

Konterra Town Center East

Site/Buildings:

- **Fully Entitled:** Konterra Town Center East (“Konterra”) is already entitled with 12 million square feet of mixed use development.
- **Shovel Ready:** Konterra is “shovel ready” (“building permit ready”) for 8 million sq. ft. Building construction documents can be submitted immediately for building permits within the 135 acre Core of the Konterra site.
- **Achievable Schedule:** Konterra can meet the twelve (12) building initial requirement, plus considerably more acreage as desired.
- **Excellent Access and Visibility:** The Konterra Town Center East site has over 350 acres of development ready land that sits immediately adjacent to Interstate 95, MD-200 and MD-206 (Konterra Drive).
- **Infrastructure in Place:** All infrastructure services are immediately available and of adequate capacity.
- **Ready-to-Build Site:** Konterra is fully mass-graded with all sediment control devices constructed and ready for approved storm water management conversion.
- **All Utilities:** Gas, water, electric, fiber, telecom and sewer are available to Konterra with mainline sewer connection already built to serve 12 million sq. ft. of development. Exelon Corp., the owner of PEPCO and BG&E, provides electric service to Konterra. At this location multiple substations from each provider exists.
- **One Owner:** The entitled and “shovel ready” site as well as the surrounding 700 acres is owned and controlled by Konterra and can be tailored to the data center user’s future needs.
- **Transformative Project:** The Konterra Town Center East development will be the preeminent mixed use project in the I-95 corridor and within the Baltimore/Washington spheres of influence.
- **Vision:** Konterra’s vision is to create an iconic mixed-use destination integrating food, fashion, leisure and entertainment venues with the finest residential and office alternatives along with specialized uses on the east coast.
- **Unique Opportunity:** The characteristics of transformational road access, visibility, and sustainability distinguish Konterra as a unique location for development.

- **No debt – shovel ready – infrastructure in place – one owner. Konterra.**

Connectivity:

- All of the major cellular providers (Verizon, AT&T Mobility, T-Mobile and Sprint) have full 4GLTE coverage at Konterra.
- Konterra lies along the direct fiber rich path between such major users as NSA, US Cyber Command and the headquarters of the Federal government. Virtually all major providers either have an existing presence or could readily provide service at the highest speeds.

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Capital and Operating Costs:

- Konterra's Owner has extensive real estate management experience with strong focus on efficiency and commitment to sustainable development.
- On average, Owner's buildings constructed in the past ten years achieve energy savings estimated to be 18-20% compared to non-LEED certified standard buildings.

Labor Force:

- Konterra is ideally located between Washington, DC, Baltimore, MD and Annapolis, MD.
- The Baltimore/Washington corridor is the home of cyber security including Ft. Meade, NSA, US Cyber Command, Defense Information Systems Agency, and notable high tech campuses of NASA's Goddard Space Flight Center, the Johns Hopkins University Applied Physics Laboratory, the University of Maryland at College Park and the Food and Drug Administration which have contributed to a very stable population of highly educated professionals within the surrounding communities and adjacent counties.
- The Konterra area is home to numerous high-quality universities: Johns Hopkins University, The University of Maryland, the US Naval Academy and Georgetown University, among others
- The area surrounding Konterra is rich in tech companies, agencies and institutes whose talent base is local.

Logistics:

- Konterra is located within 30 minutes or less to BWI Marshall Airport and Amtrak, and 45 minutes or less to Dulles International and Reagan National Airport.

Time to Operations:

- Konterra has already gone through the entitlement process for 12 million sq. ft. of development at the site.
- The Core of Konterra Town Center East (approved for 8 million sq. ft. shovel ready), which allows for a variety of uses and flexible site design, architecture and building heights, is prepared for issuance of permits upon submittal of construction documents.
- Access and utility infrastructure is already constructed or immediately adjacent to Konterra and of sufficient capacity to accommodate full buildout.

Traffic:

Proximity - Konterra

To Baltimore - 30 minute drive; 24 miles

To Capitol Hill in DC - 34 minute drive; 22 miles

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Roadways – Konterra

- Adjacent to I-95 running from Maine to Florida- Level of Service (“LOS”) A. No congestion at the site.
- Adjacent to I-95/Konterra Drive Interchange- LOS A. No congestion at the site.
- Adjacent to I-95/MD 200 Interchange- LOS A. No congestion at the site.
- Adjacent to MD 200 / Konterra Drive Interchange-LOS A. No congestion at the site.

Airports – Konterra

- Konterra is within 45 minutes of the three major airports, all of which provide multiple daily flights to Seattle, New York and San Francisco.
- BWI – 20 miles; travel time 19 minutes
- Dulles – 45 miles; travel time 40 minutes
- Reagan National – 27 miles; 34 minutes

Mass Transit – Konterra

- Regional Commuter rail station (MARC) – .90 miles for travel to Washington DC and Baltimore
- Washington DC Metro (Subway) – 10 minute drive; 6.6 miles to Greenbelt Station for Metro to Washington DC
- Amtrak to New York – Travel to BWI Station 19 minutes, 20 miles
- 29 trips to NY /day Amtrak from BWI Station
- Feasibility studies have been done which indicate that Bus Rapid Transit (BRT) can be built cost effectively to provide direct service between Konterra and the Greenbelt Metro station.
- Transportation Master Plans list plans for future connectivity between Greenbelt METRO station from Muirkirk MARC station and beyond.

Bicycles:

- Konterra’s internal road network has a focus on both pedestrian connections and bike lanes throughout.
- Konterra’s land plan with pedestrian and bike enhancements are connected to the City of Laurel, County, and regional networks.

Community/Quality of Life

- Konterra is located at the epicenter of a four county region with diverse populations, living and working environments and recreational opportunities.
- Within 30 minutes of Konterra there are multiple outstanding, nationally recognized public and private school systems.

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- In addition to other award winning private schools, Chesapeake Math and IT (CMIT) Academy is a Science Technology Engineering and Mathematics (STEM) public charter school located at Konterra.
- The Baltimore/Washington Corridor is home to a large number of scientific and technology oriented companies, institutions and universities.
- Recreational opportunities are within easy reach including a variety of environments from the Chesapeake Bay to the Allegheny Mountains.
- The 500 acre bi-county Fairland Regional Park is immediately adjacent to Konterra. Proximate to the area are numerous recreational opportunities for all ages.
- There are many substantial cultural and arts attractions within short driving distance to Konterra.
- Konterra Town Center East has been approved with an emphasis on sustainability, health and bikes.

Sustainability:

- Every building the Konterra Owner has built since 2006 has been certified LEED Gold or better
- Konterra's Owner recently completed a 400,000 sq. ft. trophy-class building at 600 Massachusetts Avenue in Washington DC that is certified LEED Platinum with another 600,000 sq. ft. DC trophy-class LEED Platinum building in development.
- Konterra's Owner has constructed 500,000 sq. ft. (across four buildings) for high security SCIF, a majority of which also meets ATFP compliance. Each of these buildings has been certified LEED Gold.
- Konterra's Owner designed, constructed and owns Maryland's first commercial solar microgrid and parking canopy project which received national acclaim.

Incentives [Owner]

- Konterra's single, debt-free ownership of 1000 contiguous acres, previous contributions exceeding 350 acres for schools, parks and very significant regional transportation improvements, provides a unique opportunity for the data center user to realize its needs and influence the vision for the development that will surround its borders over time.

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