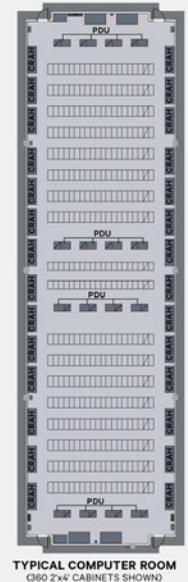
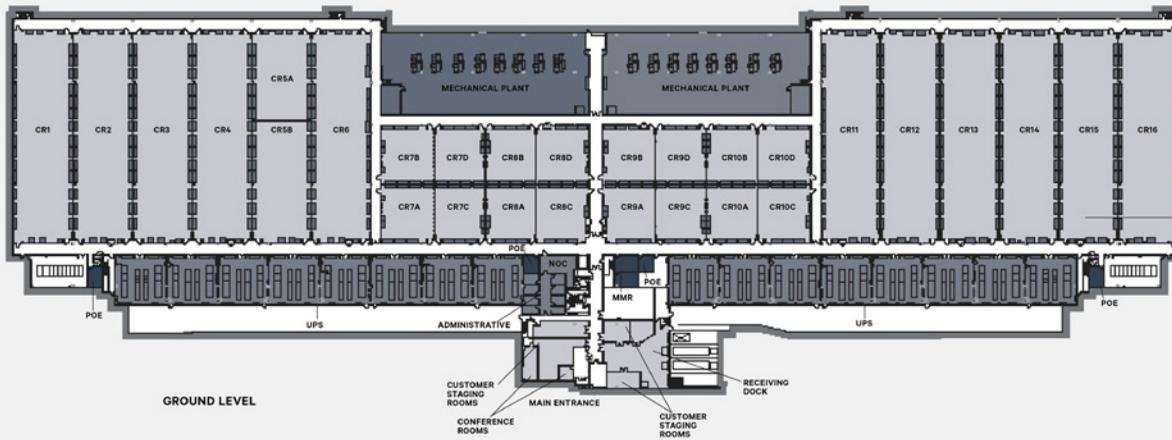
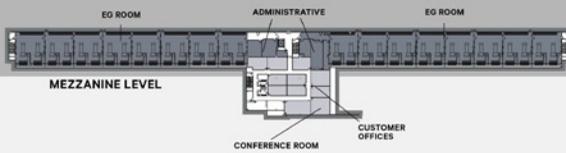
- 24 x 7 x 365 security officers
- CCTV surveillance cameras
- Two-factor authentication and biometrics access

Connectivity

- Carrier-neutral
- Four separate network Points of Entry (POE) with diverse underground duct banks
- Dedicated underground conduits to each computer room
- Meet-Me-Room (MMR) available
- Dark fiber available on campus

Sustainability

- LEED Gold Certified
- Utilization of reclaimed water



Facility Specs

Property

- Location: Ashburn, VA
- Acreage: 17.15
- Building Size: 360,000 SF
- Nearest Airport: Dulles International Airport (IAD)

Building Description

- Utility Power: 34.5 kV
- Parking: 153 spaces
- Number of Stories: One, plus engine-generator mezzanine with customer offices
- Loading Docks: Four dock bays

Computer Room Specifications

- Rooms 1-6, 11-16
- Computer Room Size: 11,000 SF (average)
- Critical Power Capacity: 2,275 kW
- Rooms 7A-10D
- Computer Room Size: 2,700 SF (average)
- Critical Power Capacity: 568 kW

Data Center Area Description

- Computer Room Floor: 176,200 SF
- Number of Computer Rooms: 29
- Raised-Floor Height: 42", under raised-floor plenums
- Computer Room Floor-to-Ceiling Height: 15'-22'

Amenities

- Offices: 11 pre-constructed offices
- Staging: Six rooms
- Miscellaneous: Wi-Fi, conference rooms, break room and shower room with lockers

Security

- Building and Perimeter: Fully monitored by CCTV cameras and security officer patrols
- Security Officers: 24 x 7 x 365
- Access Control: Electronic security features with access card entry and dual authentication with biometric readers
- CCTV: Yes (minimum 95-day video retention)

Critical Power

- Total Megawatts: 36.4

UPS Systems

- Thirty-two 1,300 kW rotary UPS in isolated-parallel configuration
- Redundancy: N+2, each phase

Generators

- Thirty-two 2,250 kW diesel-engine generators
- Redundancy: N+2, each phase

Onsite Fuel Capacity

- Storage Tanks: Four 50,000-gallon underground diesel-fuel storage tanks
- Fuel Run Time: Minimum 55 hours

Heat Rejection Systems (HVAC)

- 16 centrifugal chillers, each with 1,080-ton capacity
- Redundancy: N+2, each phase
- Chilled-Water Storage: 500,000 gallons each

PDU

- Voltage: 208/120 V
- Redundancy: N+1, with optional 2N

Communications

- POE: Four separate POEs with diverse underground duct banks leading into the facility
- Conduits: Dedicated underground conduits to each computer room
- Multiple Carriers: Digital Realty is carrier-neutral
- Meet-Me-Room: Available
- Dark Fiber: Diverse dark fiber available on campus
- Internet Exchange: LINX NoVA
- Certification: Open-IX

Fire Protection

- Double interlocked pre-action sprinkler system with VESDA monitoring system standard

FOR LEASING INFORMATION

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

SALES

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ABOUT DIGITAL REALTY

Digital Realty supports the data center and colocation strategies of firms across its secure, network-rich portfolio of data centers located throughout North America, Europe, Asia and Australia. Digital Realty is uniquely positioned to deliver interconnectivity with a complete range of solutions on a global scale. Our customers trust the Digital Realty team to combine unparalleled collaboration, network-dense interconnection and real estate acumen to realize the unique power of community - from one rack to hyperscale - across the globe.



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