

FOR LEASE

HUBZone
C E R T I F I E D



NORTHPOINTE CENTER

2525 POINTE CENTER COURT, DUMFRIES, VA 22026

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**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY HIGHLIGHTS

- Good visibility from Route 1
- SBA HUBZone area
- Located five minutes (5.4 mi.) from Quantico gate and 30 minutes (19.5 mi.) from Fort Belvoir

Building Size: 39,000 sf

Spaces Available:

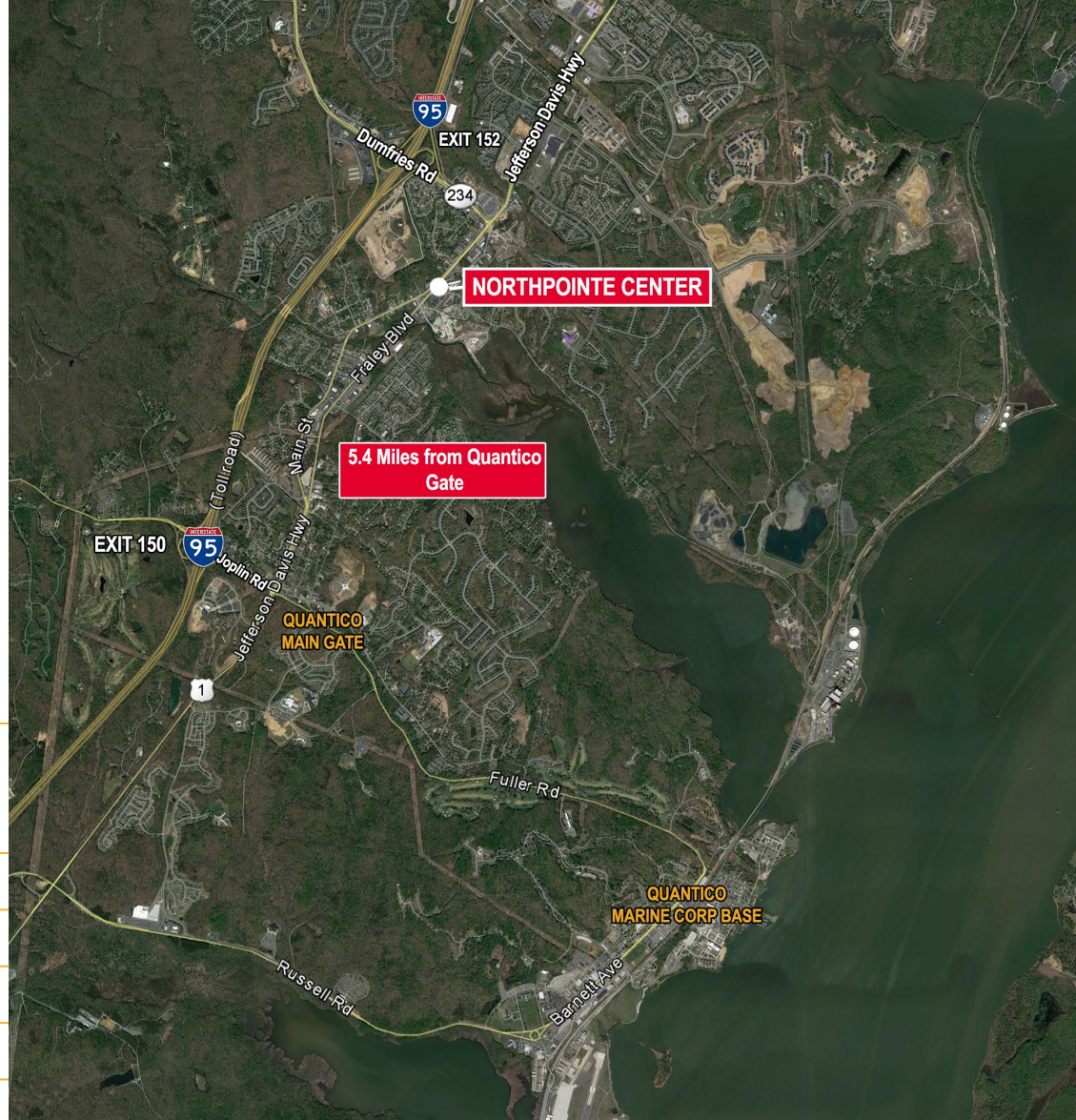
- Suite 150: 6,000 SF
- Suite 350: 3,889 SF

