

AVAILABLE NOW VACANT DATA CENTER



Herndon VA



Available Now Vacant Data Center

Herndon, VA

[Opportunity](#)

[Details](#)

[Equipment](#)

[Aerial](#)

[Location](#)

[Floor Plan](#)

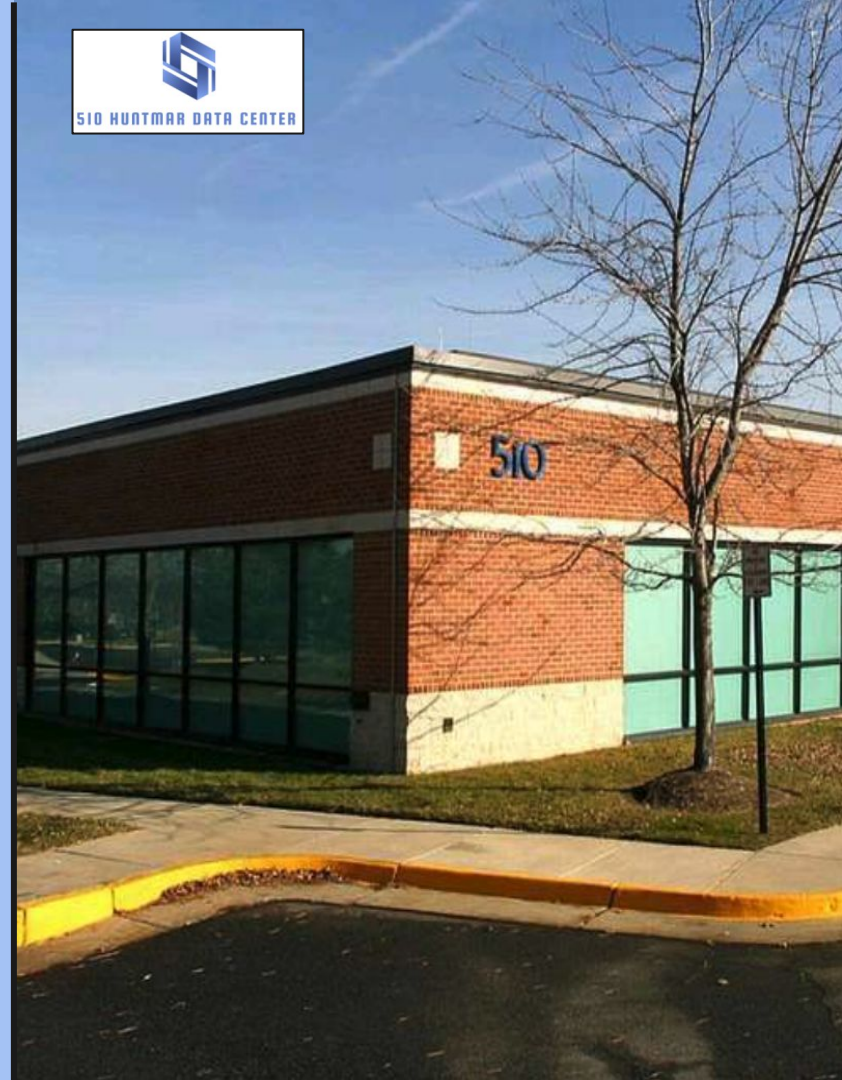
[Power](#)

[Fiber Connectivity](#)

[Northern VA Market](#)

[Tax Incentives](#)

[Photos](#)



