

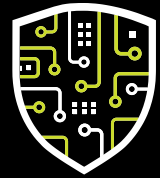


Quantum Park

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

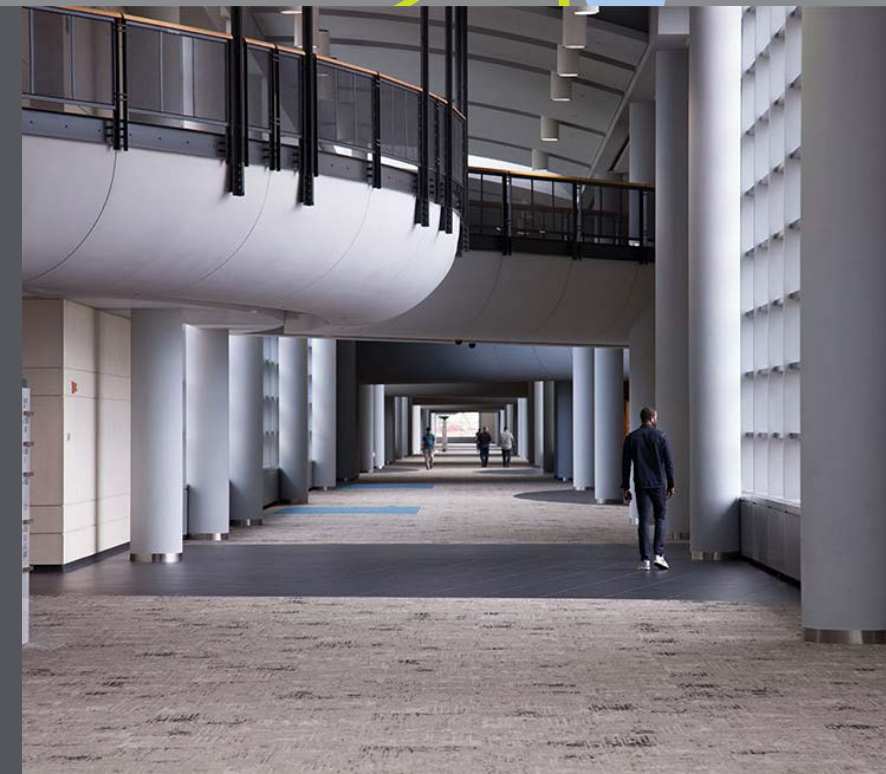
THE POWER TO GIVE YOU MORE



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

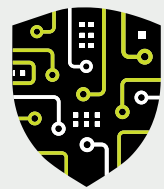
THE POWER TO GIVE YOU MORE

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.

