



**32,000 SF DATA CENTER  
62,336 SF SINGLE STORY BUILDING**

**TWO 5MW FEEDS FROM TWO SUBSTATIONS**



**9100**  
**GUILFORD ROAD**  
COLUMBIA, MD 21046

## **BUILDING FEATURES**

- Single-story data center building
- Entire building available January 1, 2025
- Two 4,000 AMPS redundant power distribution feeds
- Two 750kW uninterrupted power supplies for a 2(N+1) UPS
- UPS can maintain full critical load
- Three 1500kW generators wired in parallel at N+2
- Two 5 megawatt feeds from two physically isolated BGE power substations, a primary and secondary
- 18.5' clear height
- 32' x 30' column spacing
- Fiber providers are Verizon, AT&T, AiNet, Fiber Light, Level3 Metro, One Maryland ICBN, Zayo
- Located eight miles west of Fort Meade

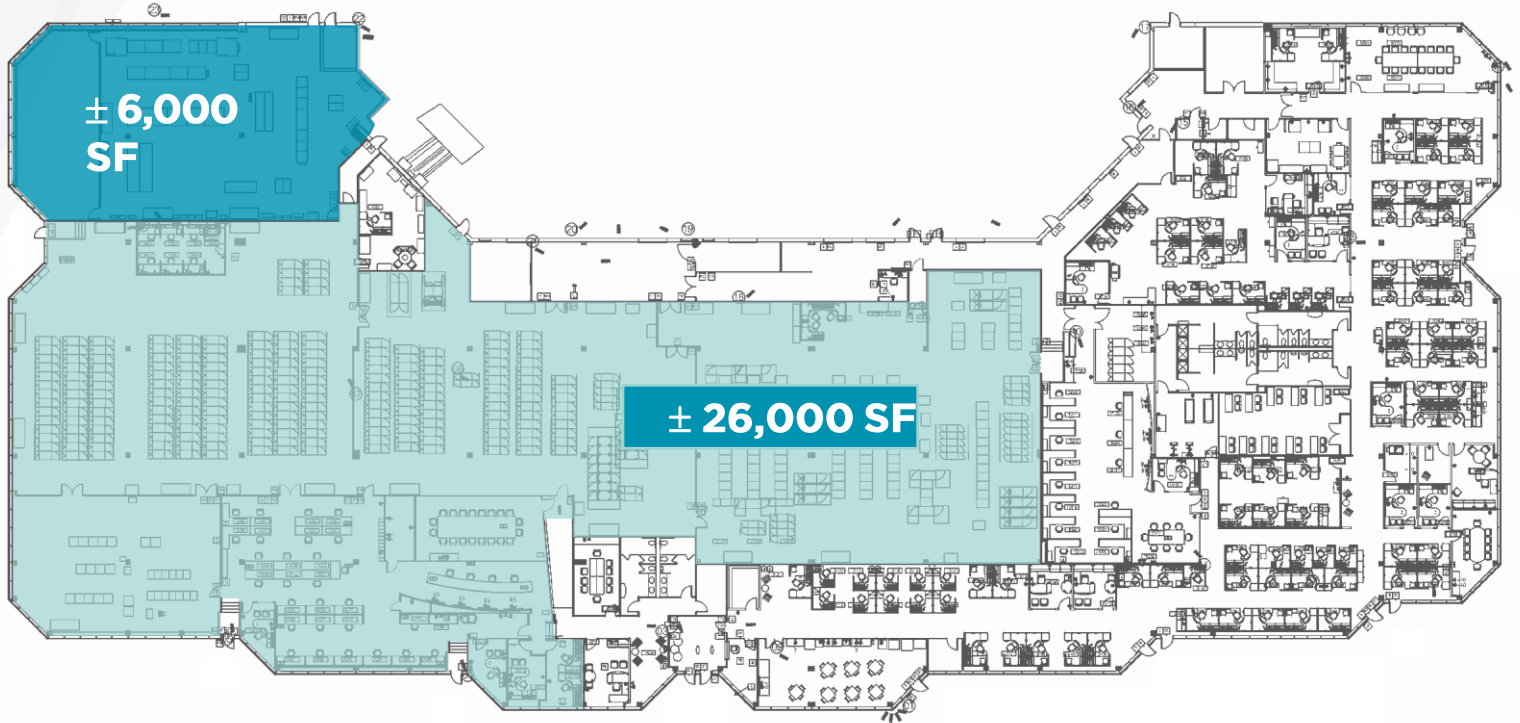






- Single user opportunity
- State-of-the-Art Data Center
- Electrical was designed with an A&B Side and concurrently maintainable
- Access to local amenities, including restaurants, shops and entertainment
- Direct access to Routes 38, 29 & I-75 and close proximity to I-95 and I-295

