



Quantum Park

A smarter workplace, a smarter world

UNSTOPPABLE POWER GLOBAL PERFORMANCE





TO TAKE A
QUANTUM LEAP
IS TO ADVANCE
A GREAT DEAL
IN A SHORT
AMOUNT OF TIME.



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

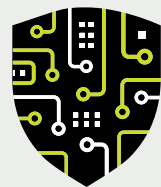
CONNECTIVITY & LATENCY

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.

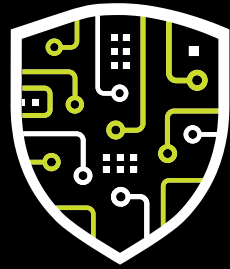
Quantum Park



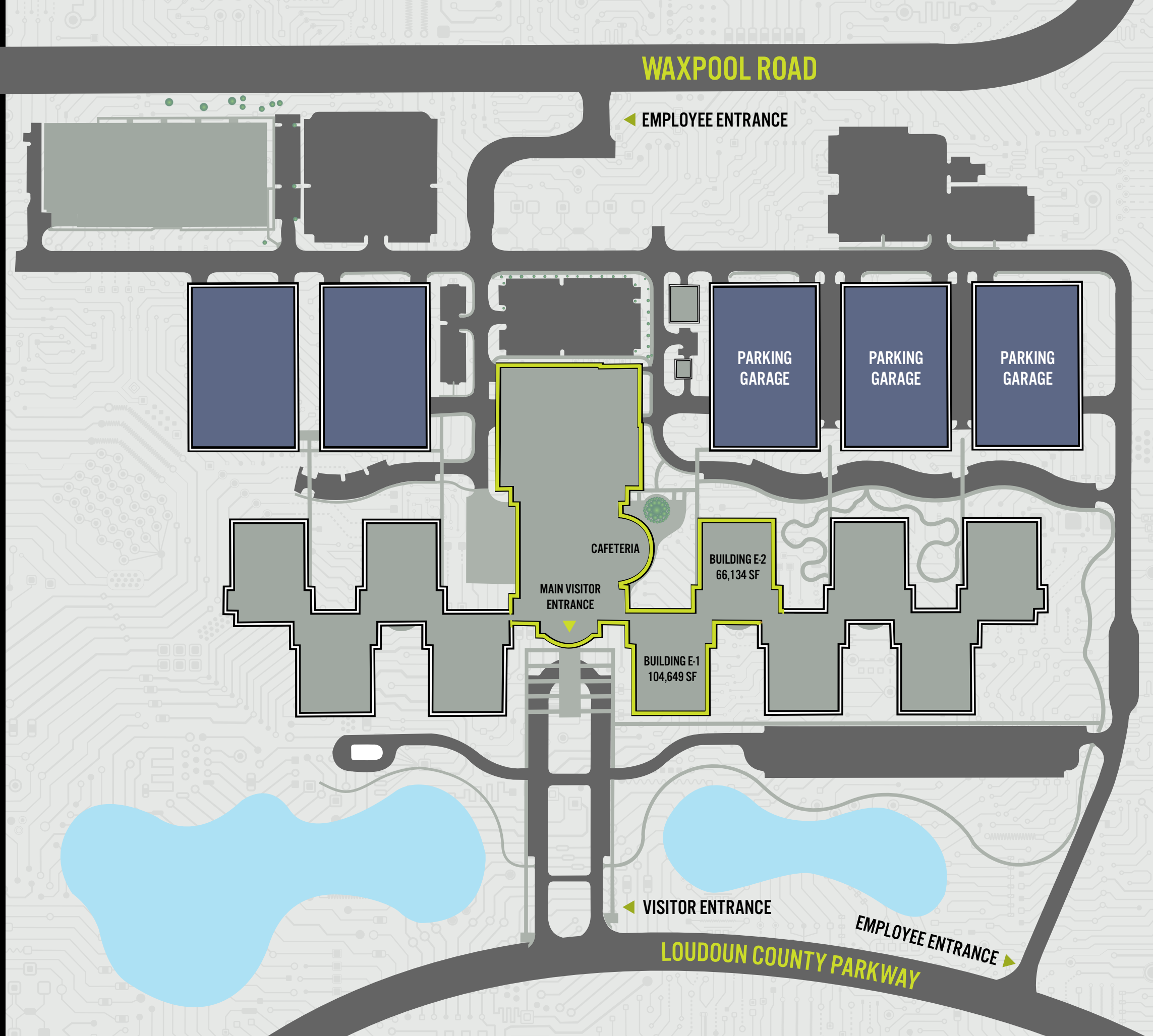
MAE-EAST

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

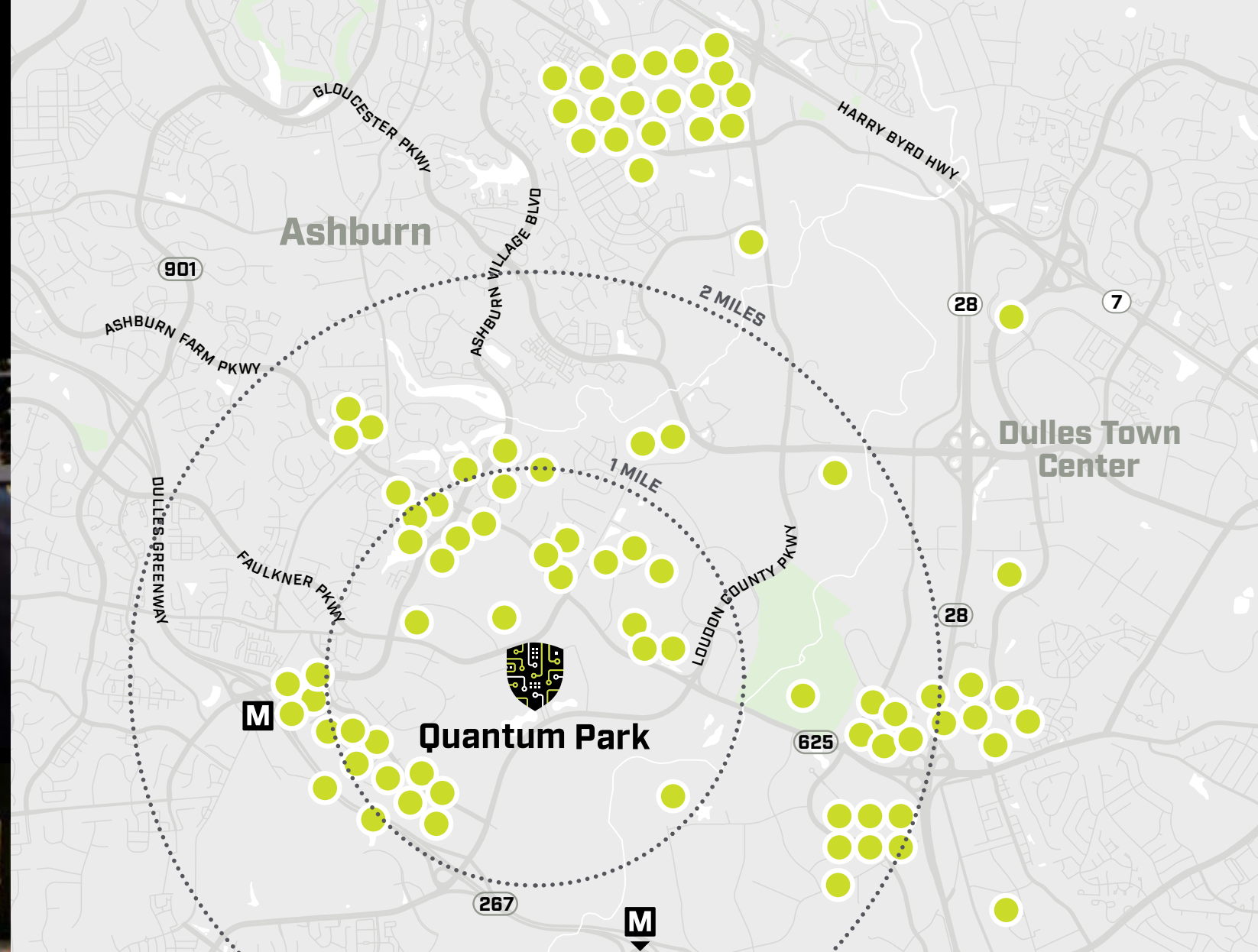
*Not available in MAE-East



