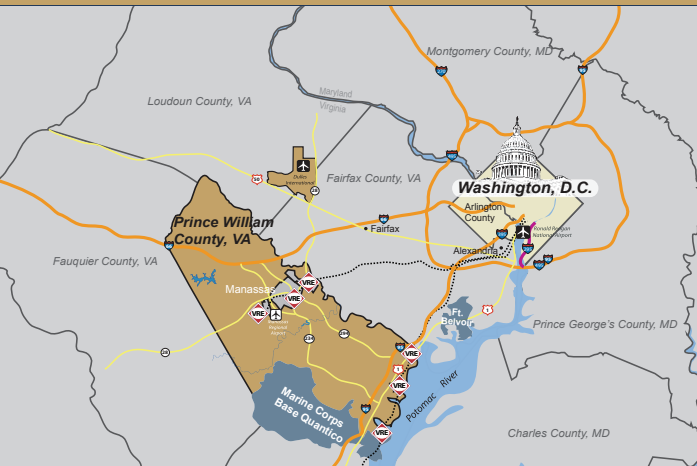


The Prince William County Department of Economic Development has announced 31 projects in the data center market totaling \$6 billion dollars in investment and has supposed 3.6 million square feet in space. There are 18 discrete data center facilities within the County, Equinix and COPT DC-6. COPT DC-6 features an innovative two-level design which creates efficiencies and a more densely powered space.

Located just 30 miles southwest of Washington, DC



Department of Economic Development

13575 Heathcote Boulevard, Suite 240
Gainesville, VA 20155

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PwcEconDev.org



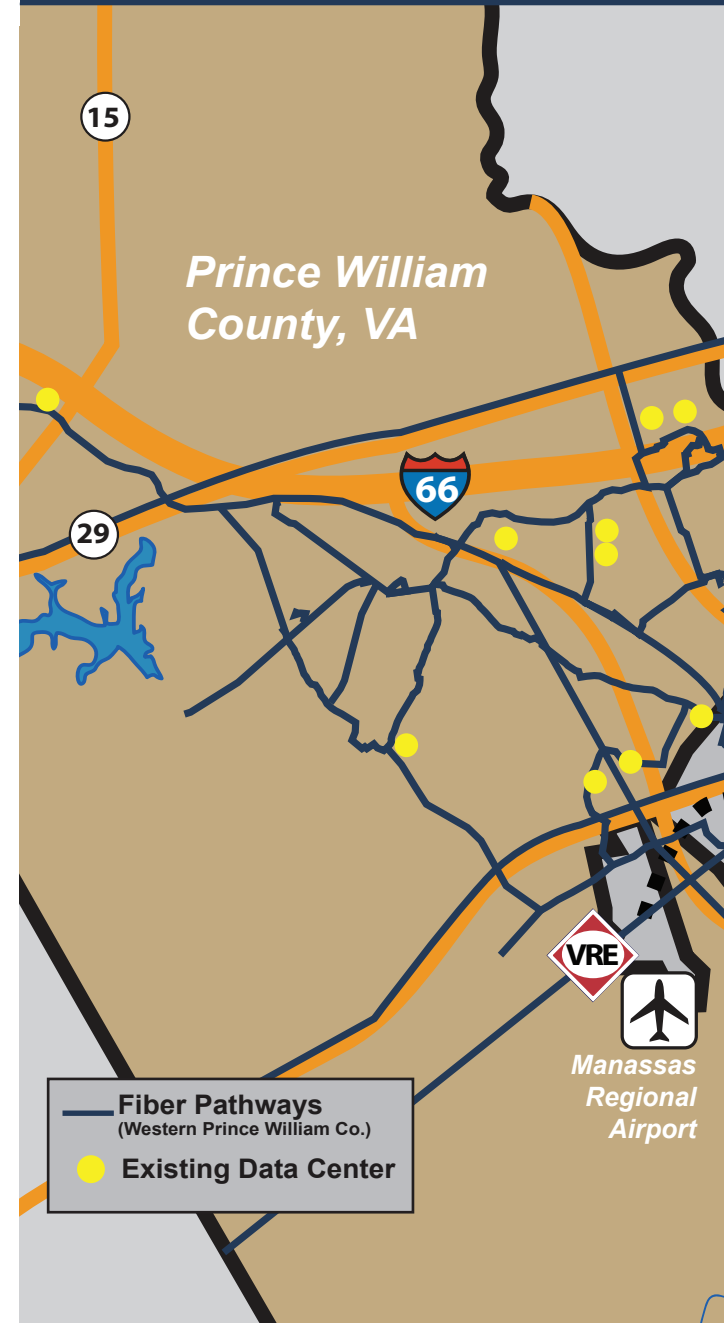
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PRINCE WILLIAM
COUNTY, VIRGINIA

A National Leader in the Data Center Market



Prince William County, VA – An Optimal Location for Data Centers

Prince William County is part of the data center cluster in Northern Virginia with strong verticals in defense, cybersecurity, health care, and IT. The County is currently the data center location of choice for Fortune 500 companies, the Federal Government and international players in the IT industry. The County features:

- Robust power and fiber, combined with one of the lowest programmable computer taxes in the region (at \$1.25 per \$100 of assessed value).
- Dedicated dark fiber connections available with virtually no latency from Manassas to: Ashburn (.17 milliseconds); Ft. Meade (.32 milliseconds); New York City (1.97 milliseconds).
- Secure, low-profile sites available for Federal and cybersecurity opportunities, plus properly zoned and serviced vacant land with ample water and sewer.
- Targeted industry status with fast track permitting and accelerated time to market, plus personalized concierge service for data center clients.
- Economic Opportunity Fund incentives available to eligible companies.

Reliable Power & Fiber

Prince William County boasts ample and affordable electrical power. The County has the advantage of being served by two of the top electric service providers in the Washington, DC region – Dominion Virginia Power and Northern Virginia Electric Cooperative – with special rates for data centers ranging between 4.5 – 5.4 cents per kwh, depending on the site selected.

Prince William County is nestled in one of the **most dense clusters of fiber in the United States**, with major fiber pathways in place to serve more than a dozen appropriately zoned sites along the I-66 tech corridor. The County is **proximate to the Equinix eastern internet connection point with all of the limited latency benefits**. Multiple sites that are compliant with Federal defense design guidelines are available. Existing mission

critical facilities are afforded stability and safety from most natural disasters. The range of fiber providers in the County include:

- Verizon
- Level 3
- Lighttower
- Zayo
- Fiberlight
- AT&T
- Sprint
- Cogent
- London Internet Exchange (LINX)
- Fiberring
- IXreach
- Hyperion Atlantic
- NOVEC
- Orange
- Tata
- Summit IG
- Comcast and several others



Prince William County: Northern Virginia's Premier Data Center Location



Effective tax per \$1 million over 5 years: \$15,000

<u>Tax Year</u>	<u>Accelerated Depreciation Rate</u>	<u>Effective Tax on \$1 Million</u>
Year 1	50% of original cost	\$6,250
Year 2	35% of original cost	\$4,375
Year 3	20% of original cost	\$2,500
Year 4	10% of original cost	\$1,250
Year 5	5% of original cost	\$625