FIVE 9s DIGITAL

Romans Properties LLC

LOCATION: 3800 Village Avenue
Norfolk Virginia

AVAILABILITY: FOR LEASE: 15,000 – 40,000 SF

PROPERTY: 100,000 SF Total Building

TENANCY: 20,000 SF currently occupied by EdgeConnex with the opportunity to accommodate additional operators and telecom providers in the facility.

LOCATION: The building located in an attractive area of Norfolk Virginia with proximity to the VA Beach, the Hampton Roads marketplace, Richmond and the Northern Virginia (NOVA) Data Center market.

POWER: The building has an excellent, low cost and robust power profile with Dominion Energy.

FIBER: Multiple fiber providers at the building with connectivity to the new international subsea cable landing station in VA Beach.

For more information, please contact:

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Chris Orr: co@romansproperties.com   704.619.7554

The 3800 Village Avenue Building is a 100,000 SF robus, one-level building located at the corner of Village Avenue and Azalea Garden Road and in proximity to the 264/64 interchange. EdgeConnex occupies approximately 20,000 SF as a new state-of-the-art data center operation and the Cox Communications data center is situated directly across from this building.

3800 Village Avenue offers an ideal solution to accommodate additional data center and telecom operators due to the the open layout of the facility, clear heights, power profile and excellent fiber connectivity.

In addition to the facility having excellent current fiber connectivity with multiple providers, the building has fiber connectivity from the new international ultra high-speed cable landing stations in nearby Virginia Beach which is approximately 23 miles from the 3800 Village Avenue Building.