Lease Rate: \$24.00 Full Service (Excluding Janitorial)

Parking: 3.25 / 1,000

Zoning: B1

Timing: Immediately

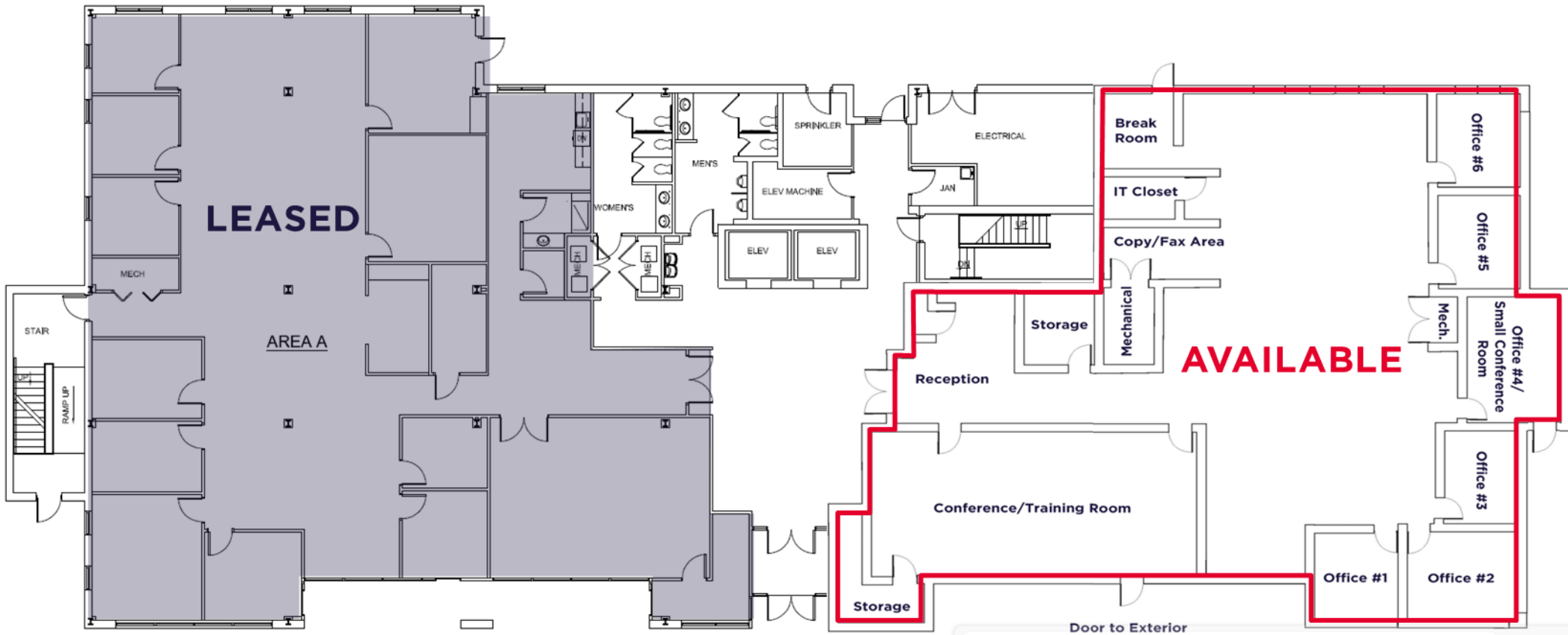


DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	67,618	138,392	358,073
Households	21,651	44,564	115,444
Avg. HH Income	\$161,872	\$154,684	\$153,214
Daytime Population	47,687	101,260	293,734
Total Specified Consumer Spending	\$74,779,062	\$147,411,680	\$375,259,196