Opportunity

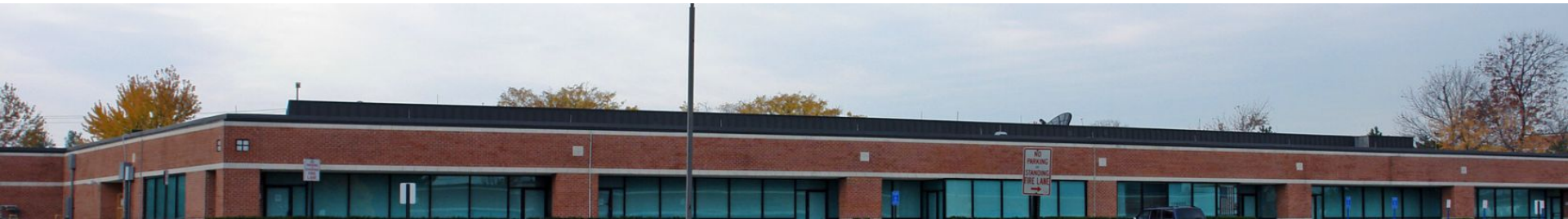
Free-standing data center located in Herndon in the Northern Virginia data center market. Northern Virginia is the top data center market in the U.S. with record breaking absorption and an 0.8% vacancy rate at the end of 2023.

- Available immediately
- 26,244 SF Free-Standing Data Center located in Herndon, Virginia
- Existing Equipment and Infrastructure Included
- Excellent Metro and Long Haul Fiber Connectivity
- Power supplied by Dominion Energy
- 1.5 MW of infrastructure on site
- Scalable power to 10 MW~ in 3-4 years~
- Tax Incentives



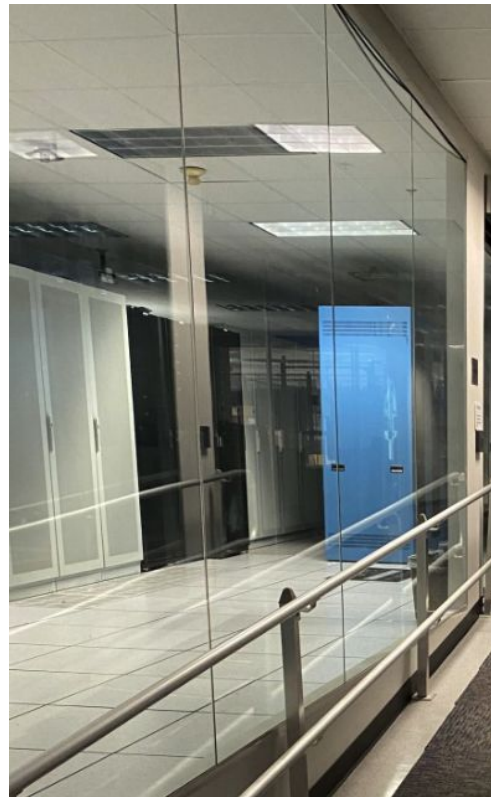
Details

Address:	510 Huntmar Park Drive, Herndon Virginia
Building Size:	Free-standing, one-level 26,244 SF
Parcel:	2.12 acres~
Condition:	Equipped Data Center
History:	Formerly occupied by Cogent Communications for its data center operations
Clear Height:	13'~
Zoning:	Commercial - Historic use as a data center
Parking:	120 parking spaces on site
Layout:	Data center, Meet-Me Room (MMR), open office, conference room, & restrooms

