

For Sale/Build-to-Suit

Development Sites
Quantico Corporate Center
Corporate Drive
Stafford, Virginia 22554

Colliers

Accelerating success.

Lot #1
4.265 acres

Lot #2
9.776 acres

- Truly superior minimum latency internet access and zoning ideal for data center, technology and other commercial uses
- Two vacant legal lots totaling 14 acres along I-95
- Established corporate office park setting, HUB Zone
- Plans for 75,000 SF data management center (The "QUBE") on Lot #1 available

Buildings shown are proposed



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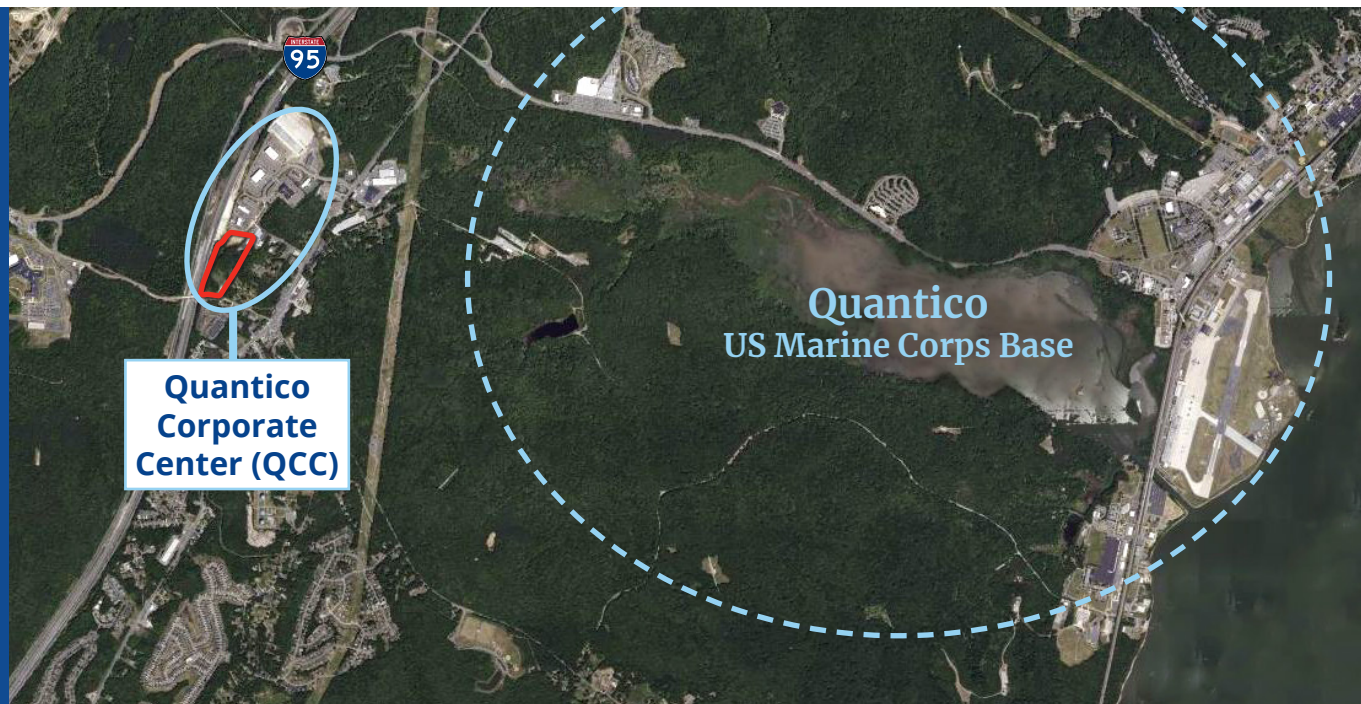
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Opportunity

- Connect directly to Ashburn Internet hub
- Access to "Dark Fiber" and DISA "Wire"
- Flexible zoning allows data centers, industrial, other commercial uses
- Possible county tax incentives for data center development
- HUB Zone
- Easy access to I-95 and Marine Corps Base Quantico



