

WILLIAMS MULLEN

Data Centers

Legal Services





Williams Mullen delivers end-to-end legal support for the development, financing, leasing, acquisition, construction, and long-term operation of large-scale data centers across Virginia and the Southeastern United States.

Our multidisciplinary team supports clients from the earliest stages of site selection and due diligence, including analysis of land use, utility constraints, transmission access, and environmental considerations, and opportunities for on-site generation solutions, through project development, delivery, and ongoing operations

We bring together lawyers with deep experience in land use and zoning, commercial real estate, environmental permitting, construction contracting, corporate and finance transactions, tax planning, government relations, and energy regulatory matters. This includes advising on power procurement strategies, development and permitting of on-site and backup generation, utility interconnection, backup generation, renewable energy arrangements, tariff and rate design issues, and compliance with state utility commission requirements.

With strong regional relationships and a business-focused approach, we help clients move quickly, mitigate risk, and capture value throughout the entire data center life cycle in one of the most active data center markets in the world.

REGIONAL FOCUS

With more than 250 attorneys across six offices in Virginia, North Carolina and South Carolina, Williams Mullen brings a strong regional presence and full-service capabilities to the data center industry. Our coverage throughout the mid-Atlantic and Southeast allows us to deliver responsive, business-focused support to developers, operators, investors and technology companies as their needs evolve.

Recognitions



Included in
The American Lawyer's
Am Law 200



Named among the 2025
"Strongly Recommended"
Midsized Firms and
recognized as a **"Commercial
Litigation Leader"** by BTI
Consulting Group

Earned **National
First-Tier Rankings** in
Banking & Finance,
Construction, and Construction
Litigation in the 2024
Best Lawyers® – Best Law
Firms report, along with
79 Metropolitan
First-Tier Rankings

50 | **21**
ATTORNEYS | PRACTICES

Recognized
in **Chambers USA 2025**

136 | **65**
ATTORNEYS | CATEGORIES

Named to the 2025
edition of ***The Best Lawyers***
in America®



39 attorneys listed as
"Super Lawyers" and
15 listed as **"Rising Stars"** by
Virginia Super Lawyers and
NC Super Lawyers in 2025

“ Williams Mullen is a big firm who treat us like a small firm would treat their most important client. This makes my job easier as a client and adds a lot of value.”

– Chambers USA



Representative Experience

DEVELOPMENT & LAND USE

- > Represents a global infrastructure solutions provider seeking land use approvals and supporting the development of hyperscale data center campuses in multiple central Virginia localities.
- > Serves as local counsel to a major technology company on land use, real estate and environmental matters for data center campus development in Northern Virginia.
- > Represents a global digital communications infrastructure provider in the development of two data storage facilities in Raleigh and Charlotte, NC.
- > Advised a data center company on strategies to obtain reliable electric power access for new facilities.
- > Advised global real estate and investment company on means of vesting by-right data center entitlements prior to adoption by locality of more restrictive data center overlay district zoning regulations.
- > Advised owner of 3,000+ acre business park on strategy for inducing locality's adoption of technology zone overlay district to facilitate data center development and related financial incentives.

GOVERNMENT RELATIONS & REGULATORY

- > Represented a technology conglomerate in government relations matters, including lobbying on issues involving tax and finance, water usage, environmental impacts, local land use authority, and data privacy.
- > Represented an owner and operator of multiple data centers in government relations efforts relating to energy and water usage, environmental considerations, land use authority, tax and finance, and economic development initiatives.
- > Represented data center developer in connection with consultation under Section 106 of National Historic Preservation Act and negotiation of memorandum of agreement with historic preservation, open space preservation, and citizen opposition groups.
- > Represented data center developer in connection with negotiation of wetland and stream credit agreements for required compensatory mitigation activities.

ENERGY

- > Represented a national data center industry association in Virginia State Corporation Commission proceedings involving data center regulatory matters.
- > Represented data center owner/operator in a Virginia State Corporation Commission involving Dominion's 2025 biennial rate case, including GS-5 tariff (which applies mostly to data centers).
- > Represented data center owner/operator on on-site generation options and Virginia regulatory and permitting considerations.
- > Represented data center owner/operator on interconnection matters and advising on contracts with Virginia Electric and Power Company.
- > Represent developer of 1.5 gigawatt combined cycle natural gas fueled power generation facility in obtaining local zoning entitlements and state permit approvals and considerations related to potential future co-location of data center uses.

REAL ESTATE & TRANSACTIONS

- > Represented an investment firm in the sale of a **\$40M** parcel of real estate zoned for data center use to a real estate investment trust.
- > Represented a regional development firm in the **\$58M** acquisition of real estate, together with negotiation of tens of millions of dollars in local County economic development incentives for infrastructure to support hyperscale data center campus, and the resulting **\$118M** land sale to a global data center development company.

Williams Mullen Contacts



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