

Northern Virginia Market

As one of the top three tech hubs in the nation, Northern Virginia is an ideal location for expanding businesses. Its close proximity to government and defense agencies makes it a high-demand market for critical infrastructure.

Jump to a data center page

IAD1 Location 

IAD2 Location 

IAD3 Location 

IAD4 Location 

Market Snapshot

269k+ sq. ft.

238.7MW of combined
utility power

17 unique networks

IAD1



45901 Nokes Blvd
Sterling, VA 20166
[View map online](#)

45845 Nokes Blvd
Sterling, VA 20166
[View map online](#)



21110 Ridgetop Circle
Sterling, VA 20166
[View map online](#)

The Sterling campus located 7 miles from Dulles International Airport and 30 miles from Reagan National Airport and is the heart of the Dulles Technology Corridor. The data center is comprised of 5 pods, providing significant space and power for those seeking a presence in this highly desirable market.

Quick Facts

- 141,621 sq. ft.
- Utility power: 143.2MW
- 100% SLA on power, network and bandwidth
- Planning assistance – layouts, rack elevations, power, network and more
- Remote Hands on-site support available 24/7
- Structured cabling service
- Meeting rooms and dedicated work areas for customer use
- Loading dock for equipment deliveries

Specifications



Power and Cooling

- Utility capacity: 143.2MW
- UPS capacity: 19.8MW
- Generator capacity: 37.5MW
- Chilled water
- VESDA provides early warning detection
- Data center areas: pre-action dry pipe



Connectivity

- Csquare Digital Exchange enabled
- Highly available internet connectivity
- 13 service providers, carrier neutral
- Cloud and point-to-point connectivity
- Visit marketplace.csquare.com for full service provider listing



Compliance

- SOC 1 Type II
- SOC 2 Type II
- PCI-DSS
- NIST 800-53 PE High
- ISO 27001
- ENERGY STAR Certified



Security

- 24/7 video surveillance
- 90-day video storage
- Gated security fence
- Two-factor authentication required to access
- Biometric scanners and badge readers
- Entrance mantraps
- Ballistic paneling in lobby
- Ballistic glass

Whatever you need,
we are here to help.

Got questions about our services? Looking for space and power availability? Need pricing? Want to schedule a tour? Drop us an email or give us a call.

sales@csquare.com

1-855-699-8372

CSQUARE

csquare.com | © 2026 Csquare. All rights reserved.

IAD2



22810-22860 International Drive
Sterling, VA 20166

[View map online](#)

Our second Sterling is also located in the Dulles Technology Corridor and offers 2 additional pods, with low-latency dark fiber connectivity to IAD1 expanding the availability of providers accessible to customers in these locations.

Quick Facts

- 48,169 sq. ft.
- Utility power: 35.8MW
- 100% SLA on power, network and bandwidth
- Planning assistance – layouts, rack elevations, power, network and more
- Remote Hands on-site support available 24/7
- Structured cabling service
- Meeting rooms and dedicated work areas for customer use
- Loading dock for equipment deliveries

Specifications



Power and Cooling

- Utility capacity: 35.8MW
- UPS capacity: 8.5MW
- Generator capacity: 20MW
- VESDA provides early warning detection
- Data center areas: pre-action dry pipe



Connectivity

- Csquare Digital Exchange enabled
- Highly available internet connectivity
- 9 service providers, carrier neutral
- Cloud and point-to-point connectivity
- Visit marketplace.csquare.com for full service provider listing



Compliance

- SOC 1 Type II
- SOC 2 Type II
- PCI-DSS
- NIST 800-53 PE High
- ISO 27001



Security

- 24/7 video surveillance
- 90-day video storage
- Two-factor authentication required to access
- Biometric scanners and badge readers
- Entrance mantraps
- Ballistic paneling in lobby
- Ballistic glass
- Cleared support personnel

Whatever you need,
we are here to help.