# Floor Plan

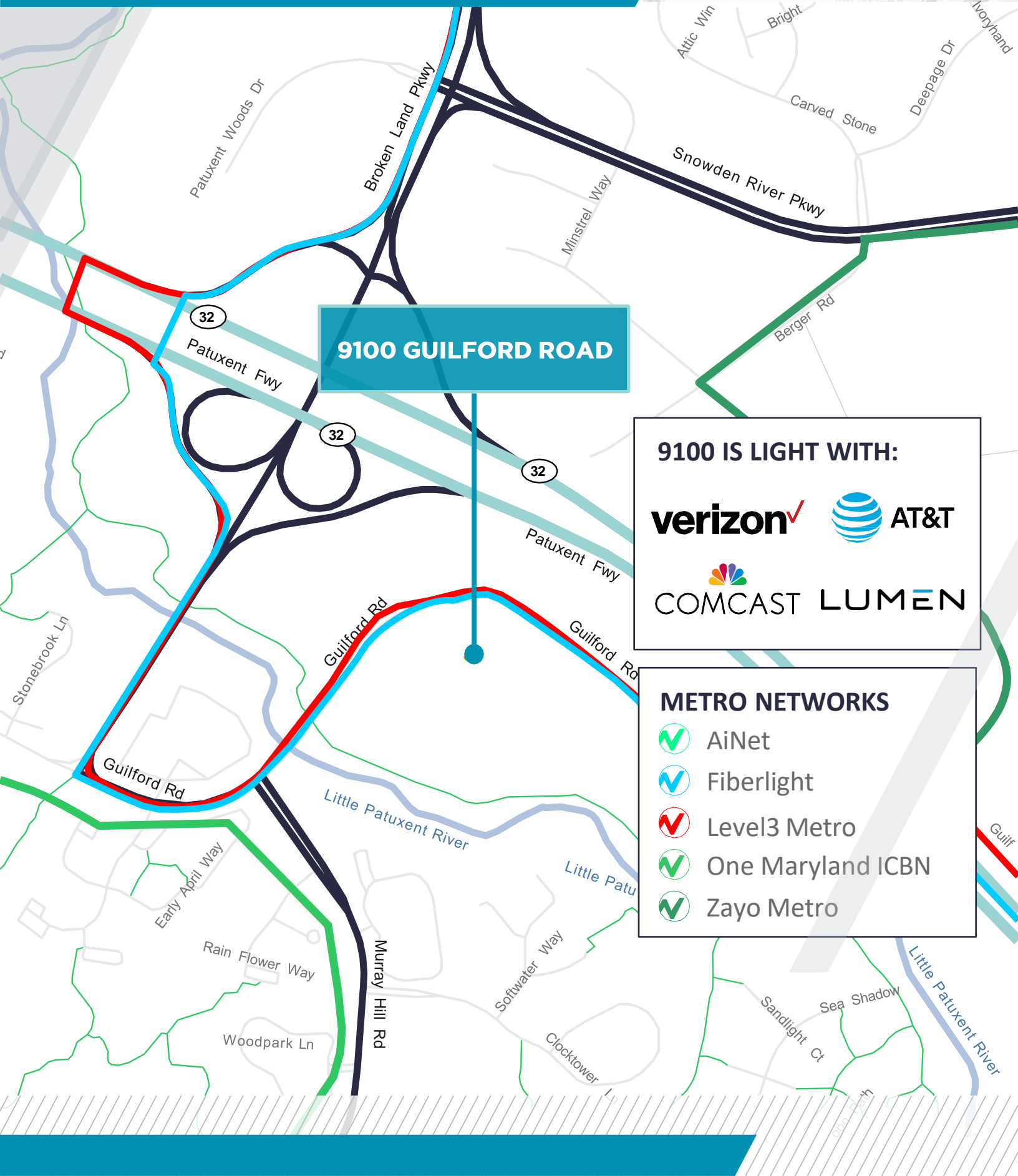
62,336 SF  
Building



-  Raised Floor
-  Equipment Room



# Fiber Map