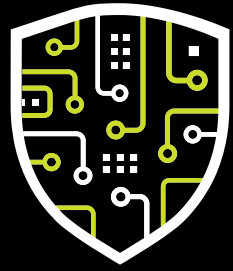


Quantum Park

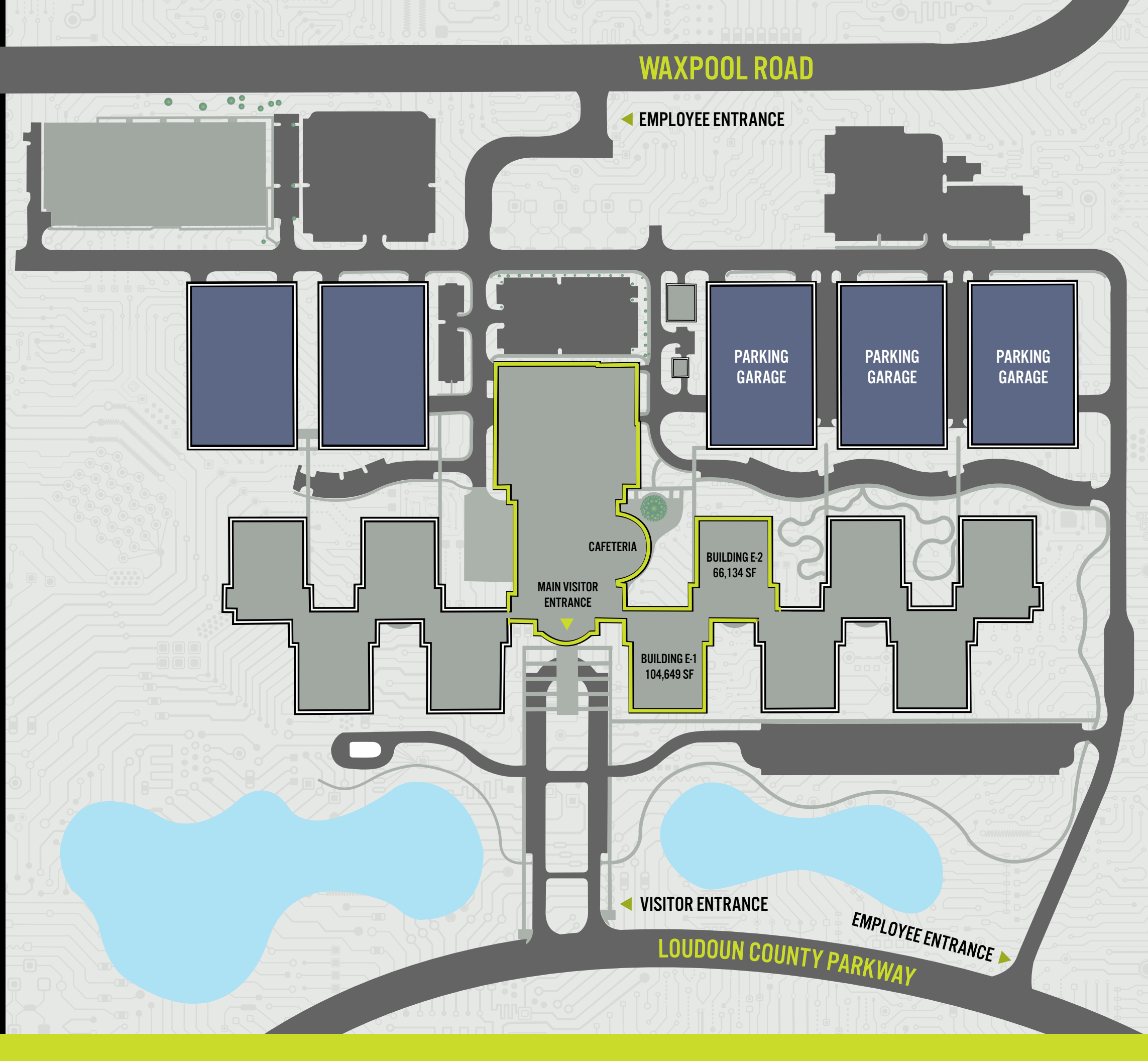
MAE-EAST

- | | | |
|--------------------------|--------------|----------------------|
| 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 | |