Prime Lots - Purchase together or separate

Lot outline is approximate



Lot #1
(Parcel 13C-A)
4.265 acres

Lot #2
(Parcel 13C-M)
9.776 acres

Drone Aerial **Site Image**



Lot outline is approximate

14 Acres

North View

Strategic Location

5 Mile Radius From Development Site

Government Agencies Within 5 Miles

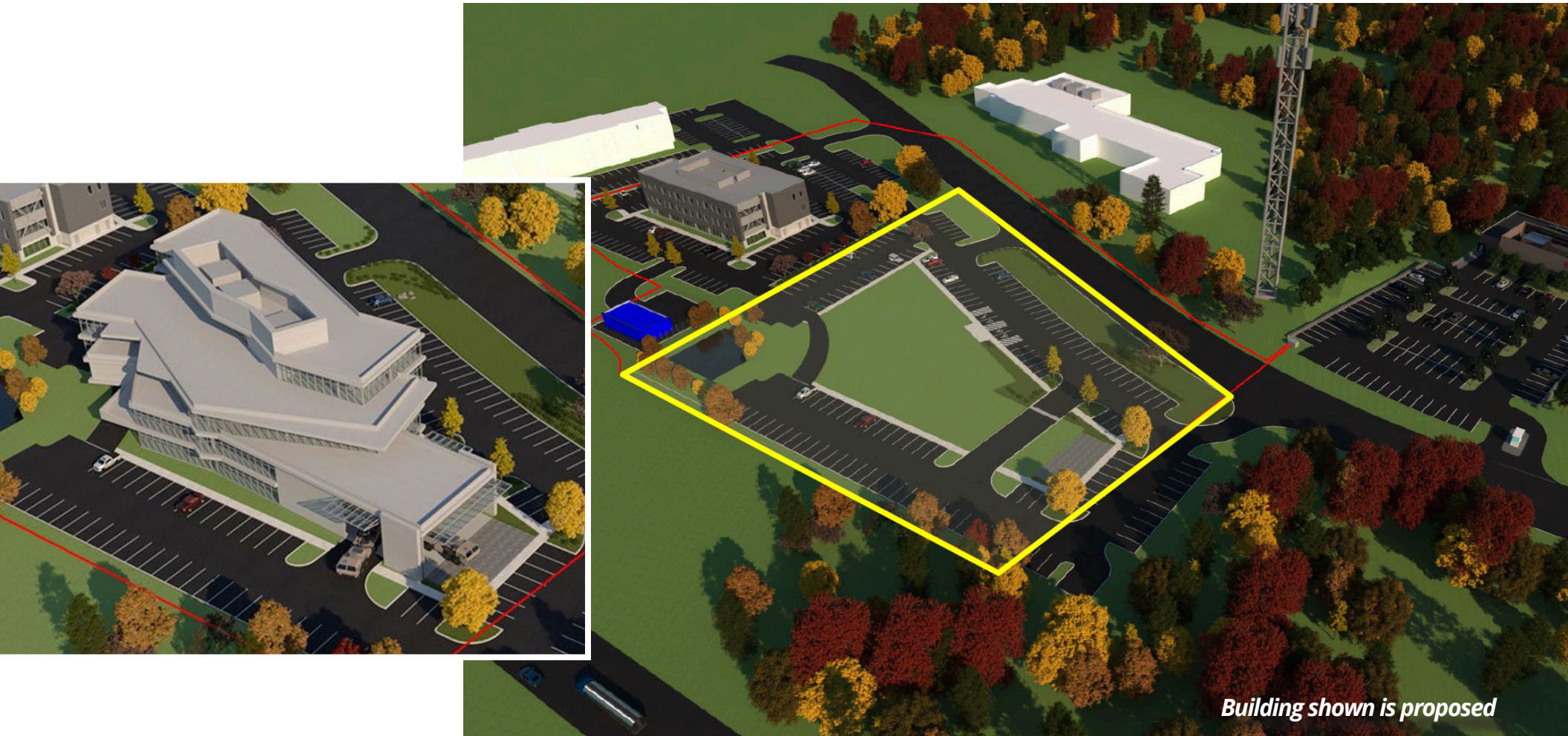
- American Federation Government Employees
- Counterintelligence Field Activity
- Defense Security Service
- Document Automation and Production Service
- Federal Operations Center
- HQ Air Force Office of Special Investigations
- HQ Naval Criminal Investigative Service
- HQ U.S. Army Criminal Investigation Division
- Joint Non-Lethal Weapons Directorate
- Marine Corps Air Facility
- Marine Corps Base Quantico Human Resources
- Marine Corps Helicopter Squadron 1
- Marine Corps Intelligence Activity
- Marine Corps Manpower and Reserve Affairs
- Marine Corps Network Operations & Security Ctr
- Marine Corps Systems Command
- Marine Corps University
- Midway Research Center
- Military Commissary Agency
- National Geospatial Intelligence Agency
- Red Cross
- Marine Corps Relief Society