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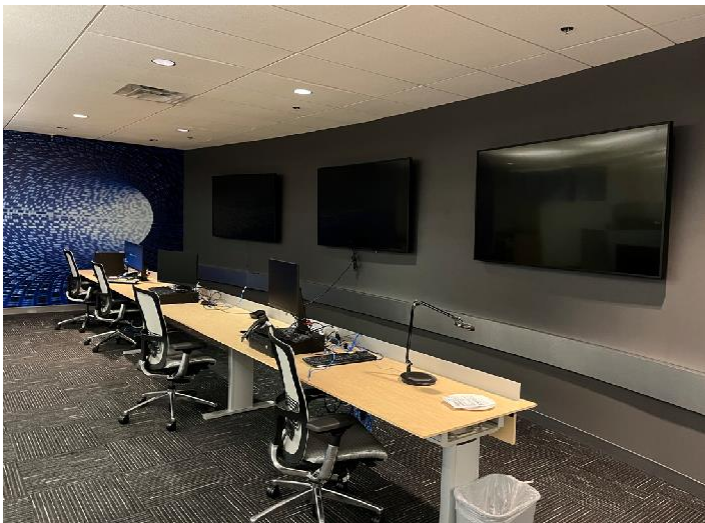
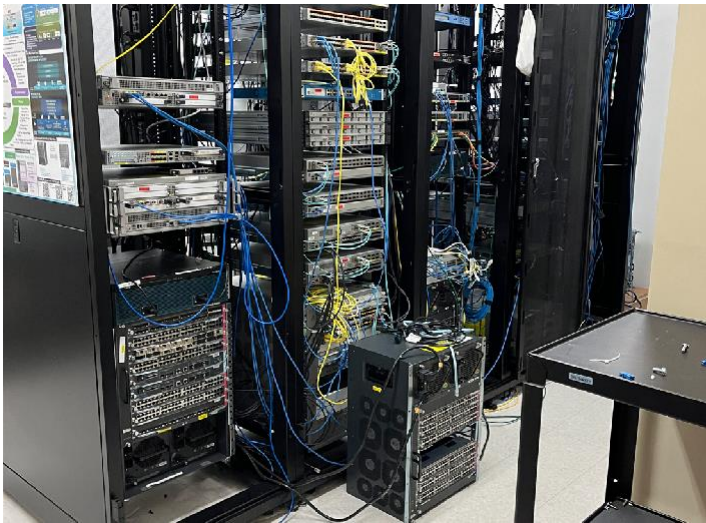
**9100 IS LIGHT WITH:**