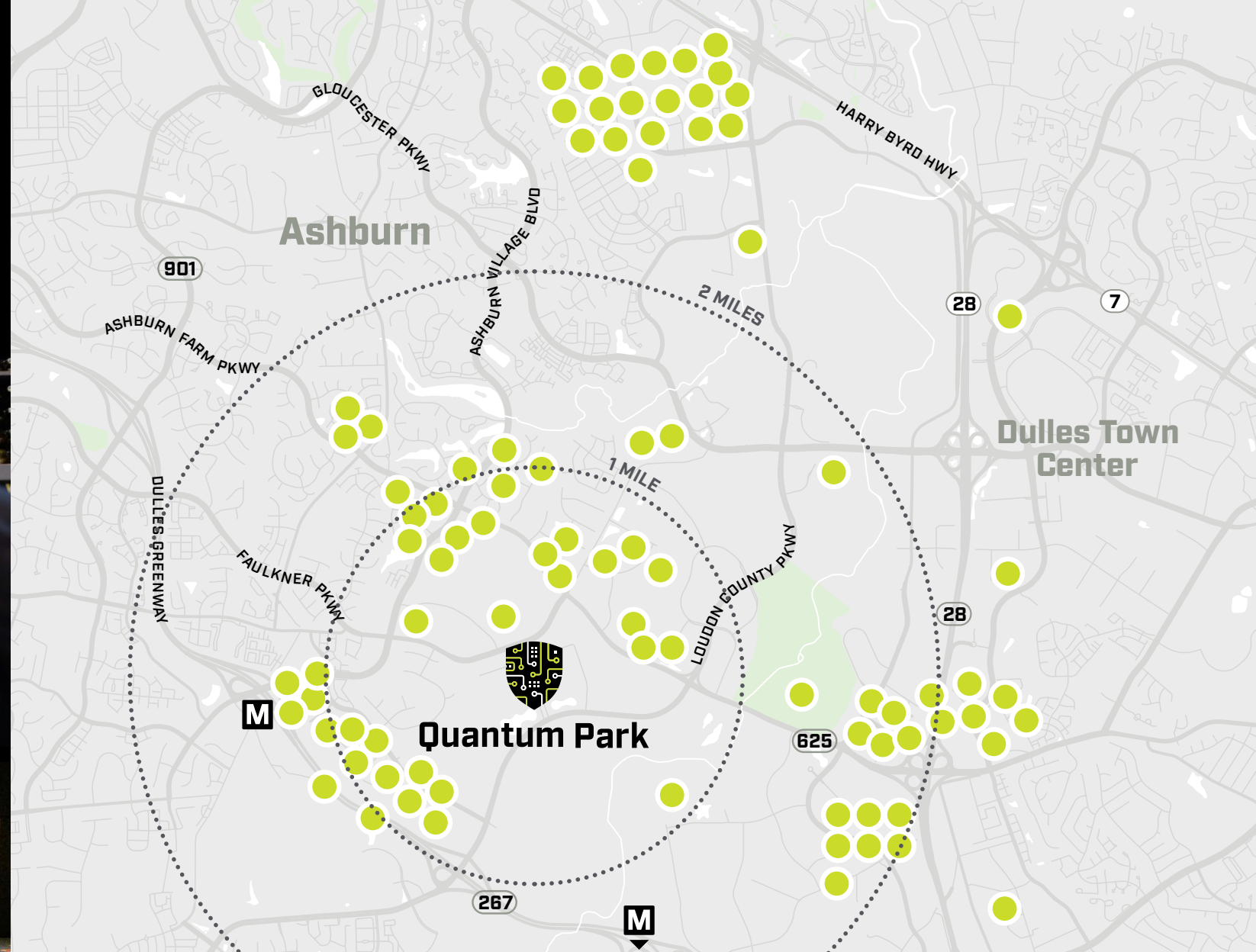
*Not available in MAE-East



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!**

NEWLY-DELIVERED AMENITY CENTER

LOCATED IN BUILDING E-2

Modern community-style amenities, offering a comfortable yet professional environment for informal meetings, collaboration, and socialization.



COLLABORATION SPACES

Enhance your team's creativity and collaboration in our sophisticated huddle areas, designed for productive brainstorming sessions



CONFERENCING CENTER

Host impactful meetings and presentations in our conference rooms, equipped with cutting edge technology



COMMUNAL KITCHEN

Savor the convenience and camaraderie of our tenant kitchen, ideal for networking over a meal or coffee



PRIVATE SEATING

Enjoy a blend of privacy and comfort in our stylish call rooms, perfect for focused work