An excellent opportunity exists to serve the regional marketplace and serve as a connectivity hub for the VA Beach cable landing activity.
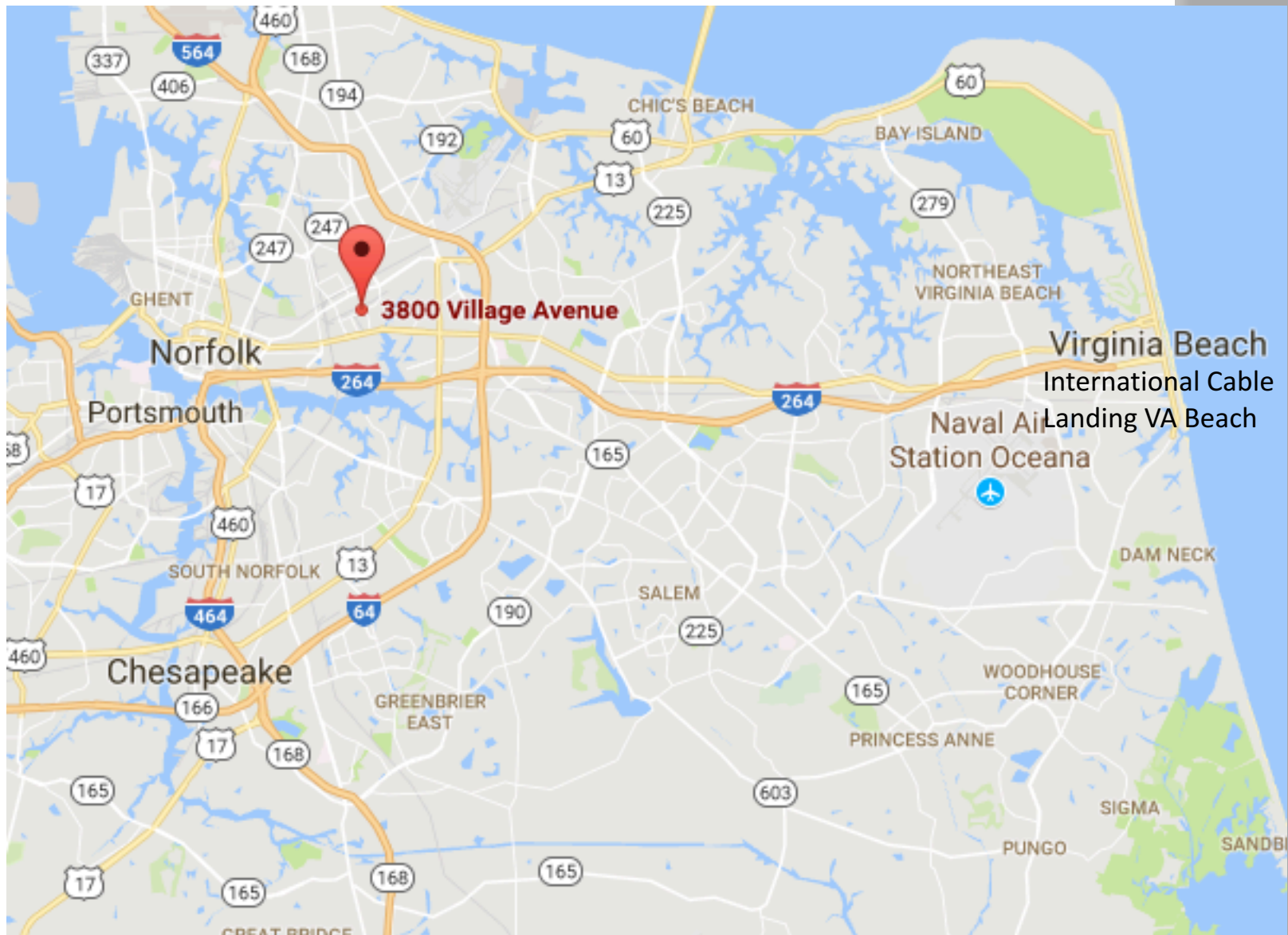
15,000 - 40,000 SF
For Lease
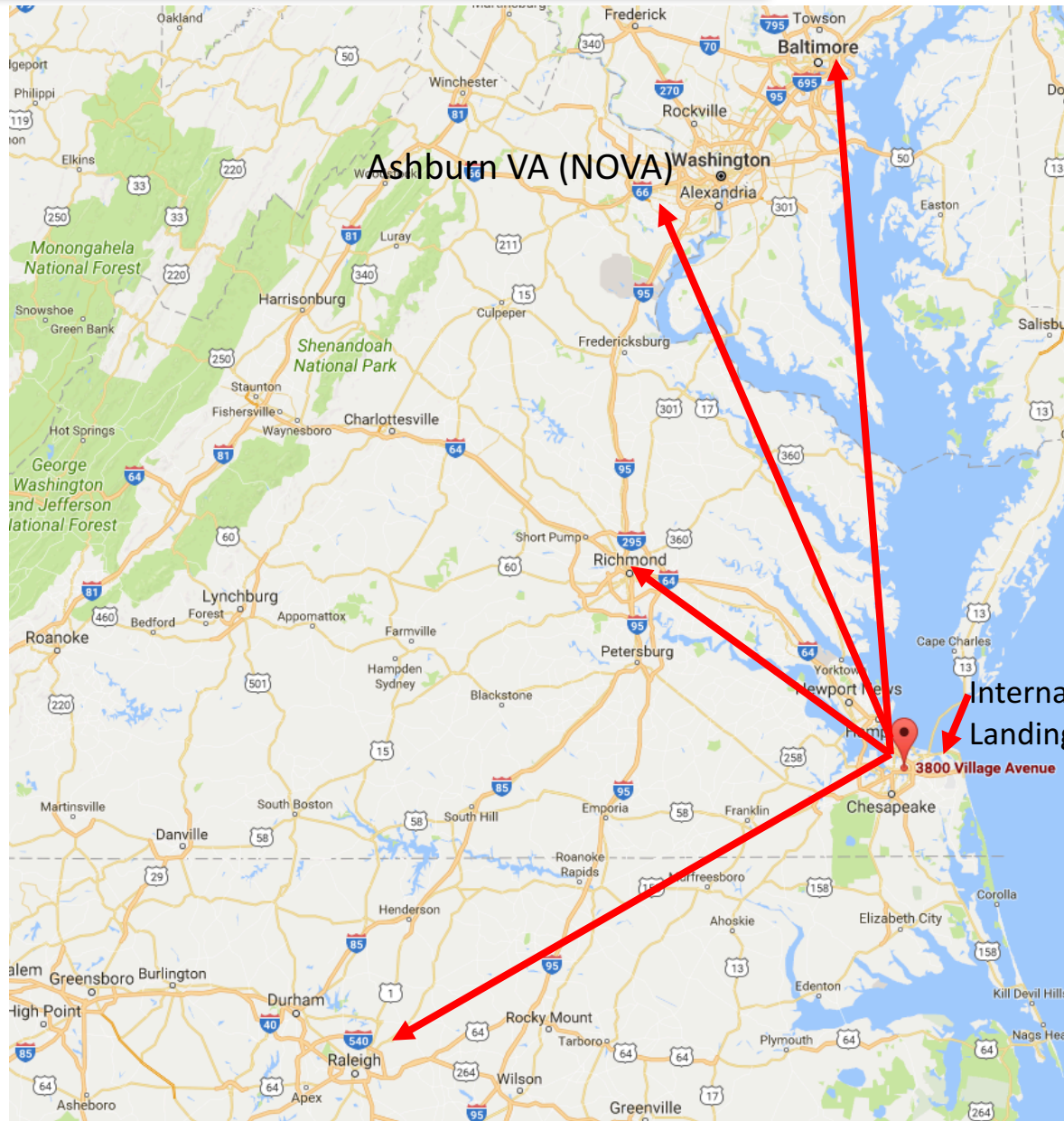Data Center Space

