



ASHBURN VILLAGE
— TECH PARK —



52.34 ACRES
IN DATA CENTER ALLEY

Vested Land Rights For 1.37M SF
of Data Center Development

Investment Sales Opportunity



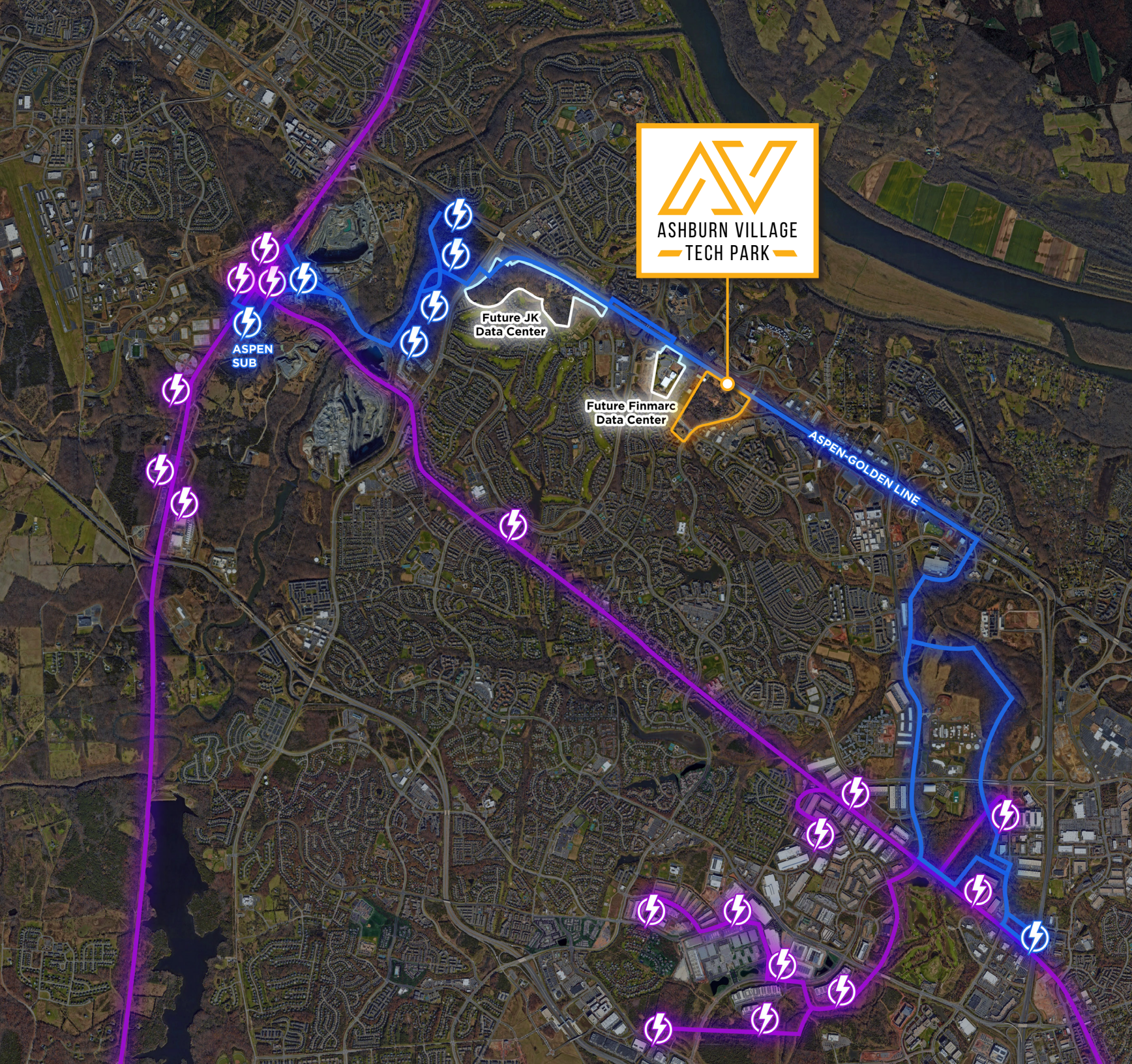
NEW 500KV & 230KV TRANSMISSION LINES

Planned since 2022, the new Aspen to Golden 500/230kV project will provide sites in Ashburn and Sterling with 4,357 MW of new power capacity. Two new substations are part of the project: the Aspen substation at the western terminus, and the Golden substation at the eastern terminus.

This project is one of several initiated in response to Dominion's infrastructure capacity limitations which have been delaying the delivery of power to new data center developments since 2022. Dozens of major data center development sites, representing 10's of billions of dollars in real estate value and 100's of millions of dollars of annual real estate tax revenue for Loudoun County, are relying on the timely completion of this transmission line extension project.

