



44461 Chillum Place

ASHBURN, VIRGINIA



DIGITAL REALTY



Why 44461 Chillum Place?

Welcome to the hotspot known as Data Center Alley, just outside of Washington, D.C. Here, you'll find 44461 Chillum Place, one of the more recent additions to Digital Realty's Ashburn campus.

Across 220,000 gross square feet, with critical power capacity of 26.0 megawatts, 44461 Chillum Place, delivers the ultimate in data center performance, reliability and energy efficiency. Varied room sizes offer flexibility for a wide range of users—including some of the world's most demanding Fortune 500 enterprises and tech industry leaders.

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

- 26.0 MW
- 222,260 SF
- 17+ acres

Power & Cooling

- Design PUE of 1.28 at full capacity annualized
- N+2 redundancy for all building systems at full capacity

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
- Dedicated underground conduits to each computer room
- Meet-Me-Room (MMR) available
- Dark fiber available on campus

Sustainability

- LEED Silver Certified
- Utilization of reclaimed water



MEZZANINE LEVEL



TYPICAL COMPUTER ROOM
(460 2'x4' CABINETS SHOWN)

Facility Specs

Property

- Location: Ashburn, VA
- Acreage: 17.15
- Building Size: 222,260 SF
- Nearest Airport: Dulles International Airport (IAD)

Building Description

- Utility Power: 34.5 kV
- Parking: 157 spaces
- Number of Stories: One, plus engine-generator mezzanine
- Loading Docks: Four dock bays

Computer Room Specifications

- Rooms 1-4, 8-12
- Computer Room Size: 11,000 SF (average)
- Critical Power Capacity: 2,167 kW
- Rooms 5A-7BC
- Computer Room Size: 5,200 SF (average)
- Critical Power Capacity: 1,083.5 kW

Data Center Area Description

- Computer Room Floor: 130,412 SF
- Number of Computer Rooms: 13
- Raised-Floor Height: 42", under raised floor plenums
- Computer Room Floor-to-Ceiling Height: 15'-19'

Amenities

- Offices: Three pre-constructed offices
- Staging: Three 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 and dual authentication with biometric readers
- CCTV: Yes (minimum 95-day video retention)

Critical Power

- Total Megawatts: 26.0

UPS Systems

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

Generators

- Twenty-four 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 58 hours

Heat Rejection Systems (HVAC)

- 10 centrifugal chillers, each with 1,200-ton capacity

- Redundancy: N+2
- Chilled-Water Storage: 540,000 gallons

PDUs

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

Communications

- POE: Four separate network POEs with diverse underground duct banks leading into the facility
- Conduits: Dedicated underground 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

- Conventional smoke detector and laser-based incipient smoke-detection systems, as well as double interlocked pre-action sprinkler system

FOR LEASING INFORMATION

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

SALES

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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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