**verizon**  **AT&T**

 **COMCAST** **LUMEN**

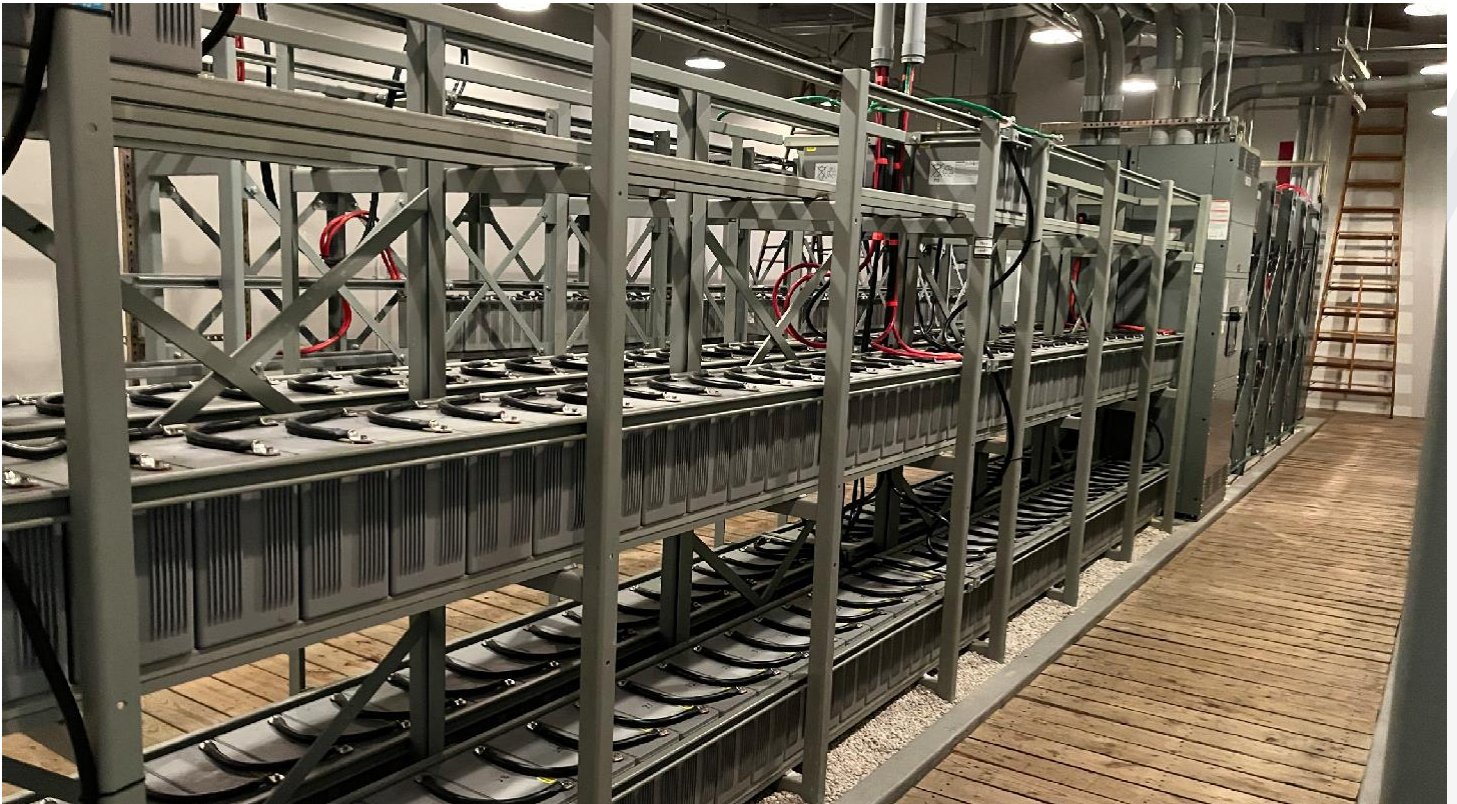
**METRO NETWORKS**

-  AiNet
-  Fiberlight
-  Level3 Metro
-  One Maryland ICBN
-  Zayo Metro

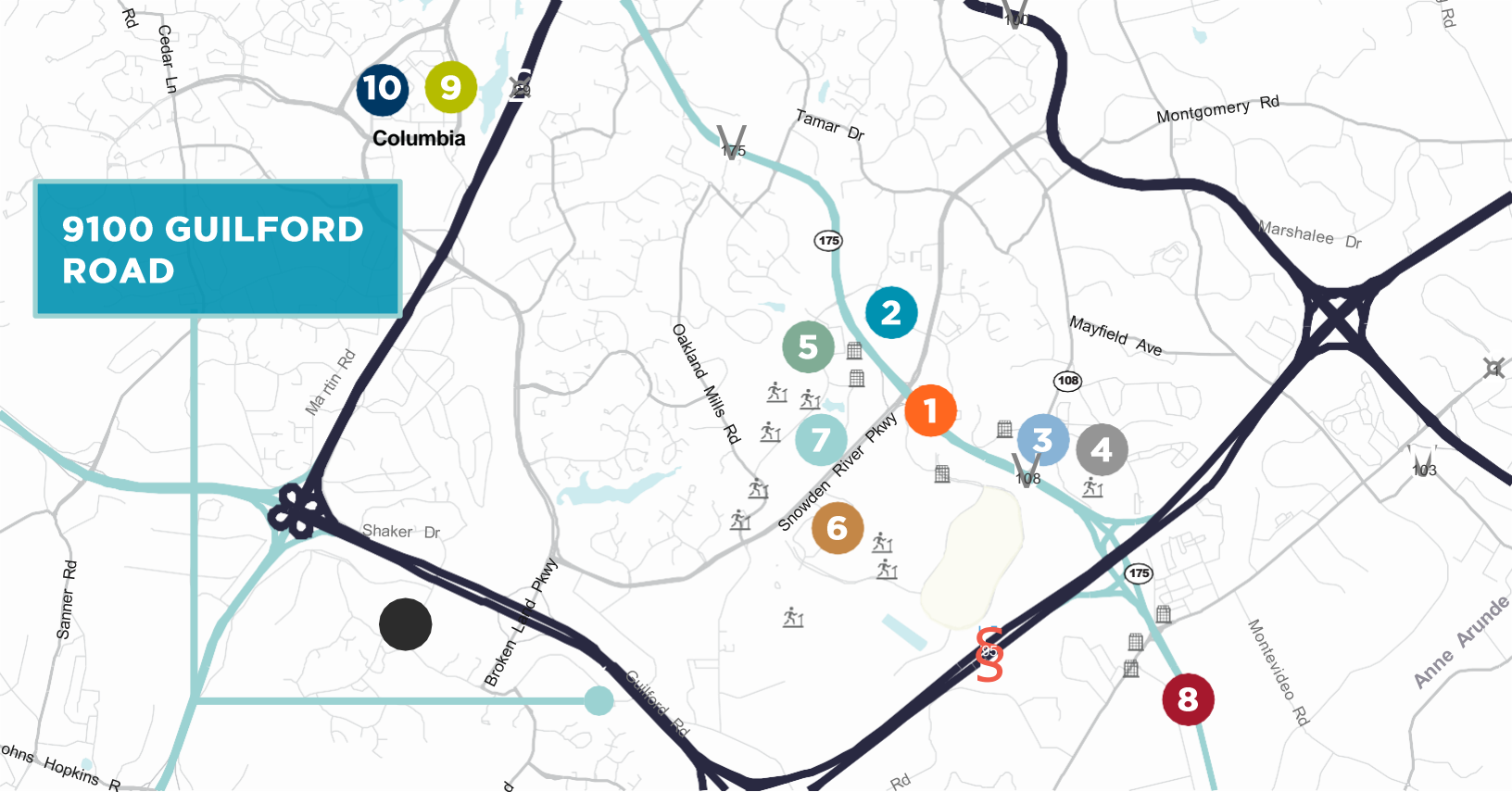


# Property Photos





# 9100 GUILFORD ROAD



## 1 COLUMBIA GATEWAY RETAIL

- Abby's Gourmet Deli
- Aida Bistro & Wine Bar
- Capital Bank
- The Columbia Bank
- Dunkin'
- Flavors of India
- Kinder Care Learning Center
- Rudy's Mediterranean Grill