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!**

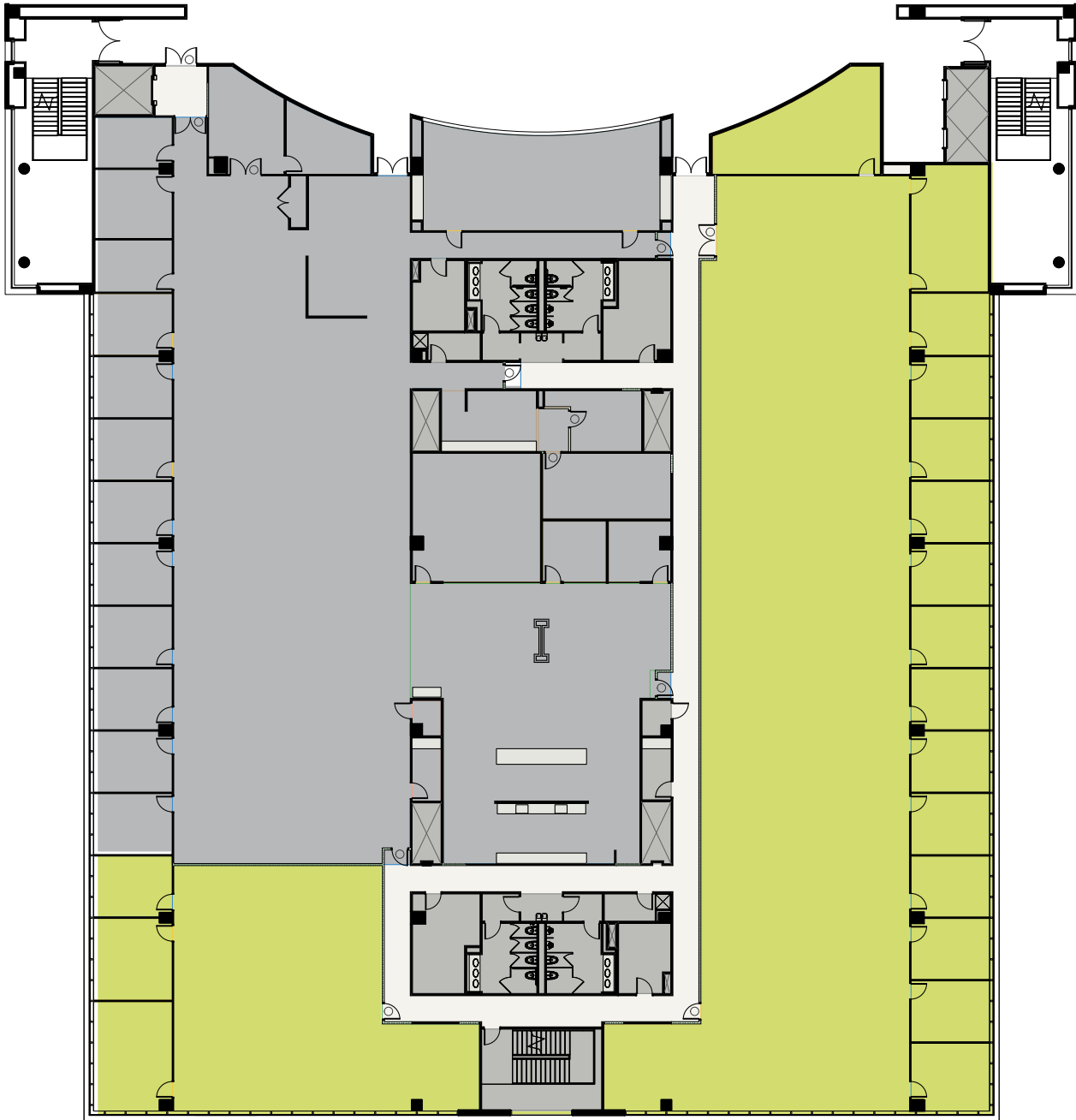
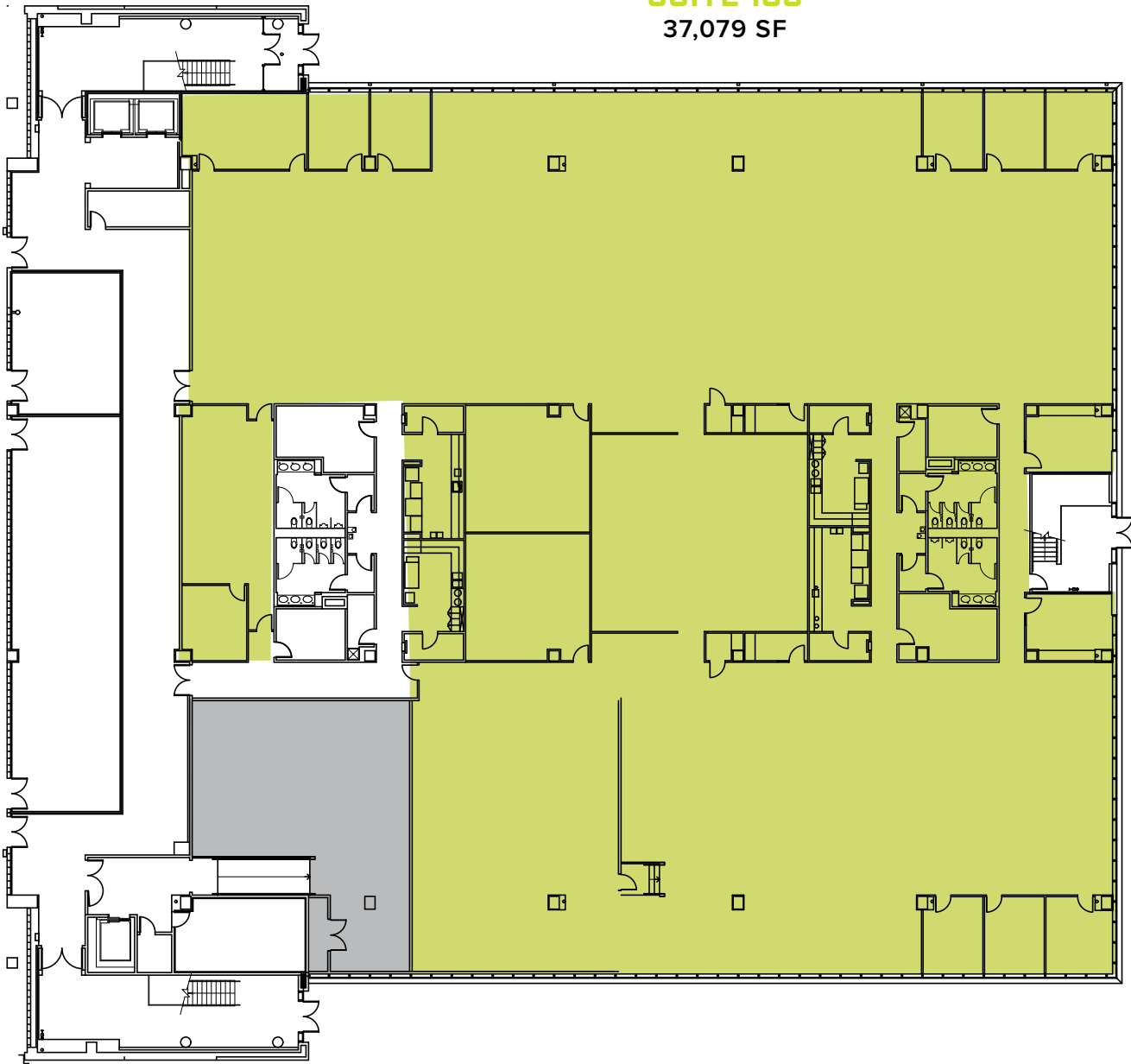
BUILDING E-1 | 1ST FLOOR
5,000 SF - 37,079 SF