High Tech Government Contractors Within 5 Miles

- American Rheinmetall
- BAE Systems
- Camber Corporation
- Cask Technologies
- Catalyst Solutions
- Claxton Logistics
- The ColumbiaGroup
- Computer Sciences Corp.
- Conscious Security, Inc.
- Dulos, Inc.
- Flatter and Associates
- General Dynamics Corp.
- InfoReliance
- Kalman and Company
- L-3 Communications
- Leidos
- Lockheed Martin Corp.
- The MITRE Corporation
- Northrop Grumman
- OpTempo
- Patricio Enterprises
- Raytheon
- RNB Technologies
- Round TableDefense
- SBG Technology Solutions
- SRA International
- TASC
- Technology Associates
- Trustcomm
- URS Corporation
- URS Federal Technical Services
- Vencore
- Washington Square Associates
- Yyotta
- ManTech International Corp.

Lot #1
(Parcel 13C-A)

4.265 Acres
with proposed Data Management Center, "the QUBE"



Site Details

- Cleared
- Utilities in place
- M-1 and B-2 zoning

- Building plans completed for Data Management Center and Data Analytics Science Center



The QUBE

The QUBE is a planned 75,000 square foot building designed by a leader in the security and government contracting business and available as a build-to-suit on Lot #1. The location of the QUBE is within 5 miles of more than 150 technology companies who provide govcon support to over 50 government agencies in the Metro DC area.

The QUBE is co-located (within 100 yards) of the Fiber Optic network regeneration station (Summit IG) that connects the facility directly to Ashburn, giving it the shortest latency in connectivity to the internet. This means greater connectivity responsiveness, higher resilience and tighter security. It also means tenants will have access to Dark Fiber that connects to any government agency without ever stepping outside the "DISA wire".

As currently designed, the QUBE will have the largest concentration of secured conferencing capability in a HUB zone in the entire State of Virginia. This capability will allow both government and private sector to leverage their resources to bring greater levels of efficiency and productivity among high-end users working on sensitive programs.