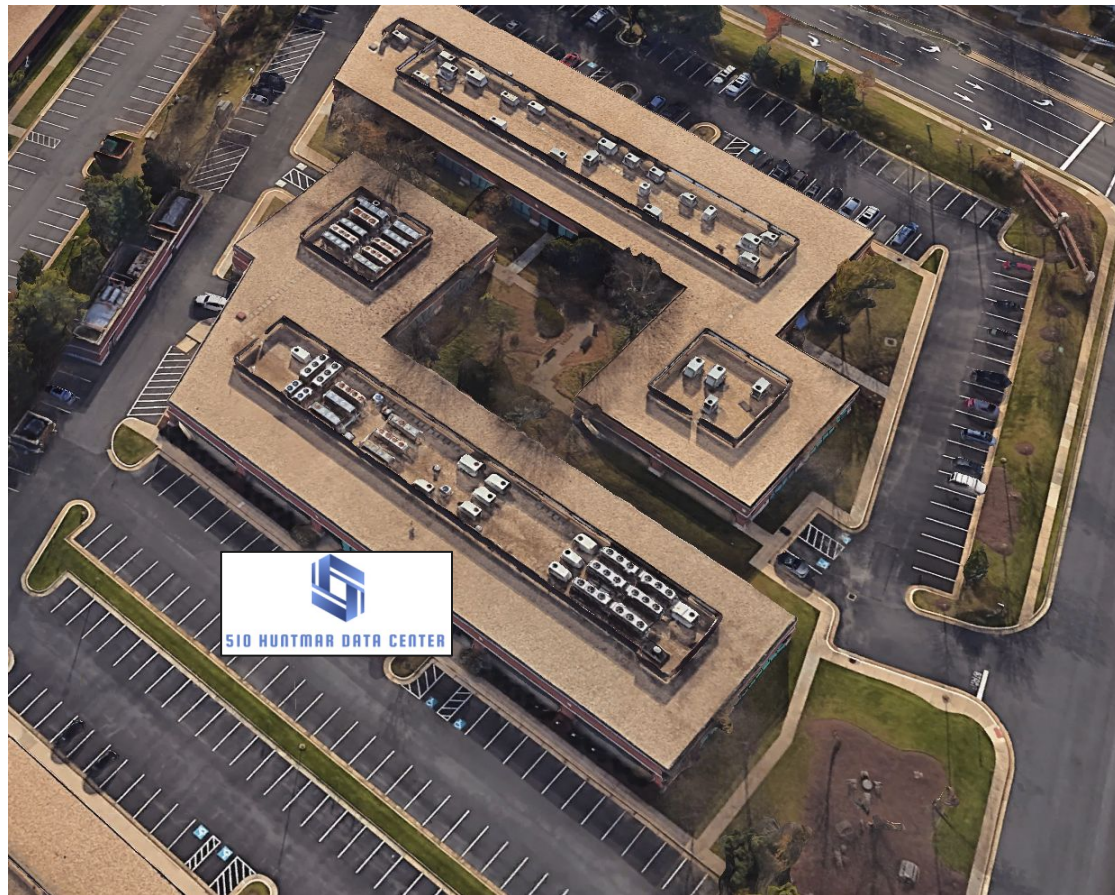


Equipment

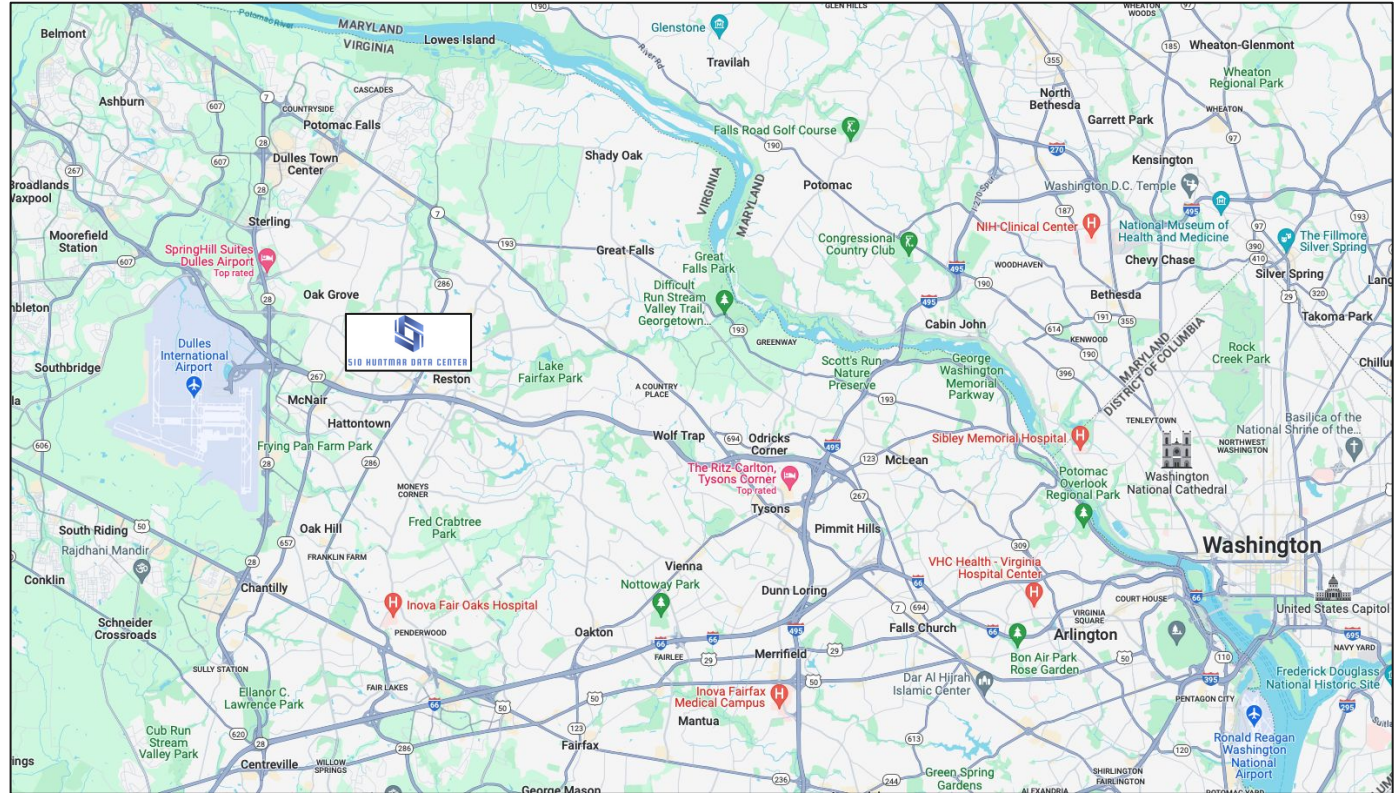
Generator:	1.5 MW generator
Fuel Storage:	5000 gallon diesel fuel storage tank
Fire Suppression:	FM200 and pre-action dry-pipe sprinkler system
Raised Floor:	15,200 SF~ of raised floor
UPS:	3 UPS modules @ 375 kVA each and 1 static transfer switch
PDU:	United Power PDUs (8) and EDMs (8)
Cooling:	28 CRAC units, 10 ATS, and 18 airflow with rooftop condensers.
Connectivity:	Dense network of metro and long haul fiber providers with connectivity to key data and cloud hubs in Northern Virginia
Equipment Security:	Exterior enclosed area allocated for generator and fuel storage