EDGE
CONNEX

19,820 SFT

3800 Village Avenue

Virginia Beach
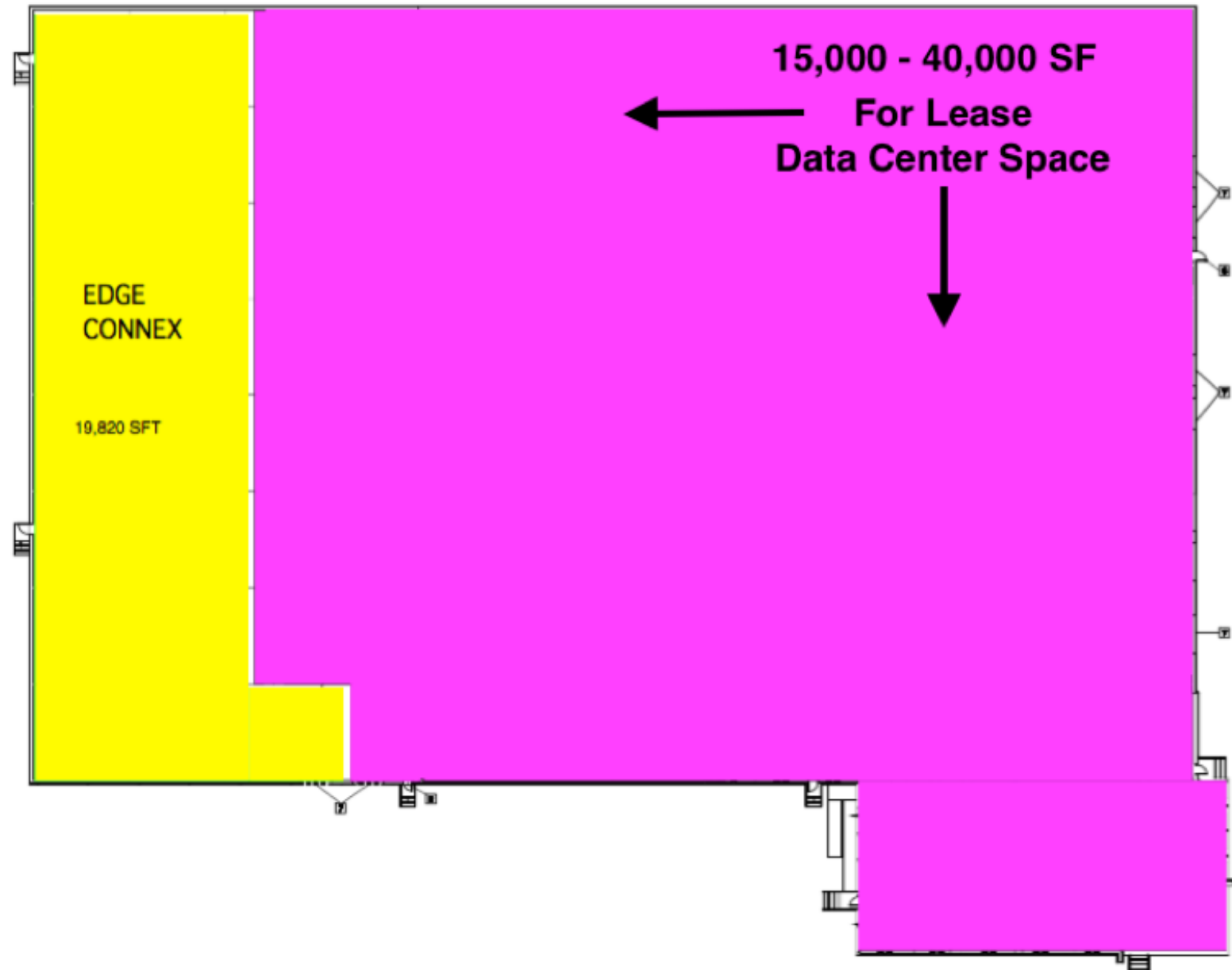
International Cable Landing VA Beach
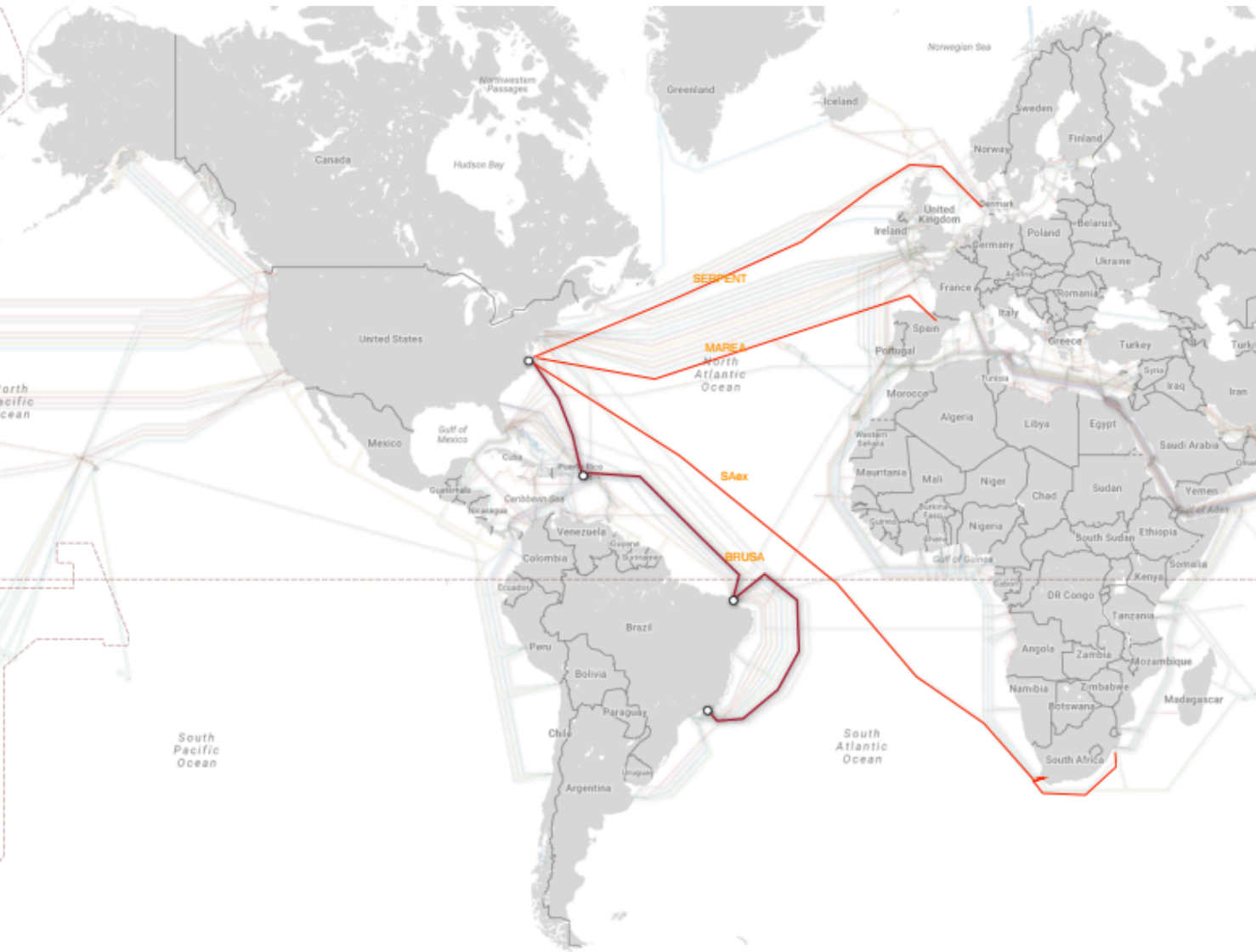
Ashburn VA (NOVA)