The Aspen to Golden project was filed with the State Corporation Commission in March 2024. Hearings have been scheduled for August 6th-7th, and the final order is expected in October. Construction is expected to commence Summer 2025, with completion in 2027.

Proposed Existing Substation



INVESTMENT HIGHLIGHTS

52.34
acres

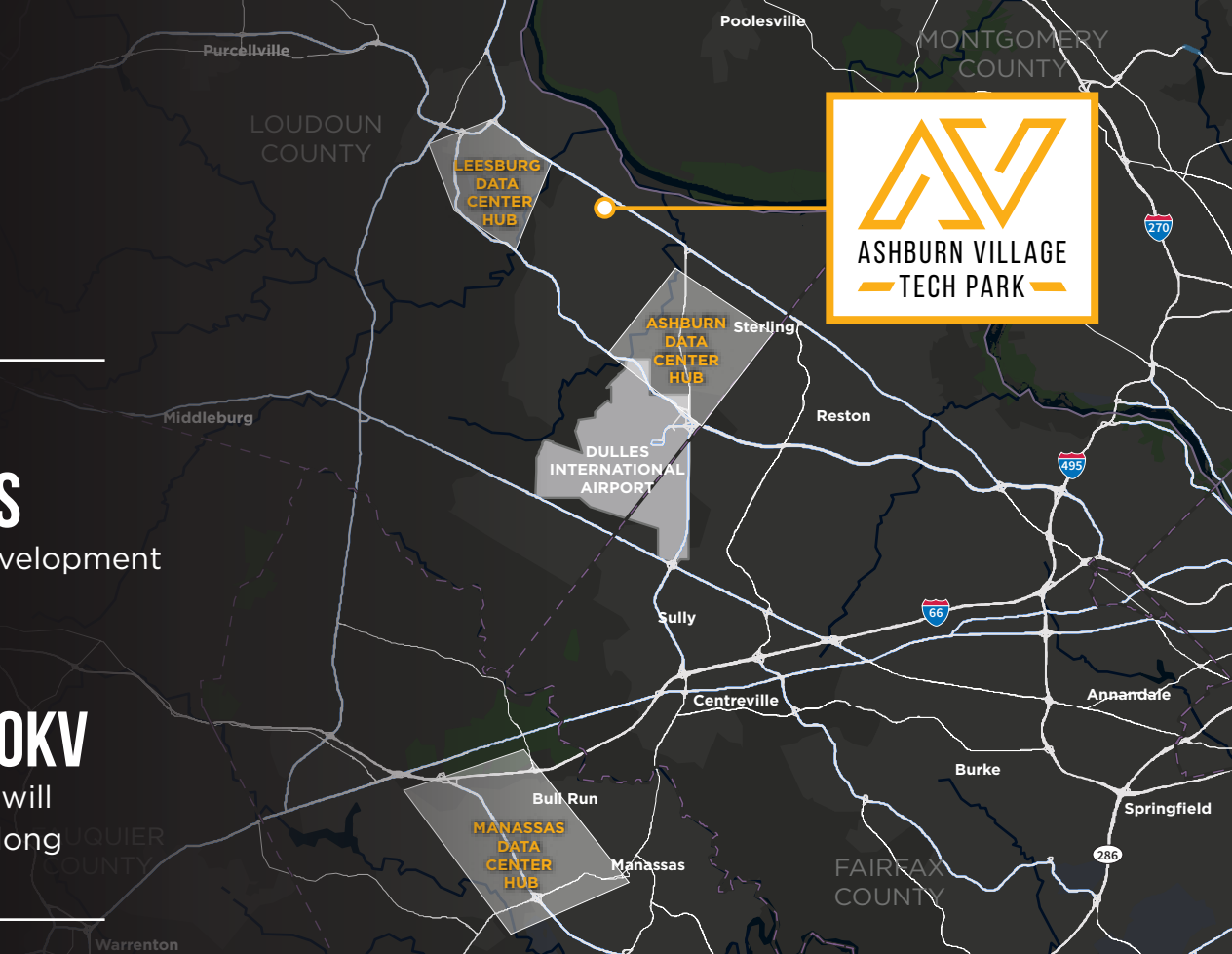
Over
1.37 MILLION
SF developable

Zoned
PD-IP

Loudoun County has confirmed that proffers allow owner to determine
NEW BUILDING
placement

Vested
LAND RIGHTS
for data center development

New
500KV & 230KV
transmission lines will traverse the site along Route 7



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