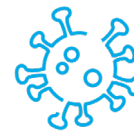


KEY TECHNOLOGIES FOR THE FUTURE

According to the National Counterintelligence and Security Center



Artificial Intelligence



Bioscience



Autonomous Systems



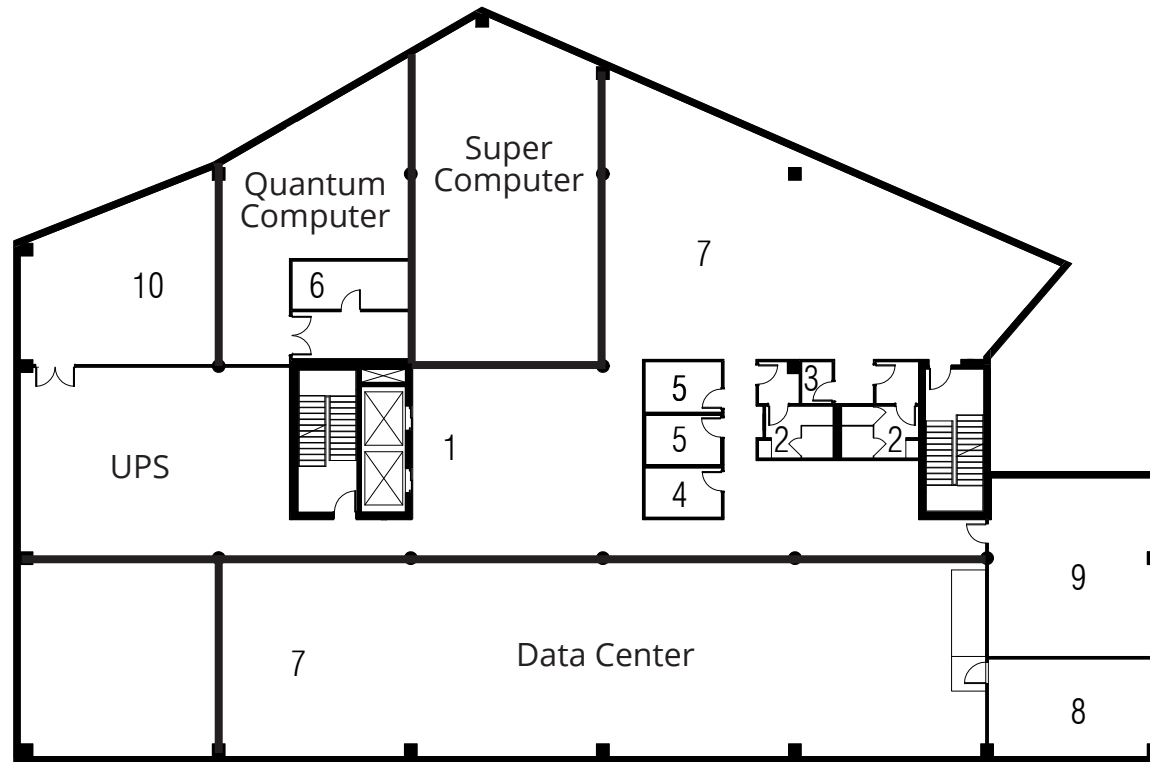
Quantum Computing



Semiconductors

QUBE Floor Plan

Basement Floor



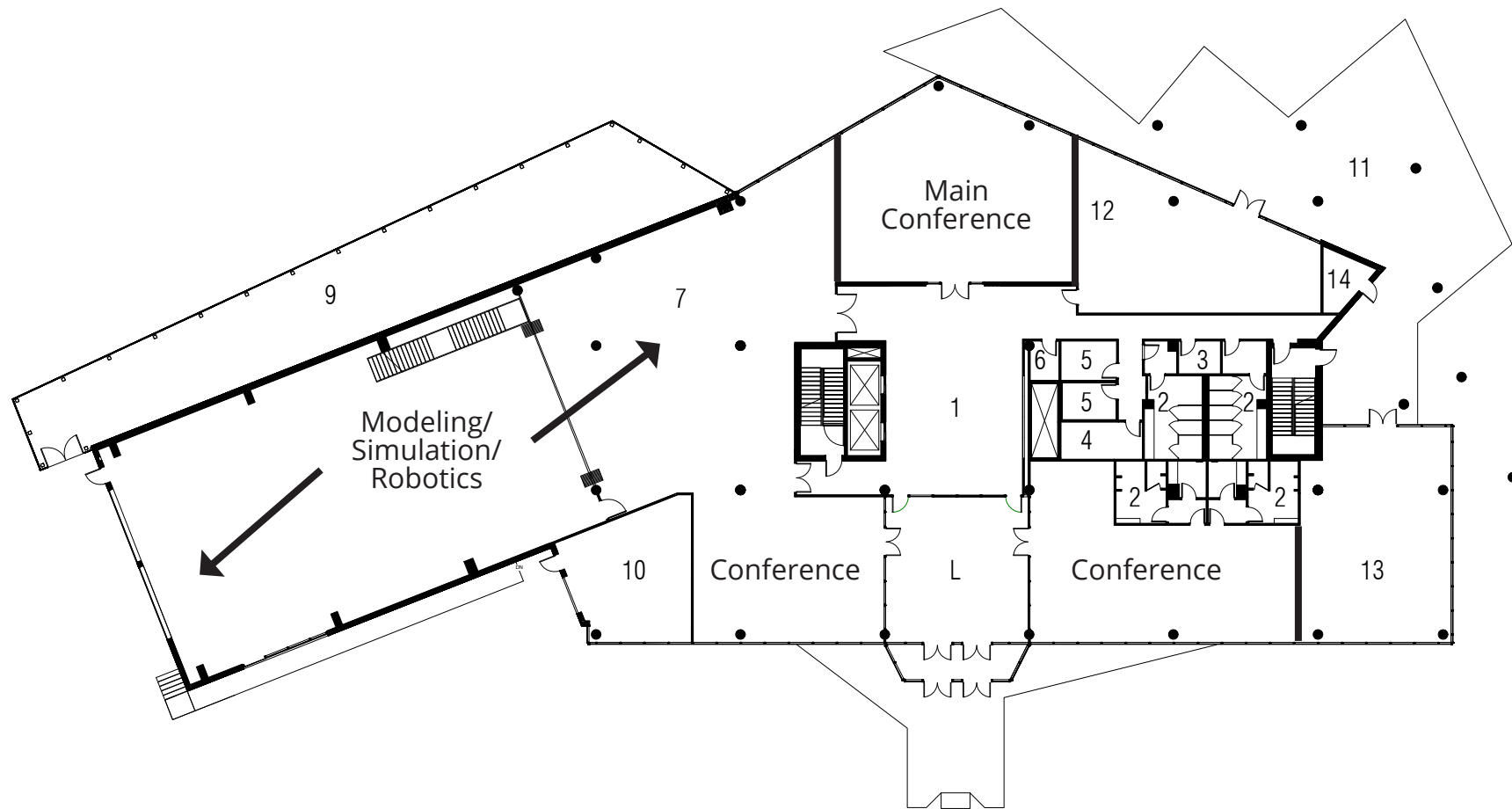
BASEMENT FLOOR

- | | |
|------------------|---------------------------|
| 1 Elevator Lobby | 6 Elevator Control |
| 2 Restrooms | 7 Tenant Space |
| 3 Janitor | 8 Demarc |
| 4 Electric | 9 Water Service |
| 5 Comm/Data | 10 Building Electric Room |