## 2 COLUMBIA CROSSING

- Bank of America
- BB&T
- Big Lots
- BJ's Restaurant & Brewhouse
- Bob's Discount Furniture
- Buffalo Wild Wings
- Cava Grill
- Chipotle Mexican Grill
- Dick's Sporting Goods
- Famous Dave's
- FedEx Office
- Ichiban Café
- Jimmy John's
- Jo-Ann Fabric
- La Madeleine Bakery & Café
- La-Z-boy
- Long Horn Steakhouse
- Maiwand Kabob
- Mission BBQ
- Next Day Blinds Noodles & Co.
- Nordstrom Rack
- Old Navy
- Party City
- PETCO
- Pier 1 Imports
- PNC Bank
- Red Robin
- Romano's Macaroni Grill
- Susquehanna Bank
- Target
- T.J.Maxx
- Tutti Frutti

## 3 COLUMBIA RESTAURANT PARK

- Bob Evans
- McDonald's
- Olive Garden
- Royal Taj
- TGI Fridays

## 4 GATEWAY OVERLOOK

- Aldi
- Best Buy
- Capital One
- Costco & Costco Gas
- Ethan Allen
- Five Below
- Golf Galaxy
- Houlihan's
- Jersey Mike's
- Lowes
- Massage Envy
- OC Brewing Co.
- Restaurant and Alehouse
- On The Border
- The Perfect Pour
- Road Runner Sports
- Silver Diner
- Trader Joe's
- Ulla
- Wells Fargo

## 5 DOBBIN ROAD RETAIL

- 2nd Ave
- Advance Auto Parts
- AT&T
- Auto Zone
- Bray & Scarf Appliances and Kitchen
- Capital One Bank
- Chick-fil-A
- Columbia Ale House
- Destination XL
- First Watch Café
- Five Guys Burgers & Fries
- Frisco Tap House
- Gamestop
- Hand & Stone Massage and Facial Spa
- Lane Bryant
- M&T Bank
- McDonald's
- MVA
- MyEyeDr
- Nalley Fresh
- NASA Federal Credit Union
- Panera Bread
- Pei Wei Asian Diner
- Pie Five Pizza Company
- Potbelly Sandwich Works

## 6 SNOWDEN SQUARE

- Bed Bath & Beyond
- Bertucci's Brick Oven
- BJ's & BJ's Gas
- Boston Market
- DSW
- Hobby Lobby
- Home Depot
- HomeGoods
- Marshalls
- Michaels
- PetSmart
- Red Lobster
- Ruby Tuesday
- Shell
- Staples
- Tower Federal Credit Union
- United Artists Theatres
- Verizon Wireless

## 7 STANFORD BOULEVARD RETAIL

- Cheeburger Cheeburger
- Cinco de Mayo
- Clothes Mentor
- The Greene Turtle
- Indigo Indian Cuisine
- Jason's Deli
- Katana Sushi & Thai
- Riverside Coffee
- Stanford Grill
- Wegmans

## 8 ROUTE 1 RETAIL

- Advanced Auto Parts
- Cricket
- Enterprise
- IHOP
- Jerry's Subs & Pizza
- McDonald's
- Meatballs, Inc.

- MOM's Organic Market
- Ollie's Bargain Outlet
- Panda Express
- Starbucks
- Xfinity

## 9 DOWNTOWN COLUMBIA

- Merriweather Post Pavilion
- Busboys and Poets
- Whole Foods
- Peter Chans
- The Food Market
- eggsspectation
- Charmery
- Panditas
- Chick-fil-A

## 10 THE MALL IN COLUMBIA

- AMC Theaters
- Nordstrom
- Macy's
- Shake Shack
- Barnes & Noble
- Anthropologie
- Urban Hot Pot

## 11 KINGS CONTRIVANCE VILLAGE CENTER

- Harris Teeter
- Corner Stable
- M&T Bank
- Sushi Nari
- UPS Store
- Rita's Italian Ice



### HOTELS

- Comfort Inn & Suites
- Courtyard by Marriott
- Extended Stay America
- Extended Stay America
- Holiday Inn
- Homewood Suites
- La Quinta Inn & Suites



### FITNESS & RECREATION

- Curves
- Earth Treks Climbing Center
- Gymboree Play & Music
- Krav Maga
- Life Time Fitness
- Gold's Gym
- My Gym
- SoFive Soccer Center
- Top Tier Fitness



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