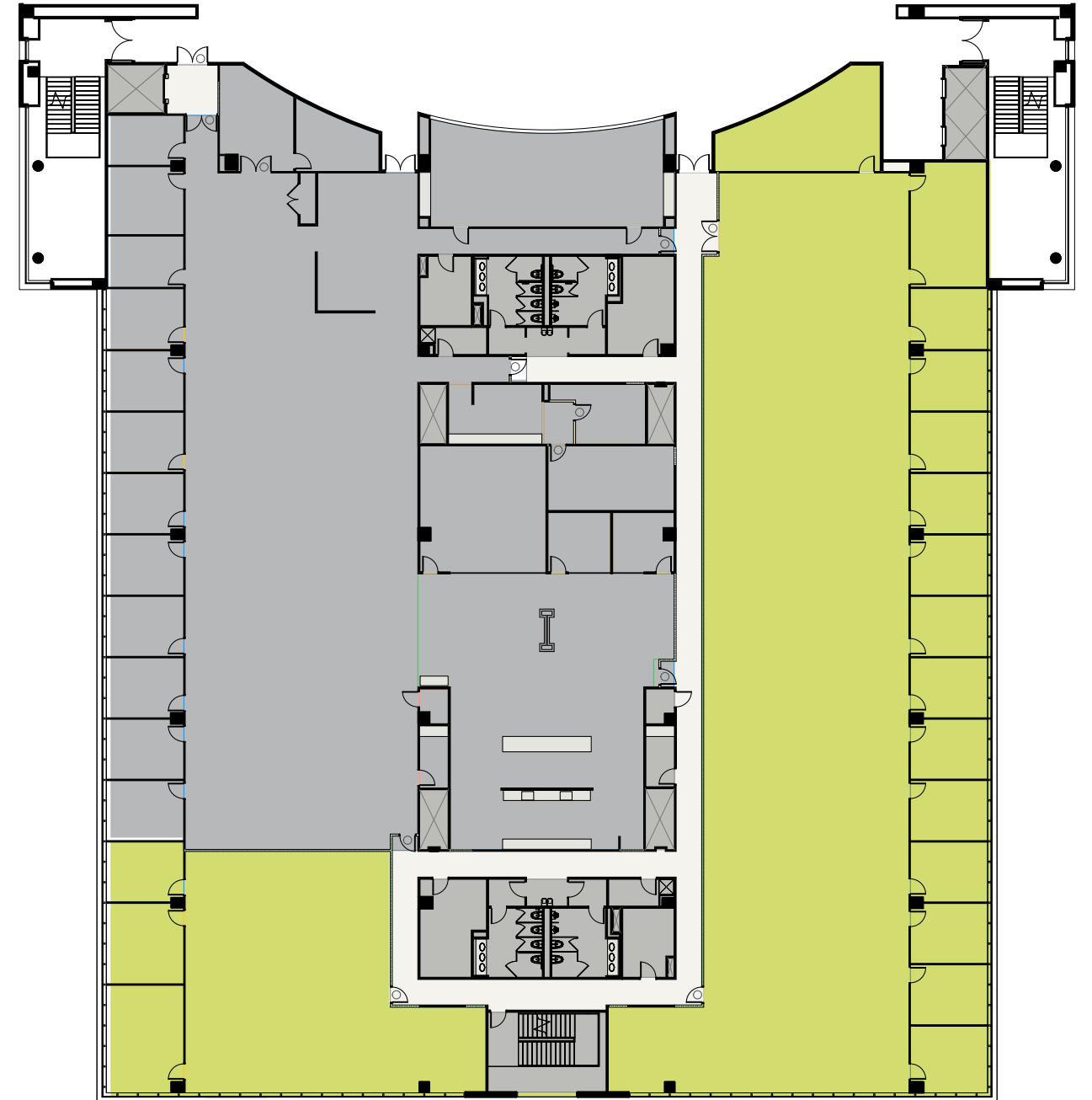
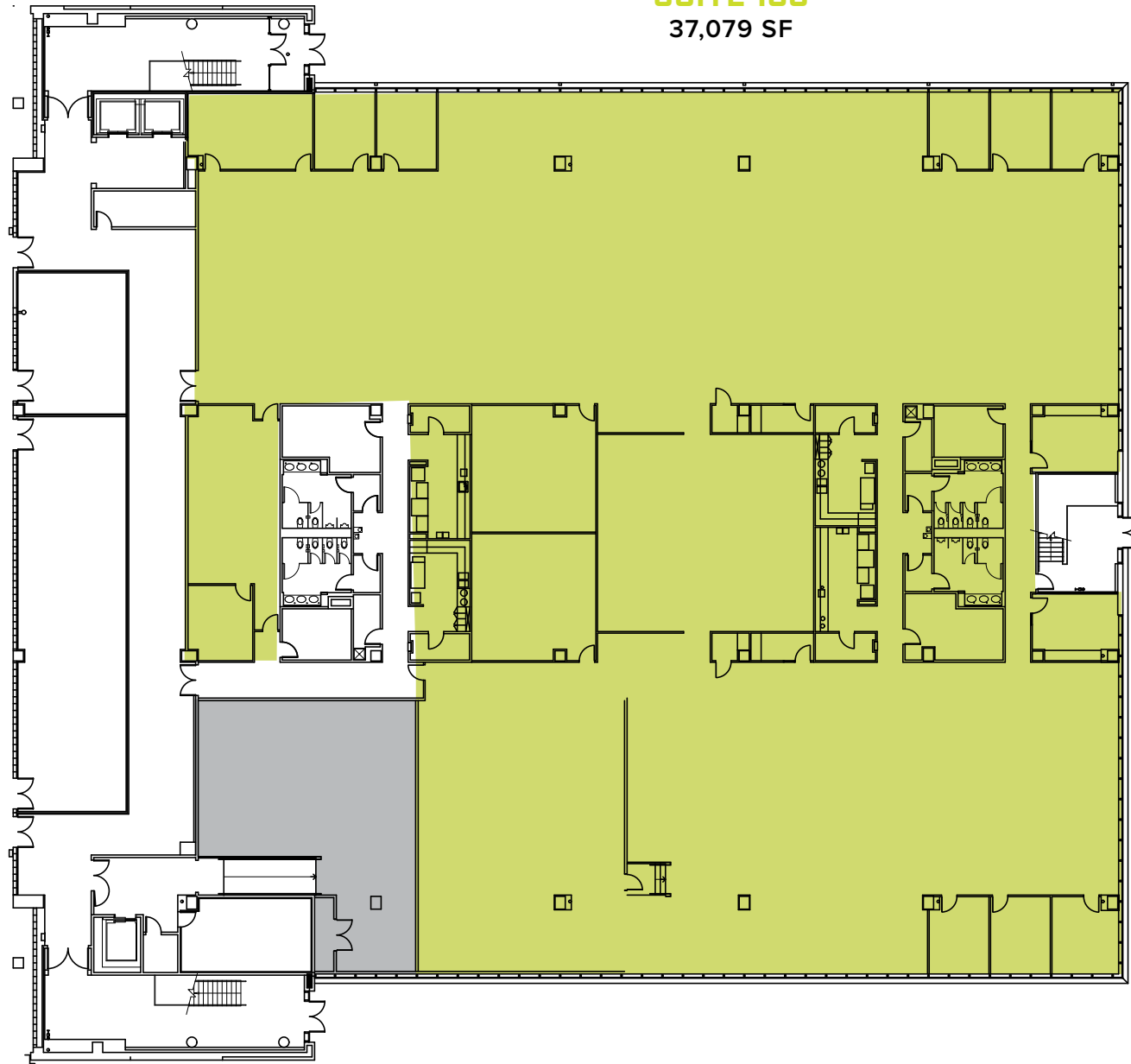
BUILDING E-1 | 1ST FLOOR
5,000 SF - 37,079 SF