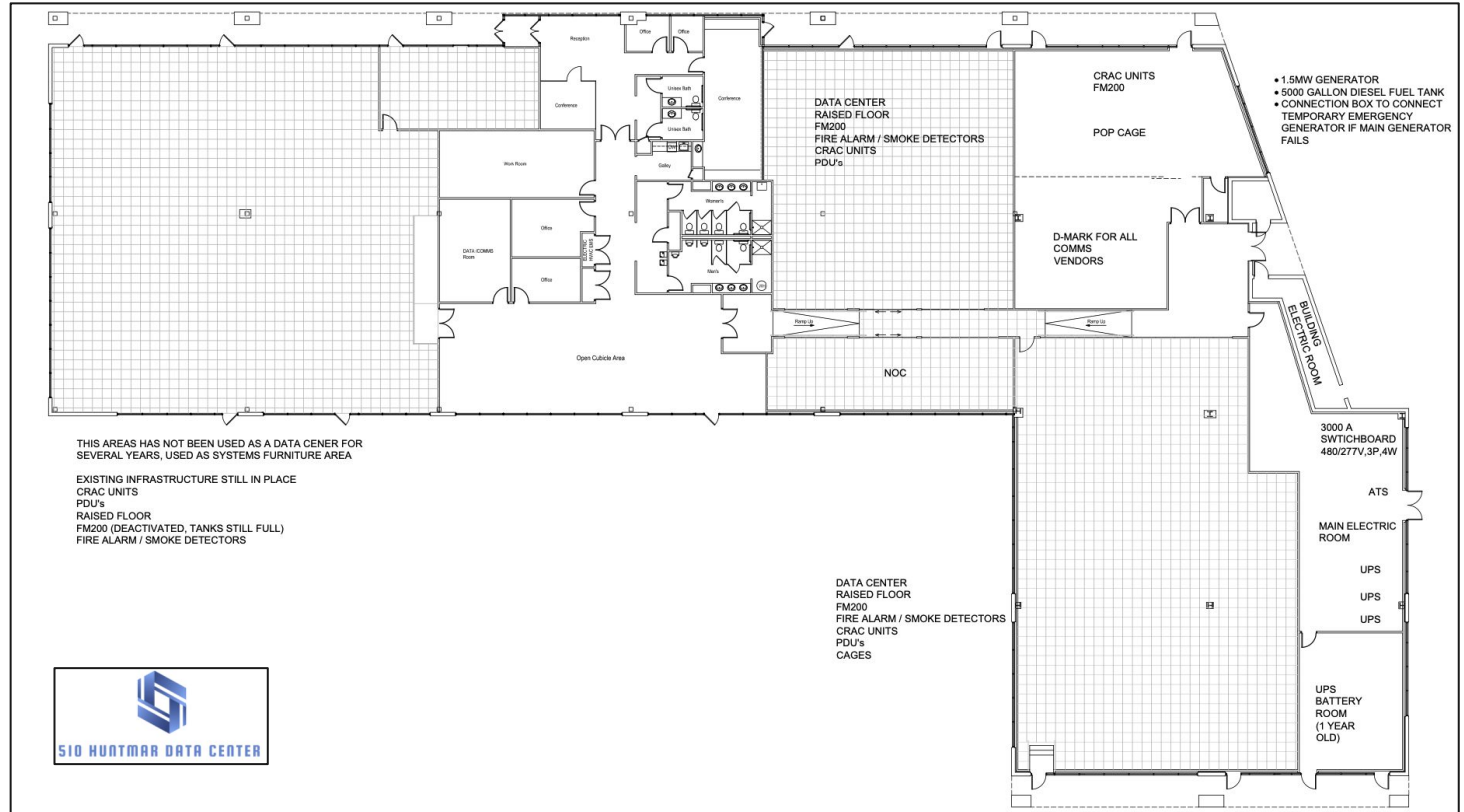
Aerial



Location



Floor Plan



Power



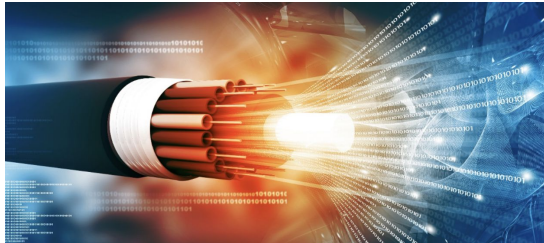
Dominion Energy has 27,000 MW of power generation serving a territory that includes VA, NC and SC

- The data center has 1.5 MW of infrastructure in-place
- Scalable to 10 MW~ in 3-4 years pending final load study being completed by Dominion Energy
- Power costs lower than the national average
- Energy efficiency incentive programs for data centers

