

SDC Ashburn

Scale in the Heart of Ashburn

Our 85MW campus
in data center alley



sabeydatacenters.com





85MW
Critical Capacity

645,000
SF of Mission
Critical Space

22'
Ceiling
Height*

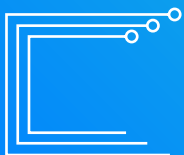
5
Security
Levels

Optimized
for
Liquid
Cooling

**7.5¢/
kWh**



Densities of up to
80kW/Rack



6
Major
Carriers



**1.35 Average
Annualized PUE**

*22' represents floor to absolute ceiling. Most data halls offer 14'/flexible floor to drop ceiling with ~8' of plenum above.

Location Is Just the Beginning

High Density Capability

State-of-the-art data center capable of accommodating any density you could need, even up to 80kW per Rack.

Liquid Cooling Ready

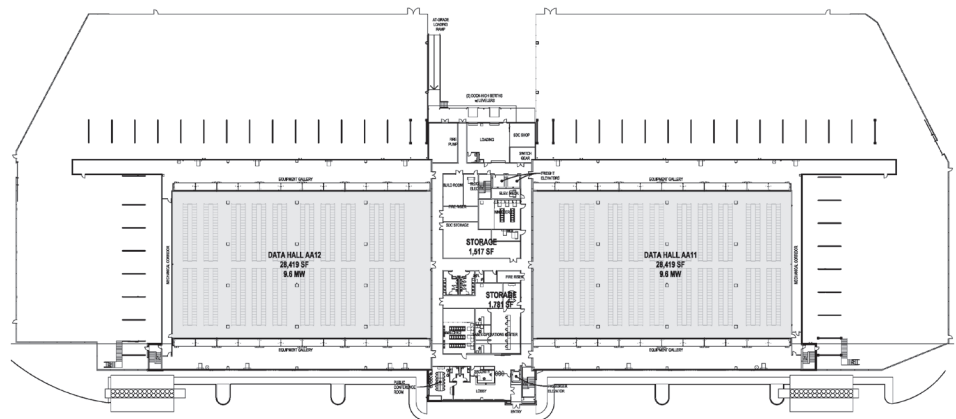
We build our data centers to be flexible and scalable, easily adapting to an efficient air-cooled option or the latest in liquid cooling.

Available Power

SDC Ashburn Building A will have 54MW of available power upon completion, with the next phase coming online in 2026.



Building A - 54MW



Tailored for Your Workload

Rack Density & Liquid Cooling Capability

- Able to house any conceivable rack density
- GPU farm/HPC enabled
- Densities of up to 80kW per rack supported
- Liquid cooling build out options
- Hyper efficient air-cooling options

Flexible Design

- Flexible, modular design accommodating any data floor configuration
- Ample space and energy, future proofing for expansion and allowing scalability
- Built-to-suit available
- Data halls offer a 21'-22' floor to ceiling height, with a typical drop ceiling height of 14' with an 8' plenum providing plenty of vertical room for your equipment.
- Private suites available

Power

- 84MW of aggregate power delivered to campus
- Diversely fed from an onsite 300MW substation on Dominion Energy's fault-tolerant ring transmission network
- Redundant electrical and mechanical systems

- Backup generators for emergency or maintenance events
- Concurrently maintainability

Cooling

- Air cooled chillers with economizers
- Redundant chilled water loops
- Dedicated CRAH Gallery
- Highly efficient V-shaped condenser coils for maximum heat rejection
- Liquid Cooling capable

Connectivity

- Carrier agnostic
- Four campus entries and redundant pathways
- Multiple fiber options provide carrier neutrality

Security

- Secure perimeter, security berms, setbacks, perimeter fencing with intrusion detection, secure access checkpoint
- Closed circuit TV cameras
- Roving security patrols 24/7
- Mantraps at building entrance

Critical Environment Management

- State-of-the-art control and monitoring
- Physical security audits and assessments
- Mission critical responsiveness

Other Features

- Dock high & grade level loading docks
- Both secure and non-secure conference rooms

- Restrooms with showers and lockers
- Sunshades enhance comfort and natural light
- Dedicated, secure equipment yards
- Attractive dedicated entrances and signage potential
- Dedicated office and storage space available
- Customer lounge, hotel space and staging rooms available