FLOOR PLAN

SUITE 150 | 6,000 SF

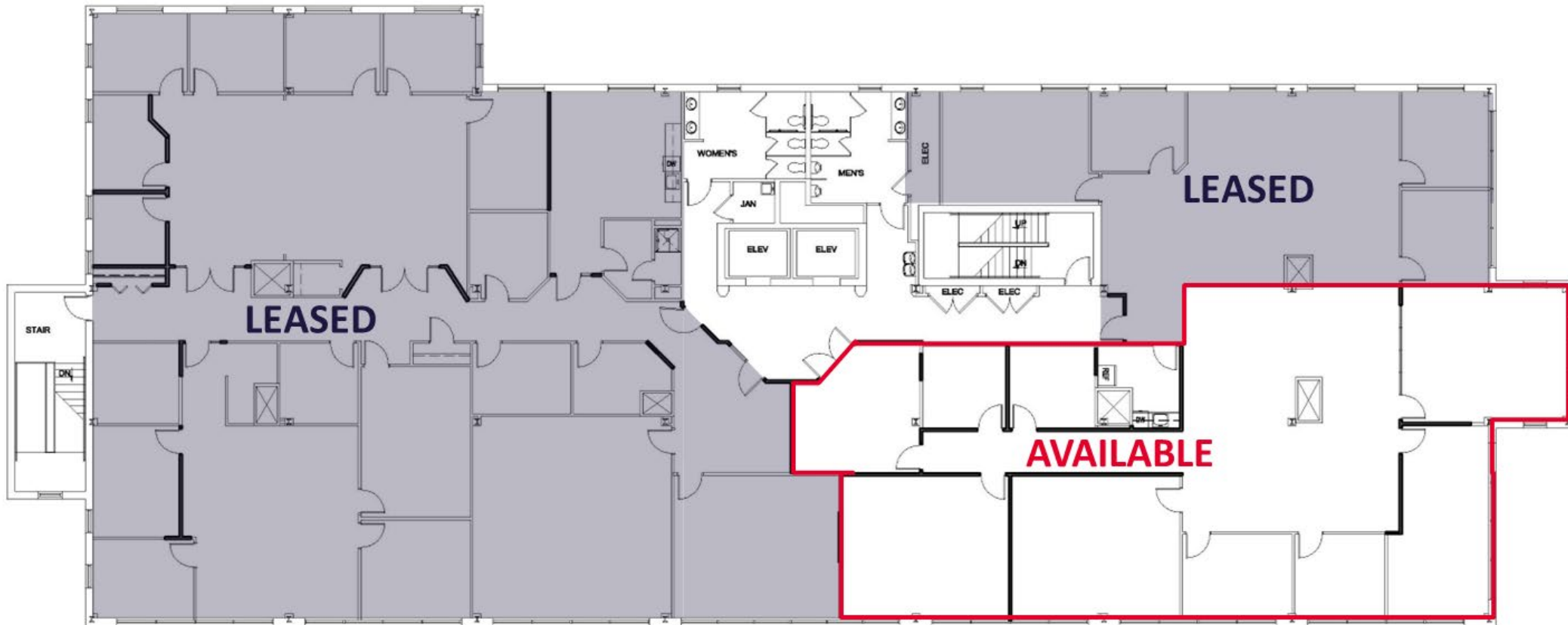


BUSINESS SUMMARY

	3 Miles	5 Miles	10 Miles
Total # of Businesses	1,245	2,640	8,617
Total # of Employees	11,682	28,654	99,419
Total Population	67,618	138,392	358,073
Employee/Population Ratio (per 100 Residents)	17	21	28

FLOOR PLAN

SUITE 350 | 3,889 SF



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SITE MAP





COUCH HOUSE PLAZA

42Flowers

enterprise

FEY AMOR

HAPPY CATERY

Ambiance

Tricolor



DUMFRIES
SELF STORAGE

2525 POINTE CENTER CT.

EXIT 150



DUMFRIES
ELEMENTARY
SCHOOL



MAIN ST.

RICHMOND HWY.

DUMFRIES SHOPPING PLAZA

U MART SUPERMARKET

metro by T Mobile

Walgreens

R&C

Planet Aid For People and the Planet

Sandy's SALON & BARBER



TRIANGLE PLAZA

McDonald's

dhObiee LAUNDRY

Library

DOLLAR GENERAL

PAPA JOHN'S

State Farm

boostmobile

ALTIMA DRIVING SCHOOL

Feng's Garden

DUNKIN' DONUTS

AERIAL

CONTACT INFORMATION

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