

44480 Hastings Drive

ASHBURN, VIRGINIA



DIGITAL REALTY





## Why 44480 Hastings Drive?

Discover one of the most efficient and cost-effective data centers in the world, built from the ground up to deliver maximum power and reliability. 44480 Hastings Drive is sited on 17 acres of our Ashburn Corporate Center campus in Loudoun County, a Virginia area known as Data Center Alley.

With 20 independently backed up computer rooms and 36.4 megawatts of critical power capacity, 44480 Hastings Drive offers a density of 207 watts per square foot and takes advantage of eco-friendly reclaimed water for advanced evaporative chilling.

Nearby mass transit makes Ashburn easily accessible to the world and your team. Proximity to the nation's capital keeps your business connected to industry associations, policymakers, potential corporate allies and a deep pool of technical talent.

### Building

- 36.4 MW
- 348,000 SF
- 17+ acres

### Power & Cooling

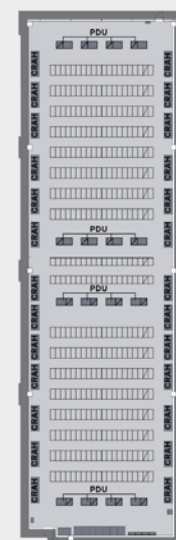
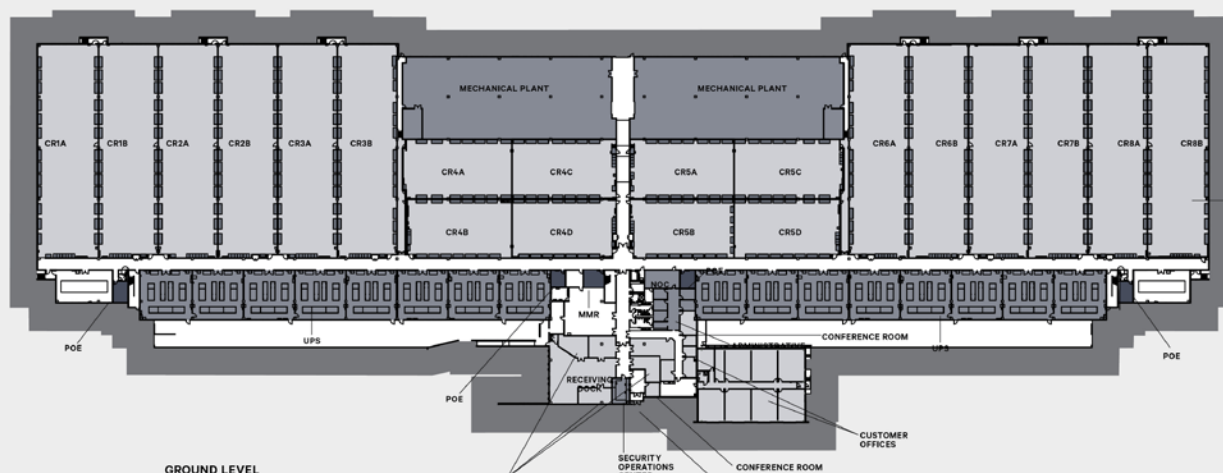
- Design PUE of 1.4 at full capacity annualized
- N+2 redundancy for UPS systems and generators, N+2 for heat rejection systems

### Security

- 24 x 7 x 365 security officers
- CCTV surveillance cameras
- Two-factor authentication and biometrics access

### Connectivity

- Carrier-neutral
- Four separate network Points of Entry (POE) with diverse underground duct banks
- Meet-Me-Room (MMR) available
- Dark fiber available on campus



TYPICAL COMPUTER ROOM  
(360 2x4 CABINETS SHOWN)

## Facility Specs

### Property

- Location: Ashburn, VA
- Acreage: 17.15
- Building Size: 348,000 SF
- Nearest Airport: Dulles International Airport (IAD)

### Building Description

- Utility Power: 34.5 kV
- Parking: 153 spaces
- Number of Stories: One, plus penthouse
- Loading Docks: Three dock bays

### Computer Room Specifications

- Computer Room Size: 11,000 SF (average) for 2,275 kW rooms; 5,500 SF (average) for 1,137.5 kW rooms
- Critical Power Capacity: 1,137.5 kW—2,275 kW

### Data Center Area Description

- Computer Room Floor: 171,200 SF
- Number of Computer Rooms: 20
- Raised-Floor Height: 48"
- Computer Room Floor-to-Ceiling Height: 15'-22'

### Amenities

- Offices: 13
- Staging: Six rooms
- Miscellaneous: Wi-Fi, conference room, break room and shower room with lockers

### Security

- Building and Perimeter: Fully monitored by CCTV cameras and security officer patrols
- Security Officers: 24 x 7 x 365
- Access Control: Electronic security features with access card entry
- CCTV: Yes (minimum 95-day video retention)

### Critical Power

- Total Megawatts: 36.4

### UPS Systems

- Thirty-two 1,300 kW rotary UPS in isolated-parallel configuration
- Redundancy: N+2, each phase

### Generators

- Thirty-two 2,250 kW diesel-engine generators
- Redundancy: N+2, each phase

### Onsite Fuel Capacity

- Storage Tanks: Four 50,000-gallon underground diesel-fuel storage tanks
- Fuel Run Time: Minimum 55 hours

### Heat Rejection Systems (HVAC)

- 16 centrifugal chillers, each with 1,080-ton capacity
- Redundancy: N+2, each phase
- Chilled-Water Storage: 500,000 gallons, each phase

### PDUs

- Voltage: 208/120 V
- Redundancy: N+1, with optional 2N

### Communications

- POE: Four separate network POEs with diverse underground duct banks leading into the facility
- Conduits: Dedicated conduits to each computer room
- Multiple Carriers: Digital Realty is carrier-neutral
- Meet-Me-Room: Available
- Dark Fiber: Diverse dark fiber available on campus

### Fire Protection

- Double interlocked pre-action sprinkler system with VESDA monitoring system standard

#### FOR LEASING INFORMATION

For a tour of our facility, complimentary IT infrastructure consultation or sales information, call or email us at:

#### SALES

P (877) 378 3282

E [sales@digitalrealty.com](mailto:sales@digitalrealty.com)

#### ABOUT DIGITAL REALTY

Digital Realty supports the data center and colocation strategies of firms across its secure, network-rich portfolio of data centers located throughout North America, Europe, Asia and Australia. Digital Realty is uniquely positioned to deliver interconnectivity with a complete range of solutions on a global scale. Our customers trust the Digital Realty team to combine unparalleled collaboration, network-dense interconnection and real estate acumen to realize the unique power of community - from one rack to hyperscale - across the globe.



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