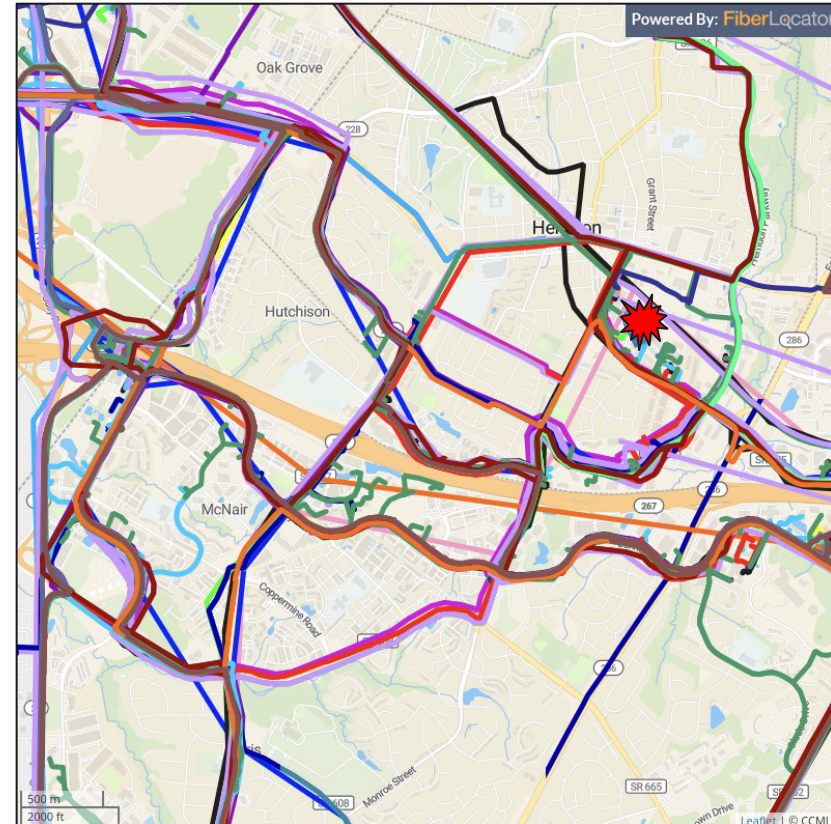


Fiber

- Access to numerous diverse metro and long haul fiber connectivity on site
- Connectivity to the largest confluence of data and cloud hubs in Northern VA
- Fiber access to key interconnection facilities in the region

