

# QUANTICO CORPORATE CENTER

400 CORPORATE DRIVE, STAFFORD, VA 22556

## FOR LEASE

4,954 SF Class A Office Suite  
Available For Lease

## HIGHLIGHTS

- Fully Built-out office space located on 1<sup>st</sup> floor
- Features: 11 private offices with high end cabinetry, large open office space/conference room, reception area, break room, 2 work stations, server room, and 2 bathrooms
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- High End Finishes
- Digital Monument sign as well as building signage available for tenants
- On-site daycare facility

## SPECS

- Building Size: 39,498 sq. ft.
- Year Built: 2016
- Zoning: B2
- Parcel Size: 3.636 Acres
- Parcel #: 13C-F1



New 39,500 sq. ft. Class A Medical/Professional Office Building completed in 2017. There is currently a 4,954 sq. ft. finished office space available for lease on the 1<sup>st</sup> floor. The space features 3 private offices with glass fronts, large open area with work stations 2 multi stall bathrooms, large break room, server room and storage closets. The building is located within Quantico Corporate Center, a beautifully landscaped professional office campus situated adjacent to Marine Corps Base Quantico in Stafford County, VA.



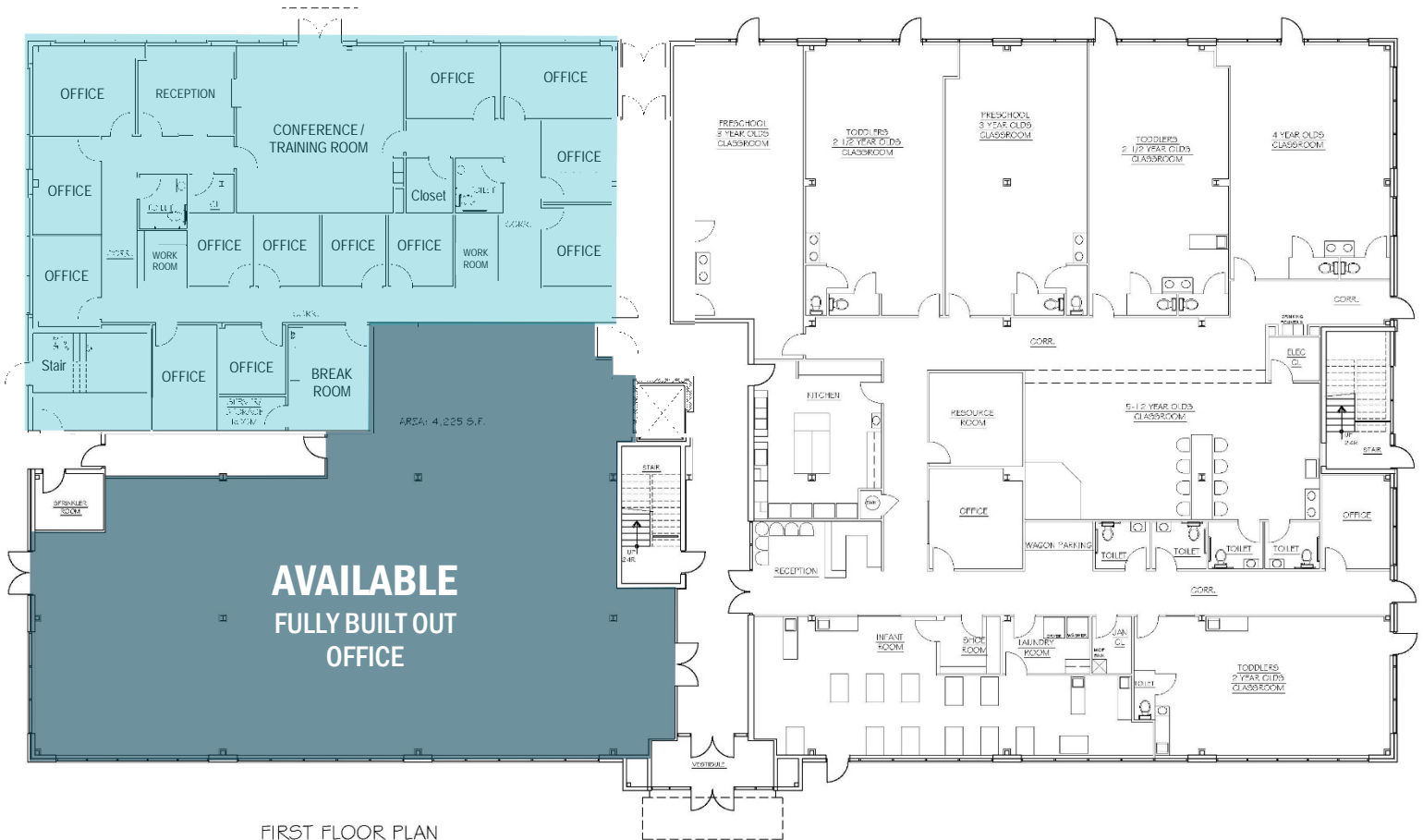
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**AVAILABLE**

4,954 SF FINISHED OFFICE

**FLOOR PLAN**



FIRST FLOOR PLAN

## SPACE AVAILABLE

- First Floor Office Space with private entrances
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- 3 glass front offices/large open area with work stations
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## LOCATION



Quantico Corporate Center (QCCS) is strategically located along Interstate 95 and US Route 1 adjacent to Marine Corps Base Quantico in Stafford County, VA. The campus is home to leading defense & technology companies, the US government and top academic programs in business, forensics and cyber related degrees. QCCS is also home to a Courtyard by Marriott hotel and supporting retail and restaurants.

Upon completion, the project will provide over one million square feet of Class A office, university and supporting amenities to the growing technology corridor in Northern Stafford County. The park is unrivaled in the region when it comes to a highly advanced fiber optic infrastructure and the availability of fiber optic capacity for immediate utilization.

## HIGHLIGHTS

- Located at Quantico Corporate Center: 500,000 SF of Class A office, hotel & retail space open; Upon completion, the development is designed to feature approximately 1.4 million SF
- Directly adjacent to Marine Corps Base Quantico (MCBQ) – 600 yards from South Gate
- MCBQ is home to numerous military & government agencies and has a daytime population of 28,000 on base Annual Economic Impact over \$5.8B
- I-95 Visibility; Digital Signage highly visible from I-95 with tenant signage and advertising opportunities
- Within minutes from Marine Corps Base Quantico with an Stafford County boasts AAA (S&P) and Aa2 (Moody's) bond ratings



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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	10,623* 11,360**	50,562* 55,115**	78,600* 85,803**
HOUSEHOLDS	3,605* 3,845**	15,701* 17,093**	24,091* 26,323**
AVERAGE HH INCOME	\$99,901* \$114,737**	\$115,884* \$131,034**	\$120,691* \$136,001**

\*2017 Estimate  
\*\*2022 Projection