International Cable
Landing VA Beach

3800 Village Avenue

International Fiber:

MAREA: (Completed)
Spain to VA Beach

Microsoft, Facebook, Telefonica

Serpent:
Denmark to VA Beach

Brusa:
Brazil to VA Beach

SAEx:
South Africa to VA Beach

FIVE 9s DIGITAL

3800 Village Ave

1 — 3800 Village Ave, Norfolk, VA 23502

Metro Networks

- ✓ LIT Networks
- ✓ Level3 Metro
- ✓ Lightower
- ✓ Lumos
- ✓ Windstream

3800 Village Ave
Norfolk VA

100 m
500 ft

Powered By: FiberLocator

Leaflet | Bing, © 2010 NAVTEQ, © AND, © 2016 Microsoft Corporation

NORFOLK/HAMPTON ROADS MARKET

Norfolk Virginia is a city of some 245,000 residents and encompasses 66 square miles. Norfolk is one of the top 10 markets for business relocation and exp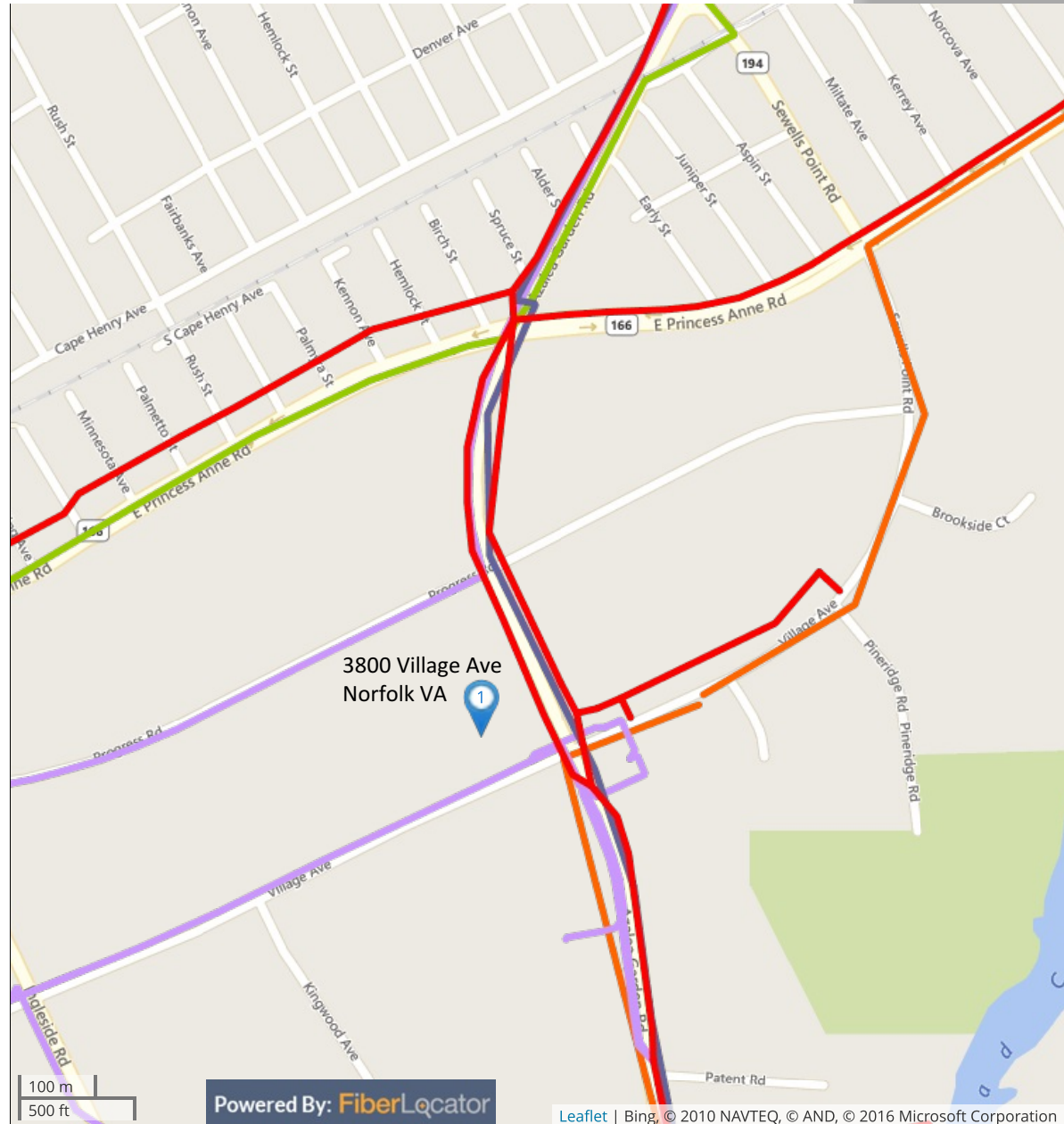ansion, according to Expansion Management Magazine. USA Today called Norfolk one of the Top 10 booming downtowns, recognizing a decades-long housing, retail and financial boom in Norfolk.

