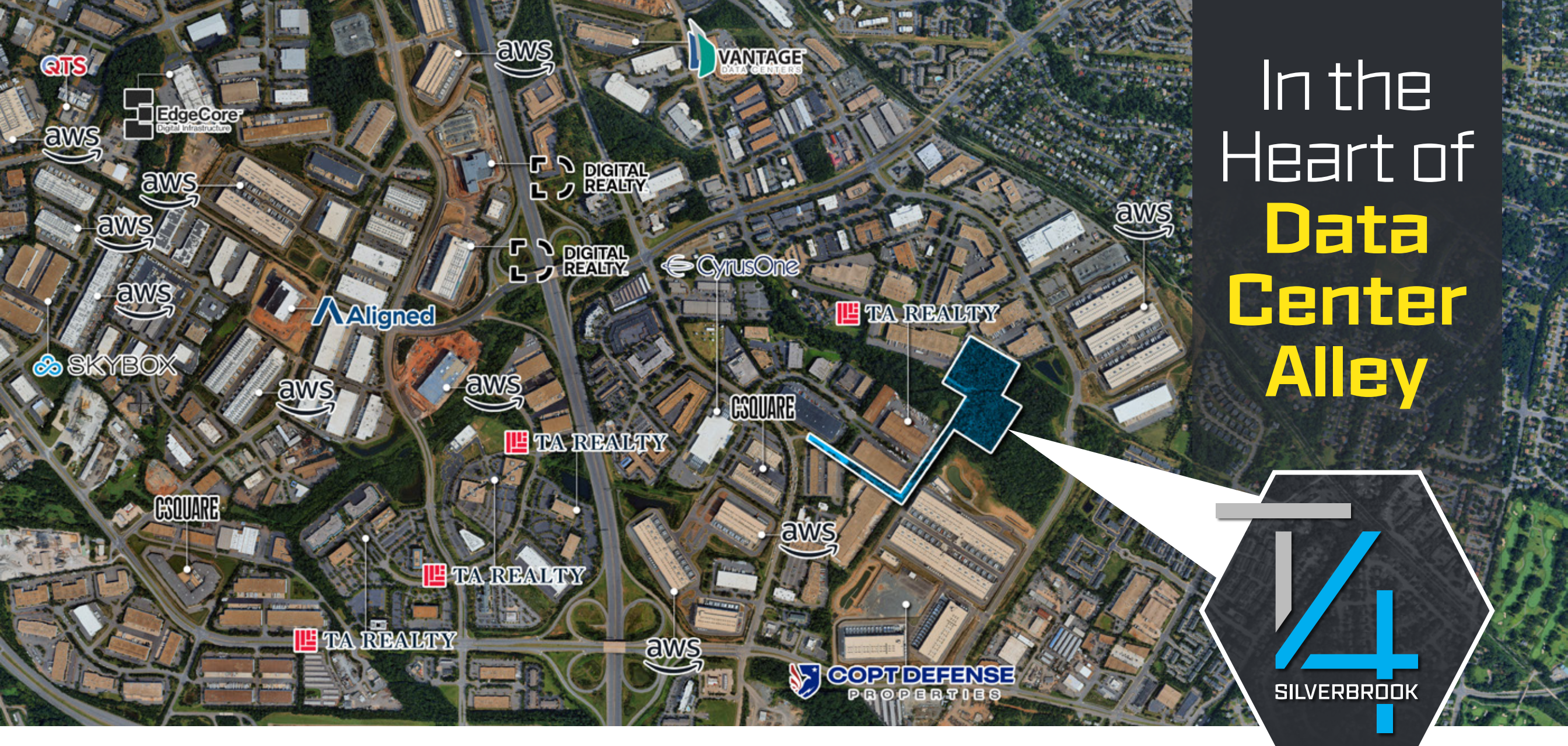


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SILVERBROOK
Sterling, VA

- ▶ **16 Acres** in Data Center Alley
- ▶ **By-Right** via Approved Site Plan
- ▶ **74 MW** by **2031**

**DAVIS DRIVE
SUBSTATION**



In the Heart of Data Center Alley

THE OFFERING

- **Cushman & Wakefield** is pleased to offer for sale **T4 Silverbrook** (the “property”), a 16-acre, fully entitled data center development site located in **Sterling, Virginia**, the epicenter of the world’s largest data center market. Approved for by-right data center development through an existing site plan, the property presents a rare opportunity to acquire immediately developable land in Data Center Alley, where new entitlements have become increasingly difficult to obtain amid evolving political and regulatory constraints.

FULLY ENTITLED FOR BY-RIGHT DEVELOPMENT

Approved Site Plan

- Two data centers
- 347,600 SF density
- Three stories
- 63' clear height
- Received legislative approval from the Loudoun County Planning Commission and Board of Supervisors

Status

- Valid for 3 years
- Additional 5-year validity can be obtained by positing performance bonds



MULTIPLE PATHS TO POWER



Executed Contract

- Signed contract prior to Dominion's batching process
- Has the capacity to serve but needs to build a substation
- Dominion has requested to build a substation here to serve onsite and offsite customers

Delivery

Dominion can build a substation in NOVEC territory and cannot serve NOVEC customers

- *Option 1:* Can build a substation on the NOVEC side of the property and serve the Dominion portion of the site
- *Option 2:* Can wait for Dominion to build a substation elsewhere to serve the site



Delivery

NOVEC can only serve NOVEC territory and cannot serve Dominion customers

- *Option 1:* Can receive 74 MW by 2031 to the NOVEC side of the property and allow Dominion to build a substation on the Dominion portion of the site
- *Option 2:* Can receive 74 MW by 2031 to the NOVEC side of the property and wait for Dominion to build a substation elsewhere to serve the Dominion portion of the site



16
Acres

In the
Heart of Data
Center Alley

Approved
Site Plan

74 MW
by 2031



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