BUILDING E-1 | 2ND FLOOR
20,613 SF



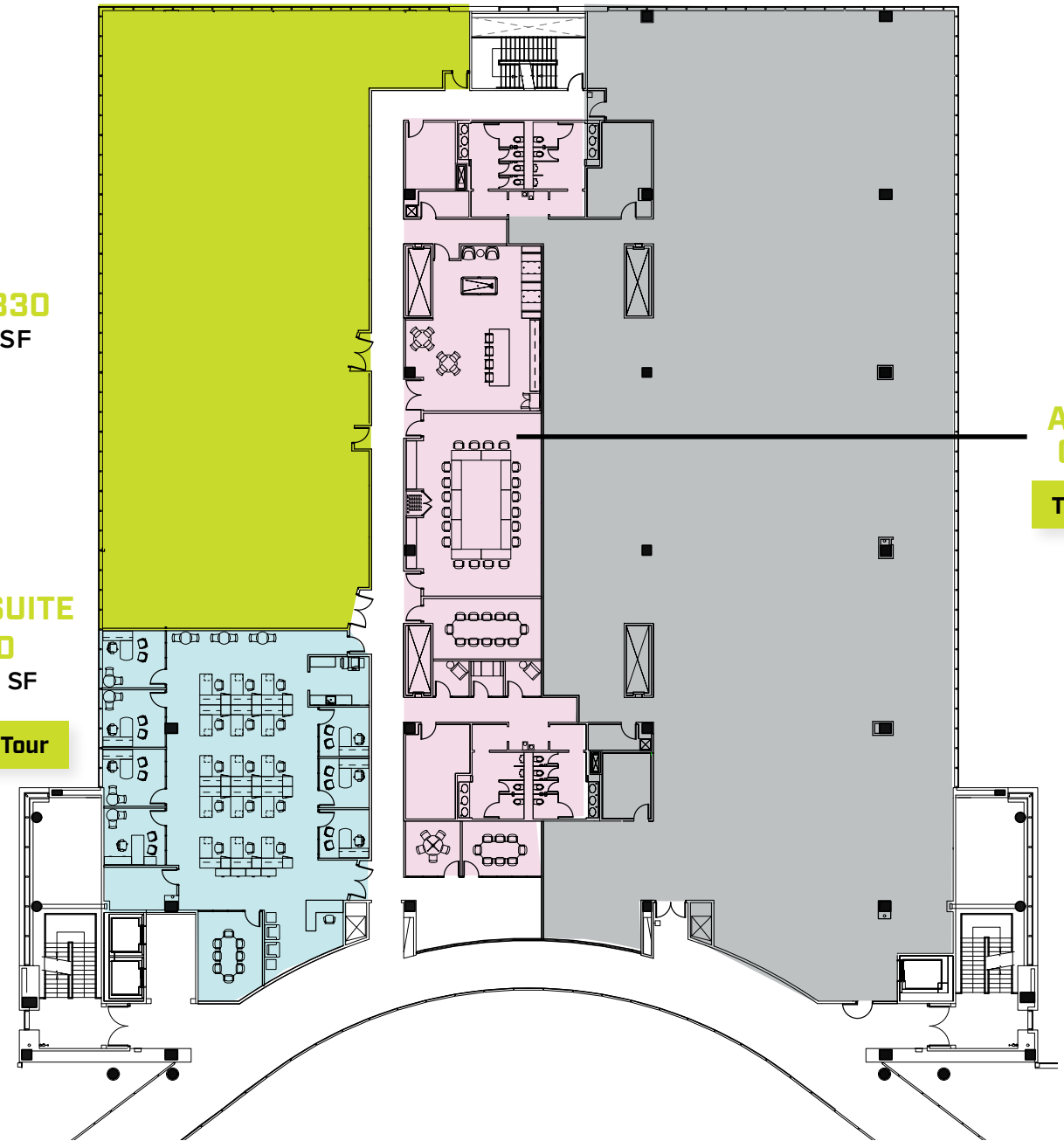
SUITE 100
37,079 SF



BUILDING E-1 | 3RD FLOOR

41,907 SF

BUILDING E-2 | 3RD FLOOR



SUITE 330
10,338 SF

SPEC SUITE 320
4,998 SF

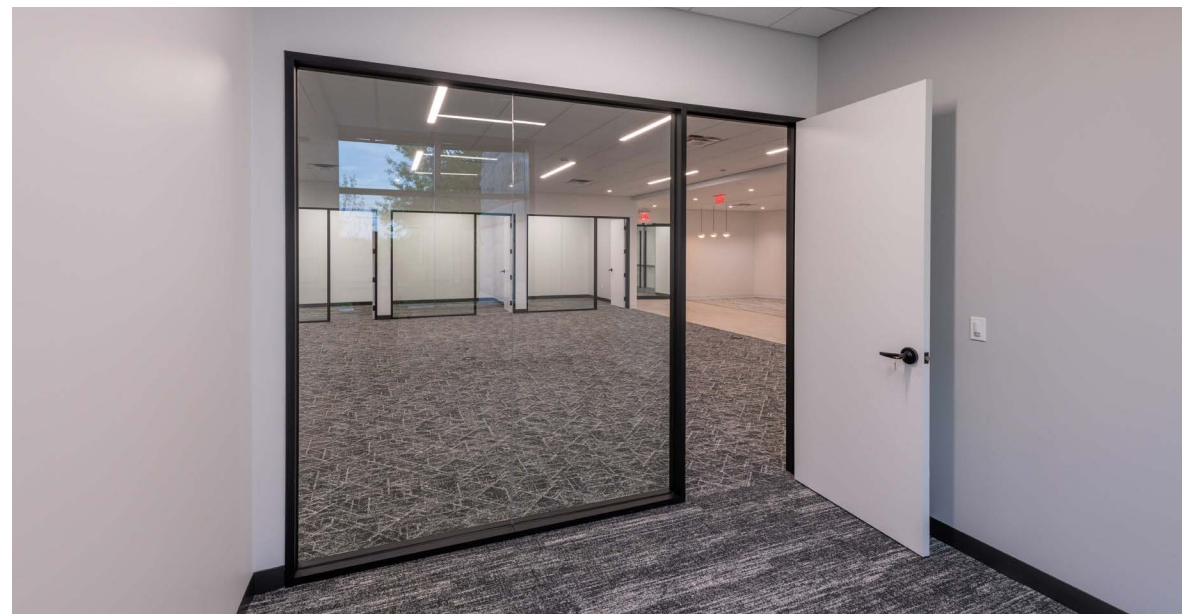
[Take 3D Tour](#)