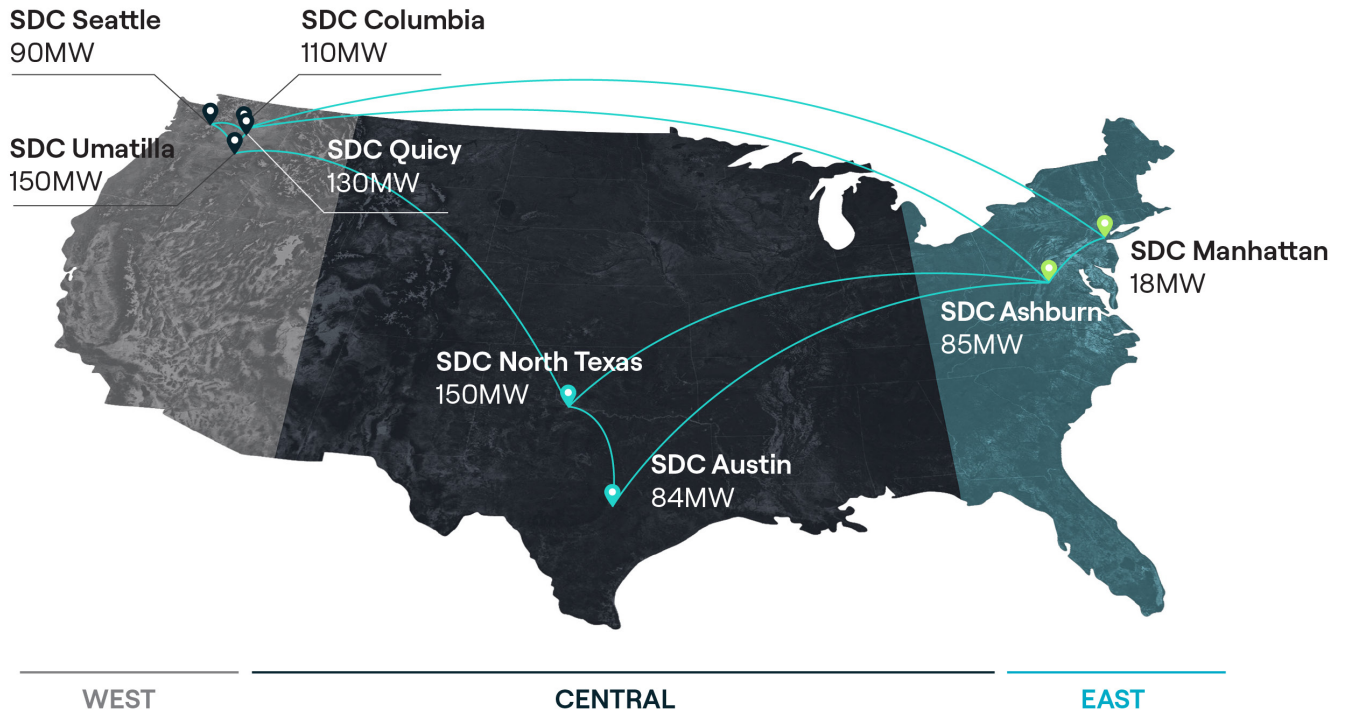
Dense Connectivity Options

Our Ashburn data center is a carrier-neutral facility which allows interconnection between multiple telecommunication carriers for both local metro and long-haul networks.

SDC Ashburn offers dual campus fiber entries and redundant pathways with onsite carrier-class Meet-Me-Rooms.

Currently supports connections to more than 5 Tier 1 network providers. Available networks include:

- AT&T
- Cogent
- Crown Castle
- Dark Fiber Infrastructure Inc.
- Lumen
- SummitIG
- Zayo





Better for the Planet, Better for Business

Our Commitment to Sustainability

Sabey Data Centers has pioneered sustainability within the data center industry with a focus on whole-building energy efficiency, which preserves our natural resources, reduces emissions and ultimately boosts our customers' bottom lines.

We envision science-based, portfolio-wide operations powered by carbon-free renewable energy at scale. Toward that end, we've pledged to make our entire real estate portfolio net-zero carbon by 2029.

Partners & Certifications

To meet our sustainability goals, we've been recognized by and work with several leading organizations and initiatives, including:



Read more about our efforts at sabeydatacenters.com/sustainability



Your Mission, Our Support

When one of your team members is not available to make a repair or perform routine maintenance on your equipment, Sabey Remote Hands is standing by to assist.

Our onsite experts know your deployment as well as you do and are available on-demand, around the clock to fine-tune equipment, audit cabling and racks, or even address those urgent one-offs that require immediate attention.

Maintenance & Repairs

- Loopback testing
- Device resets
- Storage media swaps
- Hardware and software troubleshooting
- Equipment replacement
- Circuit migrations

Cabling & Rack Audits

- Cable testing
- Patch cable installation
- Patch cable tracing
- Deployment audits
- Space and equipment photographing
- Device labeling

Other services & benefits

- Short- and long-term material storage
- Receiving services and escorted access for vendors and consultants
- Services performed to EIA/TIA standards
- Prompt updates until your issue is resolved
- Flexible terms, including hourly rates and monthly plans



The Sabey Difference

For over twenty five years, Sabey has been designing, constructing and operating world-class data centers. Our vertically integrated model allows us to streamline the process of bringing our campuses and your data centers to life. With a combined portfolio of over 3.5 million square feet of mission critical space across the country, we're one of the largest privately-owned data center operators in North America.

At Sabey, we operate by our core values, especially "building lifelong relationships." This means always doing what is right by our customers, our partners and our communities. No matter your deployments requirements, you can rest assured that our team will take care of you, from design to construction to daily operation.





Prelease Megawatts Today

Secure Data Center Space Now

It's never too early to start looking for a data center that'll fit the needs of your next deployment. We have several buildings and campuses planned to come online in the coming months and years.

	Available Now	Under Construction
SDC Ashburn	-	54MW
SDC Austin	-	54MW
SDC Columbia	-	18MW
SDC Manhattan	770kW	-
SDC Quincy	700kW	-
SDC Seattle	830kW	6MW
SDC Umatilla	-	144MW
SDC North Texas	-	200MW

