

6000 Technology Boulevard > Aerial/Map



FOR LEASE > OFFICE SPACE

QTS Administration Building

6000 TECHNOLOGY BOULEVARD | SANDSTON, VA 23150



Property Features

- > ±80,000 SF of Class A office space available in Building K
- > Ready for systems furniture
- > Multi-level, high security (internal and external) campus
- > Abundant parking
- > Disaster recovery facilities available on-site - Richmond has the largest QTS Data Center Campus
- > Connectivity - Carrier-neutral facility and Regional fiber connectivity
- > Power - Dual-fed on-site substations
- > Close proximity to Richmond International Airport (RIC)
- > Located in Eastern Henrico County



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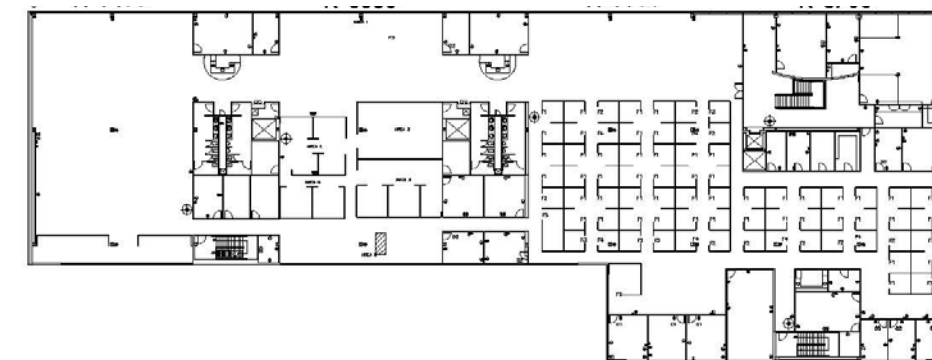
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FOR LEASE > Office Space



Building Amenities

- > Separate lobby/entrance serves Office Building K
- > Main lobby/atrium serves Office Building A
- > Each building has one (1) passenger elevator
- > Multiple restrooms on each floor
- > Abundant parking available
- > LEED GOLD certified facility
- > 9' ceilings
- > Current cafeteria area ideal for large meetings/training area
- > Property is ±7 miles to local restaurants, hotels & Richmond International Airport (RIC)



THIRD FLOOR

- > Building K
- > ±38,732 SF available for lease
- > Adjacent exclusive parking lot
- > Multiple breakrooms and restrooms
- > Separate lobby entrance



SECOND FLOOR

- > Building K
- > ±54,212 SF available for lease
- > Multiple breakrooms and restrooms
- > Separate lobby entrance

SECURITY

- > 500 foot setback to all buildings surrounded by an energized fence protecting the campus perimeter
- > K-12 delta vehicle barriers with K-12 rated fencing at all vehicle entrances
- > Hardened 24x7x365 visitor screening facility rated National Institute of Justice (NIJ) Ballistic Level 3
- > Metal detection devices and x-ray scanning instruments screen all visitors
- > Central command center with 24x7x365 security staff with roving armed security officers
- > Security monitoring with video surveillance and security cameras
- > Card access, biometric fingerprint and iris scan identification systems throughout the facility

CONNECTIVITY

- > Carrier-neutral facility providing access to a broad range of global and national providers for local, fiber and Internet connectivity; In-building carriers include Verizon, Level 3, Windstream, Comcast, and many other leading providers
- > Regional fiber connectivity provides two distinct and diverse paths out of the facility and creates fully protected diverse routes to Culpeper and Northern Virginia
 - 1 Gbps and 10 Gbps wavelengths; Protected and unprotected options
 - Ability to connect to hundreds of service providers and partners located in the following carrier hotels: 21715 Filigree Ct., Ashburn, VA & 18155 Technology Dr., Culpeper, VA

POWER AND COOLING

- > Fault tolerant site
- > Two on-site substations deliver 110MVA to facility; Scalable to 220MVA
- > Redundant power and cooling
- > On-site fuel storage
- > Currently 25,000 tons of chiller capacity with the ability to scale