QUBE Floor Plan

First Floor



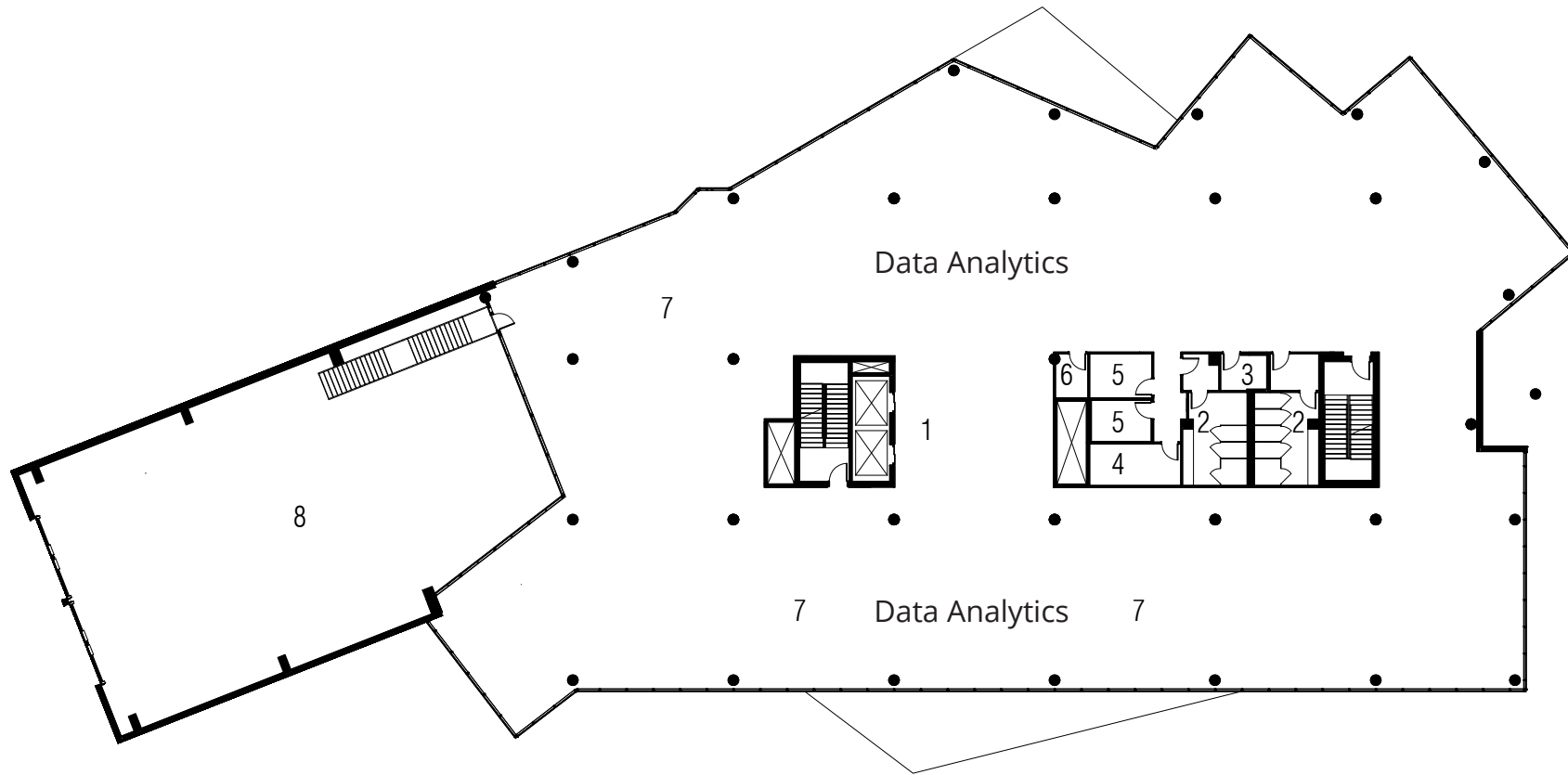
FIRST FLOOR

- | | |
|---------------------------------|-----------------------|
| L Building Lobby | 8 Highbay |
| 1 Elevator Lobby + Display Area | 9 Generator Enclosure |
| 2 Restrooms | 10 Loading |
| 3 Janitor | 11 Patio Space |
| 4 Electric | 12 Cafe |
| 5 Comm/Data | 13 Fitness Center |
| 6 Security | 14 Sprinkler |
| 7 Tenant Space | |