Norfolk is considered part of the Hampton Roads market which also includes Virginia Beach, Chesapeake, Portsmouth, Suffolk, Williamsburg, Hampton and Newport News along with other surrounding cities and counties.

The city is home to the world's largest naval base and the North American Headquarters for NATO (North Atlantic Treaty Organization). From a distribution perspective, the area is home to four marine terminals including the Norfolk International Terminal which has completed a 300-acre expansion, making it the largest inter-model center in the U.S.

VIRGINIA BEACH FIBER INFRASTRUCTURE:

Nearby Virginia Beach will soon be first city in the mid-Atlantic with a "station" for additional transoceanic fiber cable that will bring faster data transmission and high-speed Internet to the area.

Telefonica International, a Madrid-based company providing service in 21 countries, is building a 40,000 SF data center in VA Beach to accommodate its requirements, Microsoft and Facebook which are joint venture partners in the MAREA ultra high-speed international fiber that just landed.

The MAREA international fiber is one of several that are in process to land in the VA Beach area which will bring tremendous connectivity and data center activity to the area.
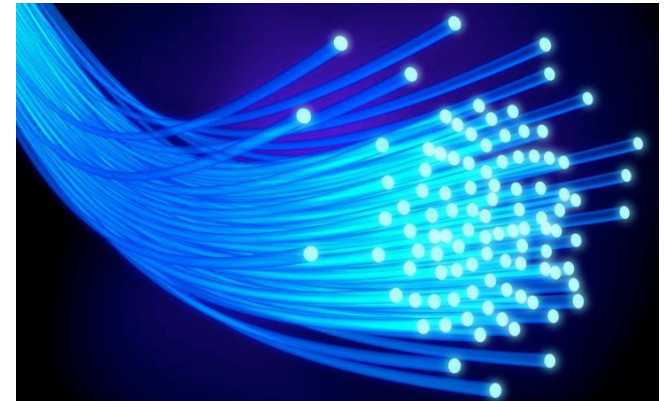
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Lumos Networks brings dark fiber to EdgeConneX's data center in Norfolk
April 2016

Lumos Networks has brought its dark fiber connectivity into the EdgeConneX Edge Data Center in Norfolk, Va., marking the 35th data center in the region and the first data center Lumos has connected to in its Norfolk/Hampton Roads, Va., expansion market.

In its data center arsenal, Lumos now has seven company owned co-location facilities and agreements with 28 other data center providers connected to its 8,607 route mile fiber network. Through this network expansion, which was launched in November 2014 and includes Lumos' Richmond markets, the provider will increase its enterprise market by $135 million. This represents what Lumos says is an increase of 60 percent versus its core markets.