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



SUITE 100
37,079 SF



BUILDING E-1 | 3RD FLOOR
41,907 SF

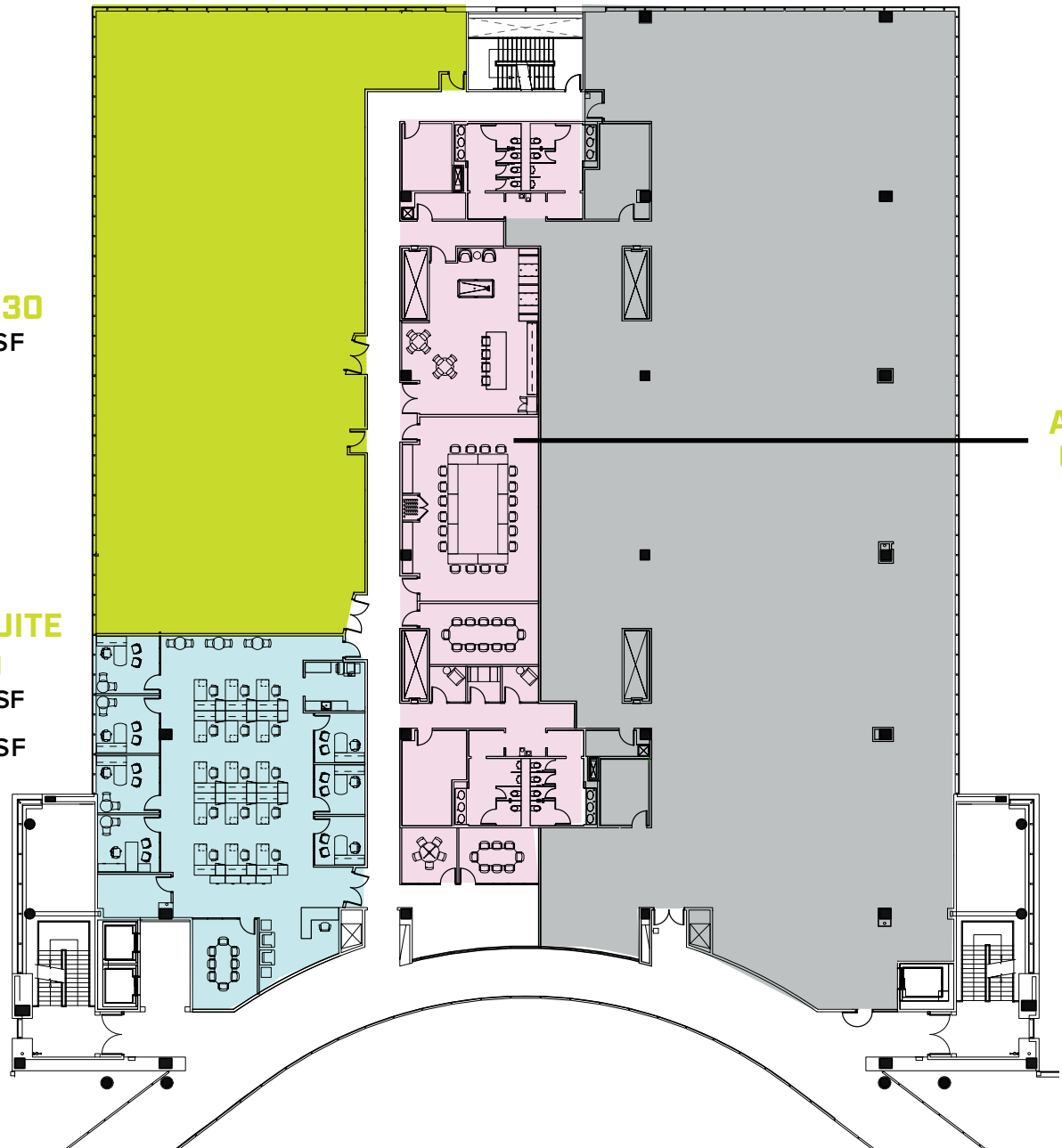


BUILDING E-2 | 3RD FLOOR

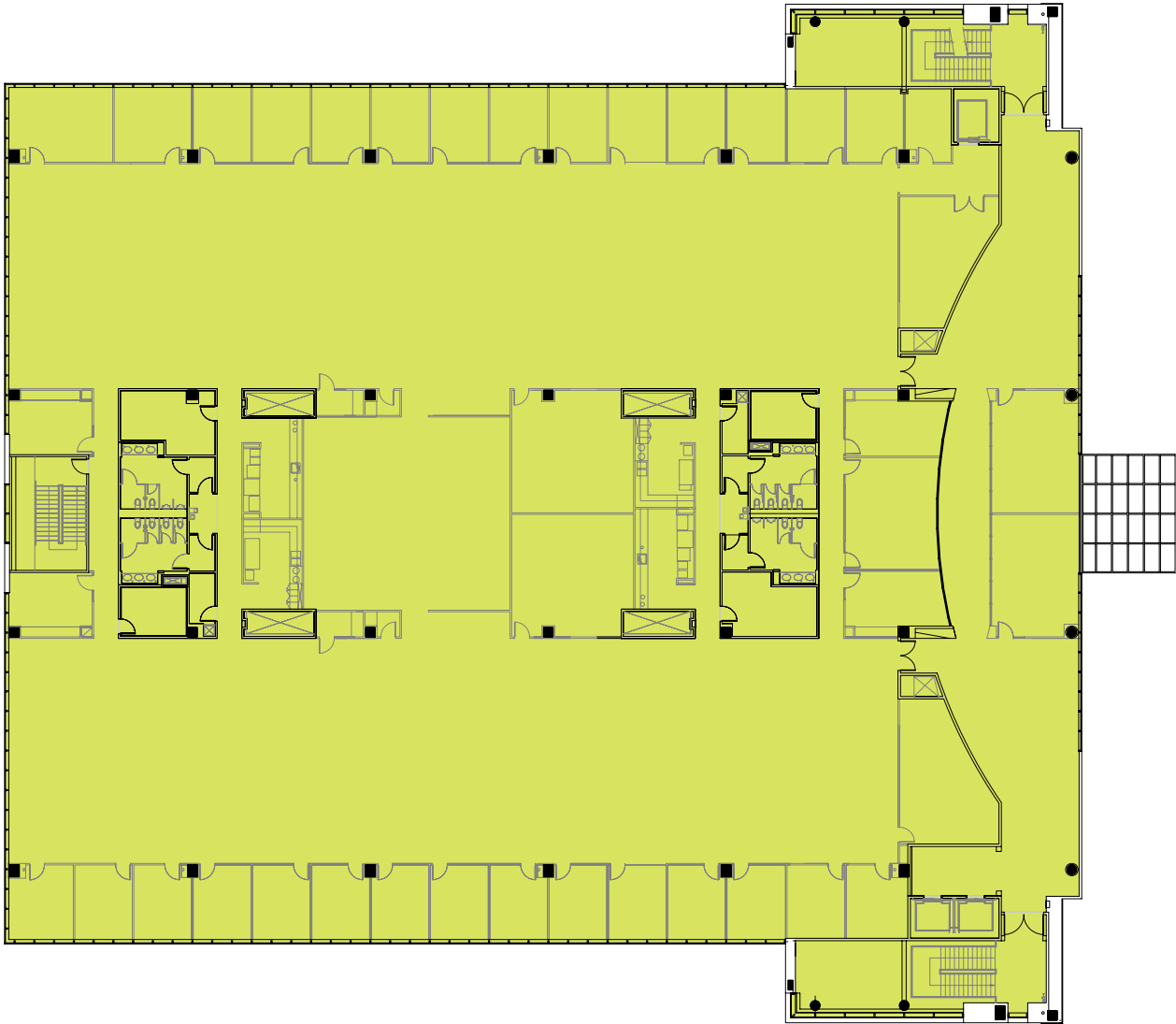


SUITE 330
10,338 SF

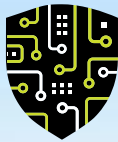
SPEC SUITE 320
4,998 SF
4,998 SF



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

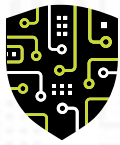


MATT BUNDY | PAIGE BARGER | STELLA HARRISON | 703.448.1200



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22001 Loudoun County Parkway | Ashburn, Virginia

www.quantumparkva.com

Matt Bundy
703 847 2767

matt.bundy@cushwake.com

Paige Barger
703 770 3406

paige.barger@cushwake.com

Stella Harrison
703 544 9092

stella.harrison@cushwake.com