AMENITY CENTER
[Take 3D Tour](#)

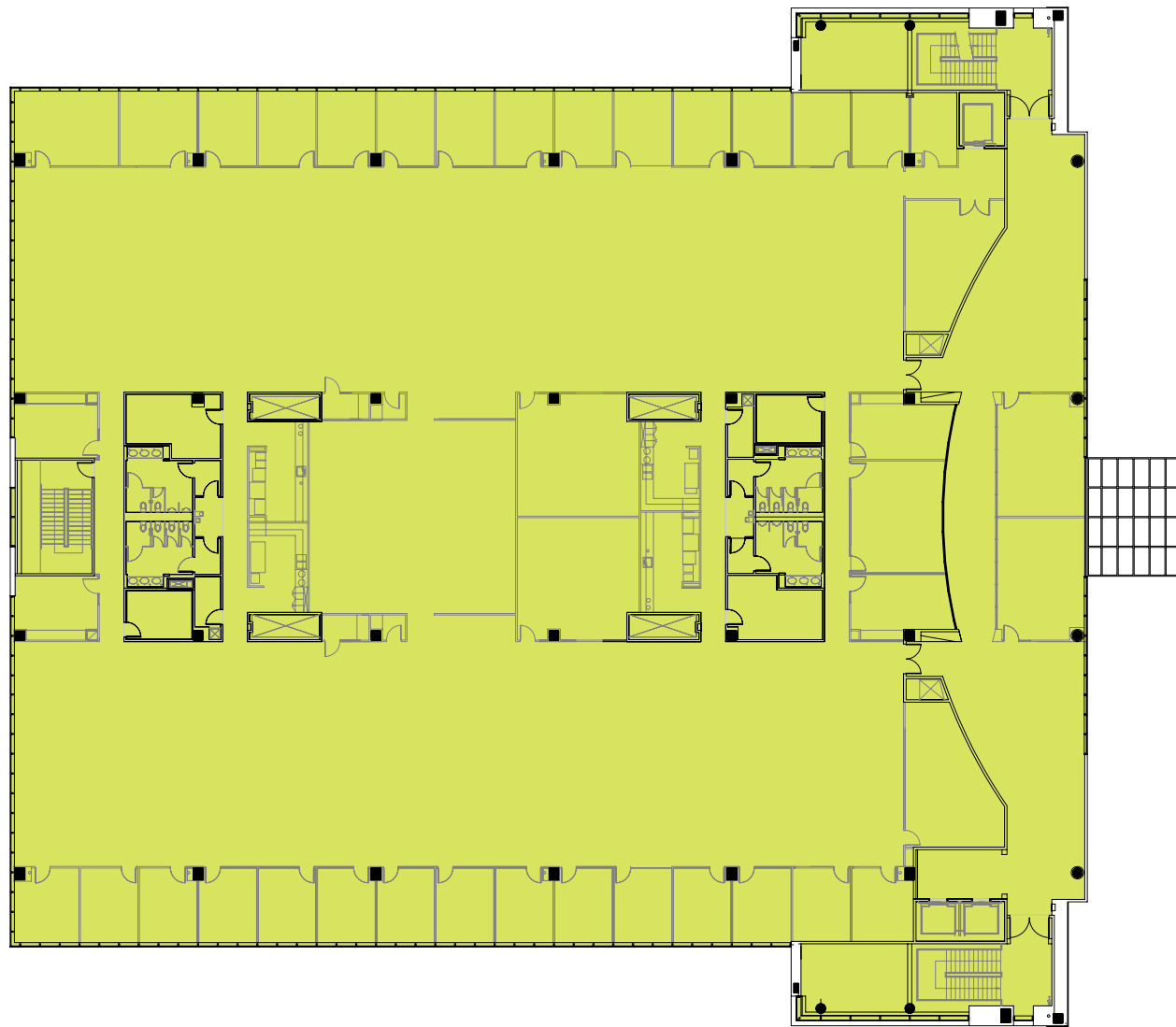
NEWLY-DELIVERED SPEC SUITE

BUILDING E-2, SUITE 320

Located adjacent to the new amenity center, this spec suite offers a modern, turn-key interior, private conference room, and en-suite kitchenette.



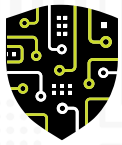
BUILDING E-2 | **4TH FLOOR**
46,581 SF



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