This isn't a speculative fiber build. Already, Lumos has signed a customer contract for the EdgeConneX facility and has begun to market its capabilities for fiber connectivity to its growing roster of 1,200 enterprise customers. The EdgeConneX facility, located at 3800 Village Avenue in Norfolk, is a tier 3, high availability data center with 100,100 square feet total and has expansion capability to 10 megawatts.

New and existing Lumos customers will be able to purchase Ethernet and Wavelength services out of the EdgeConneX facility. Lumos will offer select Ethernet speeds from 3 Mbps to 10 Gbps, while its wavelength services support a mix of 1 Gbps, 2.5 Gbps, 10 Gbps, and 100 Gbps speeds.

This data center connection leverages Lumos Networks' 822-mile fiber route expansion in Virginia, including 270 route miles of dense fiber (average metro core strand count of 144) in the Hampton Roads/Norfolk markets. Hampton Roads is a significant growth market for Lumos because it's the 37th largest Metropolitan Service Area (MSA) in the U.S., encompassing the cities of Hampton, Chesapeake, Portsmouth, Suffolk, Newport News and Virginia Beach.

The expansion into EdgeConneX Edge Data Center is part of a broader initiative by the company to achieve two goals: enhance its reach into key colocation centers to bring in revenues from enterprise customers, and create a foundation to potentially spin itself out as a fiber-centric provider in 2017.

Facebook, Microsoft to Run Mega-Cable Across Atlantic to Virginia Beach
April 2016

Today we're excited to announce the latest step in our global cloud infrastructure as Microsoft and Facebook announce plans to build "MAREA" – a new, state-of-the art subsea cable across the Atlantic. The new MAREA cable will help meet the growing customer demand for high speed, reliable connections for cloud and online services for Microsoft, Facebook and their customers. The parties have cleared conditions to go "Contract-In-Force" with their plans, and construction of the cable will commence in August 2016 with completion expected in October 2017.

We're seeing an ever-increasing customer demand for high speed, reliable connections for Microsoft cloud services, including Bing, Office 365, Skype, Xbox Live, and Microsoft Azure. As the world continues to move towards a future based on cloud computing, Microsoft is committed to building out the unprecedented level of global infrastructure required to support ever faster and even more resilient connections to our cloud services. This robust, global infrastructure will enable customers to more quickly and reliably store, manage, transmit and access their data in the Microsoft Cloud.

"In order to better serve our customers and provide the type of reliable and low-latency connectivity they deserve, we are continuing to invest in new and innovative ways to continuously upgrade both the Microsoft Cloud and the global Internet infrastructure," said Frank Rey, director, global network acquisition, Microsoft Corp. "This marks an important new step in building the next generation infrastructure of the Internet."

MAREA will be the highest-capacity subsea cable to ever cross the Atlantic – featuring eight fiber pairs and an initial estimated design capacity of 160Tbps. The new 6,600 km submarine cable system, to be operated and managed by Telxius, will also be the first to connect the United States to southern Europe: from Virginia Beach, Virginia to Bilbao, Spain and then beyond to network hubs in Europe, Africa, the Middle East and Asia. This route is south of existing transatlantic cable systems that primarily land in the New York/New Jersey region. Being physically separate from these other cables helps ensure more resilient and reliable connections for our customers in the United States, Europe, and beyond.

Microsoft and Facebook designed MAREA to be interoperable with a variety of networking equipment. This new "open" design brings significant benefits for customers: lower costs and easier equipment upgrades which leads to faster growth in bandwidth rates since the system can evolve at the pace of optical technology innovation. This is critical to ensure the Microsoft Cloud continuously improves to provide the highest availability and performance our customers need for their mission-critical workloads and data.

Microsoft and Facebook are working with Telxius, Telefónica's telecommunications infrastructure company, building upon their longstanding experience in subsea cables on this innovative new system. Telxius will serve as the operator of the system and sell capacity as part of their wholesale infrastructure business.
As one of the largest cloud operators in the world, Microsoft has invested more than $15 billion (USD) in building a resilient cloud infrastructure and cloud services that are highly available and highly secure while lowering overall costs. Microsoft has now announced 32 Azure regions around the world with 24 generally available today – more than any other major cloud provider.