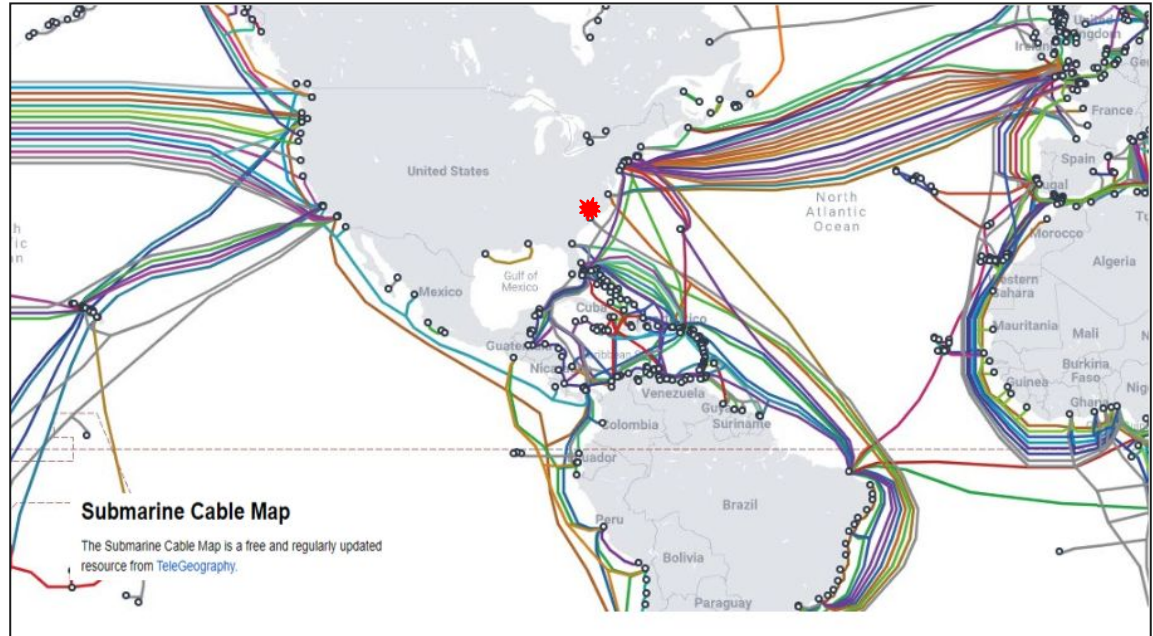


Metro Networks	
	AiNet
	Atlantech Online
	Breezeline
	Breezeline Leased
	CenturyLink Metro
	CenturyLink Metro Leased
	Crown Castle
	DF&I
	DF&I - Planned
	Fiberlight
	Harbor Link
	LIT Networks
	Level3 Metro
	NOVEC
	Rally Networks
	Segra
	Shentel
	Summit IG
	Uniti Fiber
	Windstream
	Windstream - Dark
	Yellow Fiber
	Zayo Metro
Long Haul Networks	
	Arelion - North America
	Level 3 Long Haul
	Summit IG Dark Long Haul
	Uniti Fiber
	Windstream Long Haul



Subsea Fiber

- Connectivity to the Virginia Beach subsea international cable landing station
- Connectivity to the new Myrtle Beach subsea international cable landing station



Northern Virginia Data Center Market



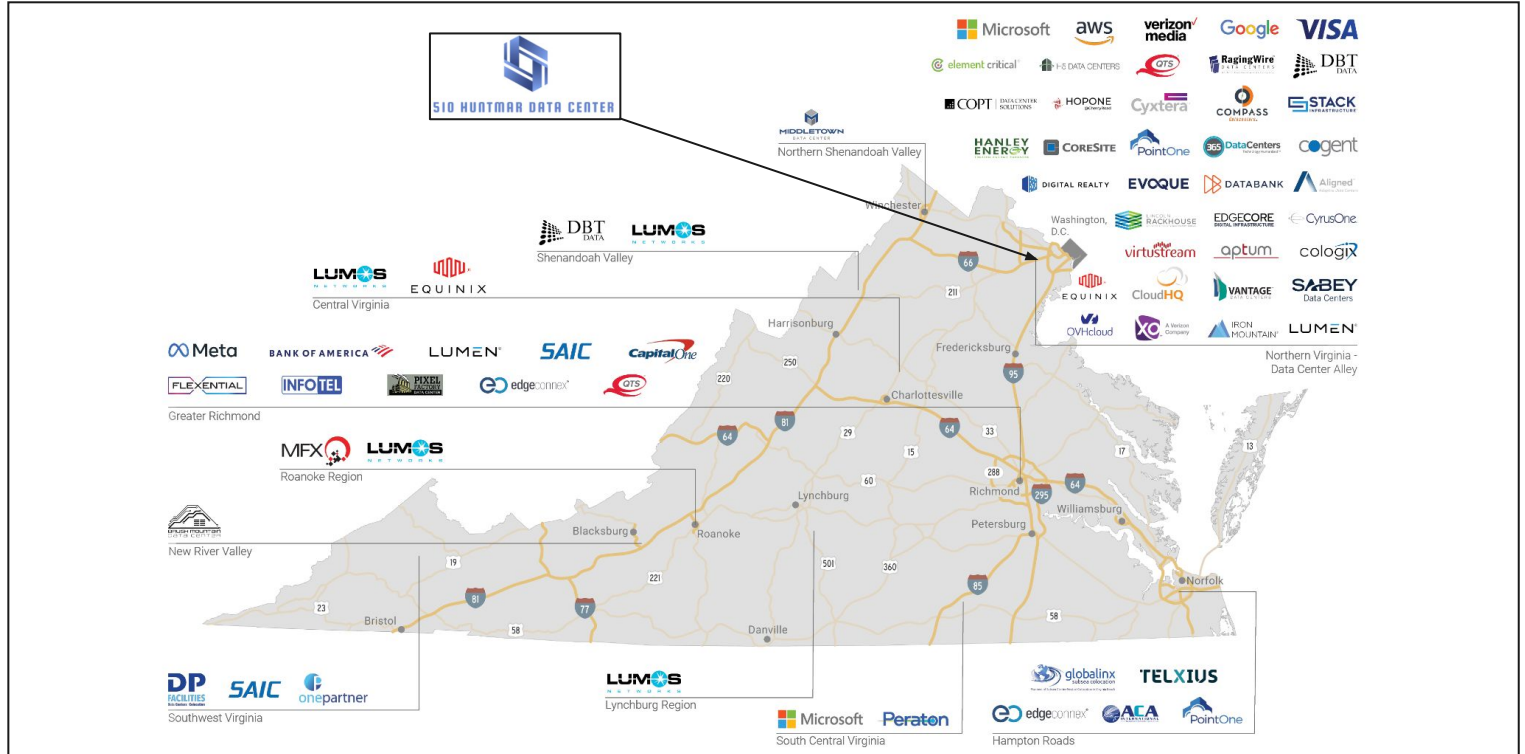
The Northern Virginia and outlying data center markets continued its rapid growth momentum towards expansive inventory and extremely tight vacancy. Vacancy remained at an all-time low of under 1% at the end of 2023. Despite growing headwinds for land and power availability, data center operators continue to expand the pipeline in the market.

