

21+ ACRE BY-RIGHT DATA CENTER DEVELOPMENT OPPORTUNITY IN NORTHERN VIRGINIA



CHANTILLY
DATA PARK

EXECUTIVE SUMMARY

THE OFFERING

Jones Lang LaSalle, Inc. ("JLL"), as exclusive representative for Chantilly Investments, LLC (The "Owner"), is pleased to present the opportunity to purchase 4305 Hazel Park Court located in western Fairfax County.

The Property presents itself within the highly coveted "Data Center Capital of the World". Zoned General Industrial, Chantilly Data Park allows by-right development of data centers without regulatory hurdles, offering building heights of 75'.

Northern Virginia's data center market continues to outperform all other markets with vacancy effectively near 0% and inventory delivering in the next 24 months 87% pre-leased. Chantilly Data Park benefits from its proximity to power and by-right data center development designation within the new Fairfax County data center zoning amendment that was adopted at the end of 2024. The Property presents an exceptionally rare opportunity to develop a by-right project of scale in the land constrained Northern Virginia Data Center Market.

As the data center market reaches new heights, accompanied by a scarcity of available land, this Project grants investors the opportunity to acquire one of the few remaining by-right data center developments in Northern Virginia.



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INVESTMENT HIGHLIGHTS



Coveted industrial zoning with by-right data center development



Exceptionally rare development opportunity of ~21 acres



Exponential growth phenomena accelerated by insatiable demand for artificial intelligence and cloud storage



Unmatched market fundamentals with nearly zero vacancy, waning supply of by-right development opportunities in Northern Virginia, and rents at record highs



Exceptional power and fiber infrastructure

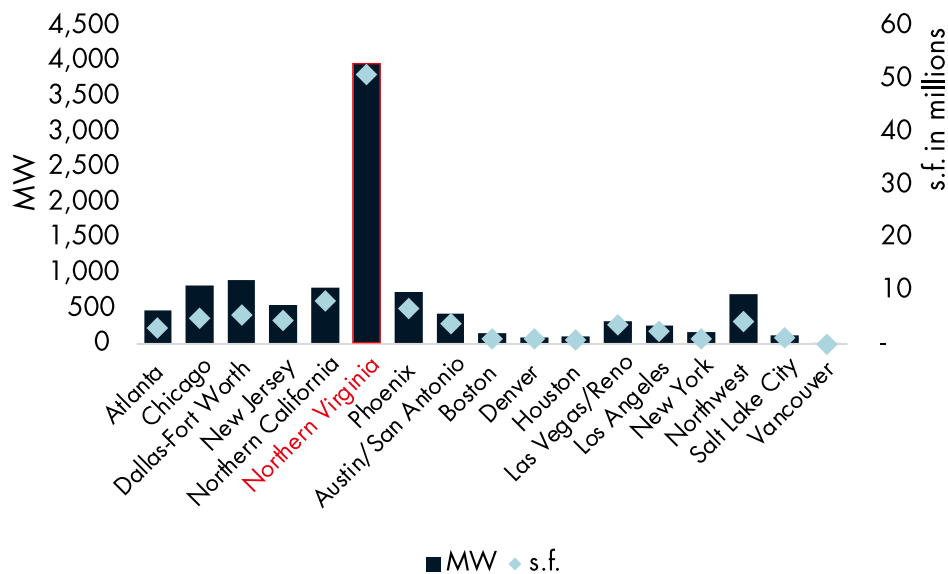


Covered land play with immediate cash-flow and minimal landlord responsibility

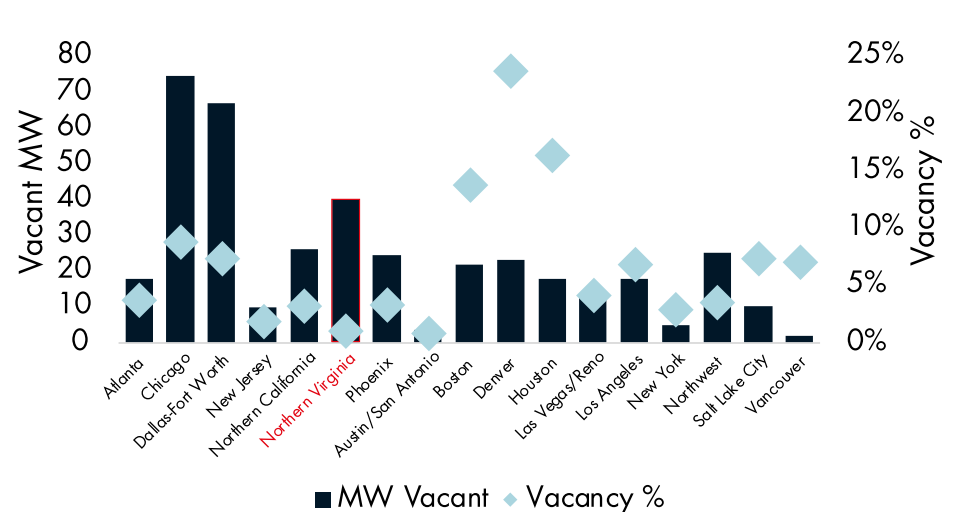
NORTHERN VIRGINIA IS **BY FAR** THE LARGEST DATA CENTER MARKET WORLDWIDE

Northern Virginia is poised to thrive despite challenges like higher land and utility costs, thanks to low risk and stability. Primary markets like Northern Virginia provide dense enterprise ecosystems, network connectivity infrastructure, and service provider capabilities that are difficult for other markets to replicate. As a result, enterprises and hyperscalers are centralizing or consolidating low latency workloads in these hubs to benefit from economies of scale, minimize excess capacity, and centralize governance. This presents an exciting investment opportunity as the demand for data centers continues to rise.