Got questions about our services? Looking for space and power availability? Need pricing? Want to schedule a tour? Drop us an email or give us a call.

sales@csquare.com

1-855-699-8372

CSQUARE

csquare.com | © 2026 Csquare. All rights reserved.

IAD3



22995 Wilder Court
Dulles, VA 20166

[View map online](#)

Our Dulles data center is located 4 miles from Dulles International Airport and 30 miles from Reagan National Airport. This purpose-built, hardened facility was specifically designed for sensitive federal deployments and features a dual roof, individual vaults with discrete infrastructure, bollards, and gated fence surrounding the property.

Quick Facts

- 21,643 sq. ft.
- Utility power: 23.9MW
- 100% SLA on power, network and bandwidth
- Planning assistance – layouts, rack elevations, power, network and more
- Remote Hands on-site support available 24/7
- Structured cabling service
- Meeting rooms and dedicated work areas for customer use
- Loading dock for equipment deliveries

Specifications



Power and Cooling

- Utility capacity: 23.9MW
- UPS capacity: 2.9MW
- Generator capacity: 4.5MW
- Chilled water
- VESDA provides early warning detection
- Data center areas: pre-action dry pipe



Connectivity

- Csquare Digital Exchange enabled
- Highly available internet connectivity
- 9 service providers, carrier neutral
- Cloud and point-to-point connectivity
- Visit marketplace.csquare.com for full service provider listing



Compliance

- SOC 1 Type II
- SOC 2 Type II
- PCI-DSS
- NIST 800-53 PE High
- ISO 27001
- ICD 705



Security

- 24/7 video surveillance
- 90-day video storage
- Two-factor authentication required to access
- Biometric scanners and badge readers
- Entrance mantraps
- Ballistic paneling in lobby
- Ballistic glass

Whatever you need,
we are here to help.

Got questions about our services? Looking for space and power availability? Need pricing? Want to schedule a tour? Drop us an email or give us a call.

sales@csquare.com

1-855-699-8372

CSQUARE

csquare.com | © 2026 Csquare. All rights reserved.

IAD4



21571 Beaumeade Circle
Ashburn, VA 20147
[View map online](#)

21561 Beaumeade Circle
Ashburn, VA 20147
[View map online](#)

Our Ashburn data center, located less than 10 miles from Dulles International Airport, is highly desirable for many businesses looking for proximity to federal agencies, high security standards and direct access to major cloud, CDNs and networking providers.

Quick Facts

- 57,927 sq. ft.
- Utility power: 35.8MW
- Standard cage density: Up to 300W/sq. ft.
- 100% SLA on power, network and bandwidth
- Planning assistance – layouts, rack elevations, power, network and more
- Remote Hands on-site support available 24/7
- Structured cabling service
- Meeting rooms and dedicated work areas for customer use
- Loading dock for equipment deliveries

Specifications



Power and Cooling

- Utility capacity: 35.8MW
- UPS capacity: 16.8MW
- Generator capacity: 20MW
- Chilled water
- VESDA provides early warning detection
- Data center areas: pre-action dry pipe



Connectivity

- Csquare Digital Exchange enabled
- Highly available internet connectivity
- 9 service providers, carrier neutral
- Cloud and point-to-point connectivity
- Visit marketplace.csquare.com for full service provider listing



Compliance

- SOC 1 Type II
- SOC 2 Type II
- PCI-DSS
- NIST 800-53 PE High
- ISO 27001



Security

- 24/7 video surveillance
- 90-day video storage
- Two-factor authentication required to access
- Biometric scanners and badge readers
- Entrance mantraps
- Ballistic paneling in lobby
- Ballistic glass

Whatever you need,
we are here to help.

Got questions about our services? Looking for space and power availability? Need pricing? Want to schedule a tour? Drop us an email or give us a call.

sales@csquare.com

1-855-699-8372

CSQUARE

csquare.com | © 2026 Csquare. All rights reserved.