Total Market
4,694 MW

2023 EOY Vacancy
0.8%

2023 EOY Absorption
797 MW

Virginia Data Center Ecosystem



Tax Incentives



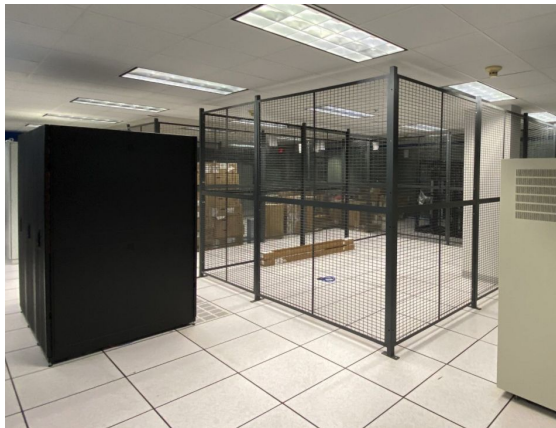
Highlights

Virginia offers an exemption from retail sales and use tax for qualifying computer equipment purchased by data centers that meet statutory investment and employment requirements.

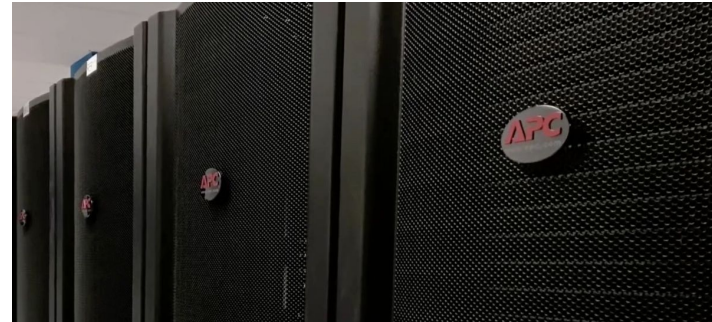
The State of Virginia offers a Sales and Use Tax Data Center Exemptions (DCRSUT Exemption) for data center projects that meet certain investment and employee thresholds. The exemption rate varies by county but is generally pegged at around the 5-7% mark. The DCRSUT exemption is currently available through 2035.

For more information on the Virginia Data Center Sales and Use Tax Exemption Program, please review the following link: [Virginia Data Center Retail Sales & Use Tax Exemption](#)

Photos



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