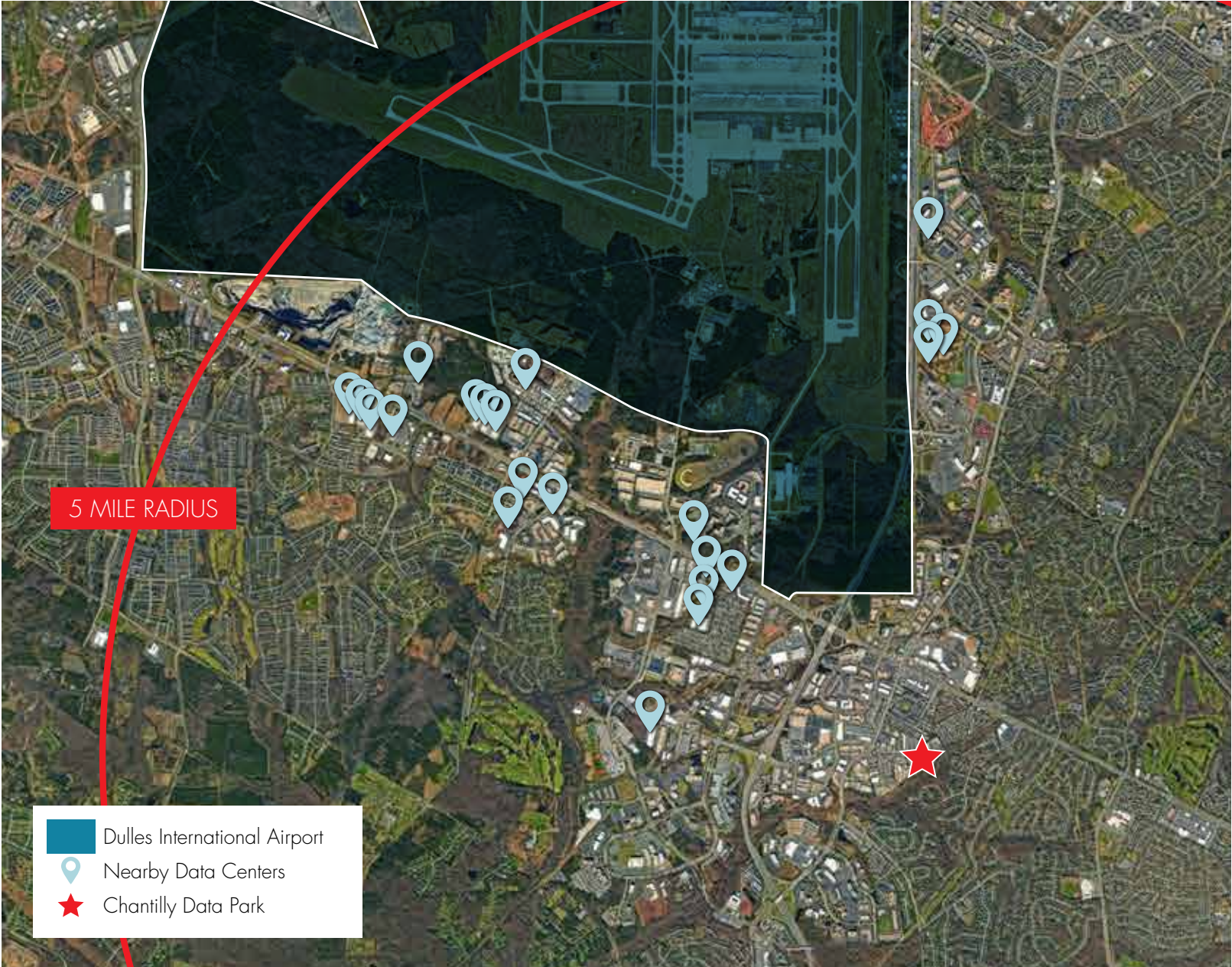
NORTH AMERICA DATA CENTER INVENTORY BY MARKET



NORTHERN VIRGINIA HAS LOWEST VACANCY RATE OF PRIMARY DATA CENTER MARKETS - TRENDING TOWARDS 0%



CONCENTRATED DATA CENTER CORRIDOR



FIBER MAP - SUPERB INTERCONNECTIVITY



Metro Networks

- ✓ AiNet
- ✓ Atlantech Online
- ✓ Breezeline
- ✓ Breezeline - Leased
- ✓ Crown Castle
- ✓ Dark Fiber and Infrastructure - Planned
- ✓ FiberLight
- ✓ Harbor Link
- ✓ NOVEC
- ✓ Rally Networks
- ✓ Segra
- ✓ Summit IG
- ✓ Windstream
- ✓ Yellow Fiber
- ✓ Zayo Metro

Long Haul Networks

- ✓ Summit IG - Dark
- ✓ Windstream

EXISTING POWER INFRASTRUCTURE



EXCEPTIONAL DATA CENTER CONCENTRATION





LOCATIONS HIGHLIGHTS



Critical Power Infrastructure



Extensive Fiber Access



Relatively Inexpensive Power Cost



Distant From Residential



Exceptional Interconnectivity



Highly Skilled and Educated Workforce



Business Friendly Climate

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