QUBE Floor Plan

Second Floor



SECOND FLOOR

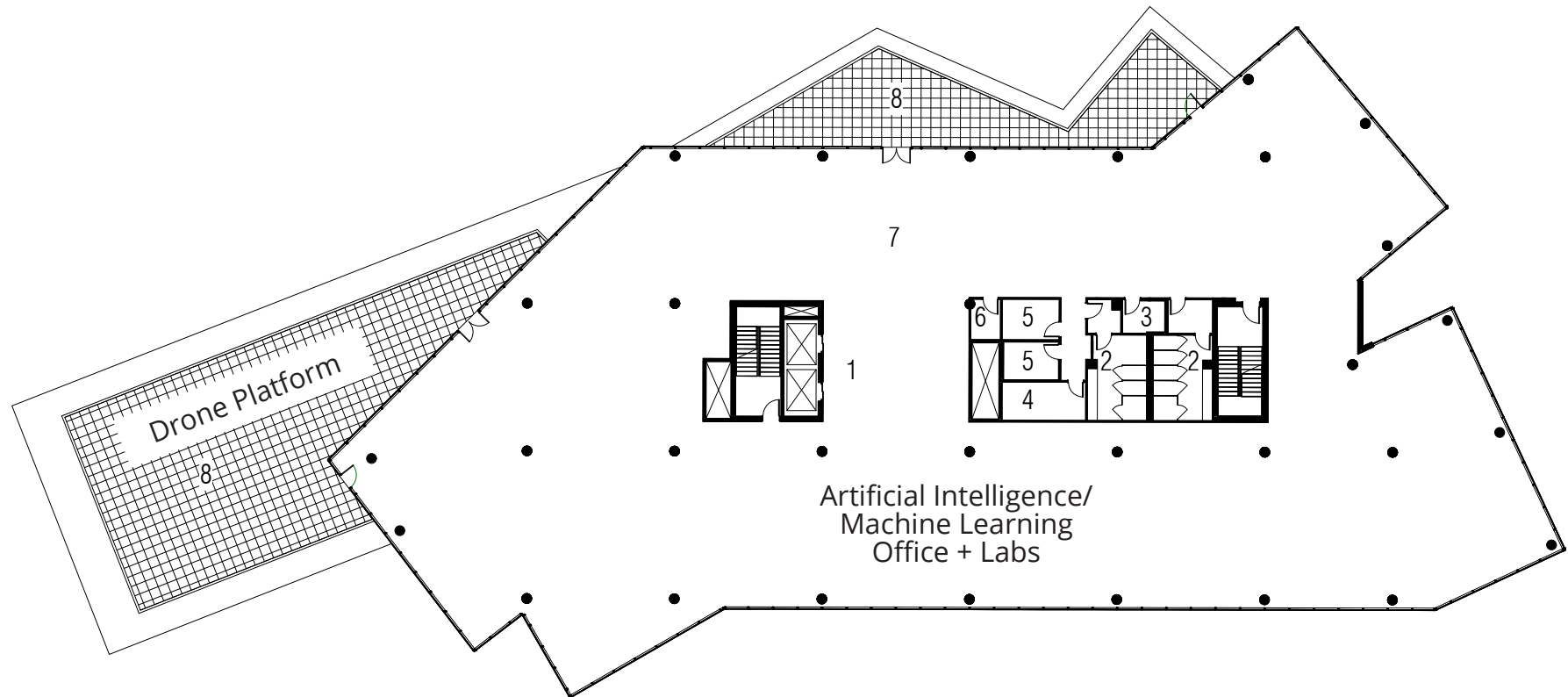
- 1 Elevator Lobby
- 2 Restrooms
- 3 Janitor
- 4 Electric
- 5 Comm/Data

- 6 Security
- 7 Tenant Space
- 8 Highbay



QUBE Floor Plan

Third Floor



THIRD FLOOR

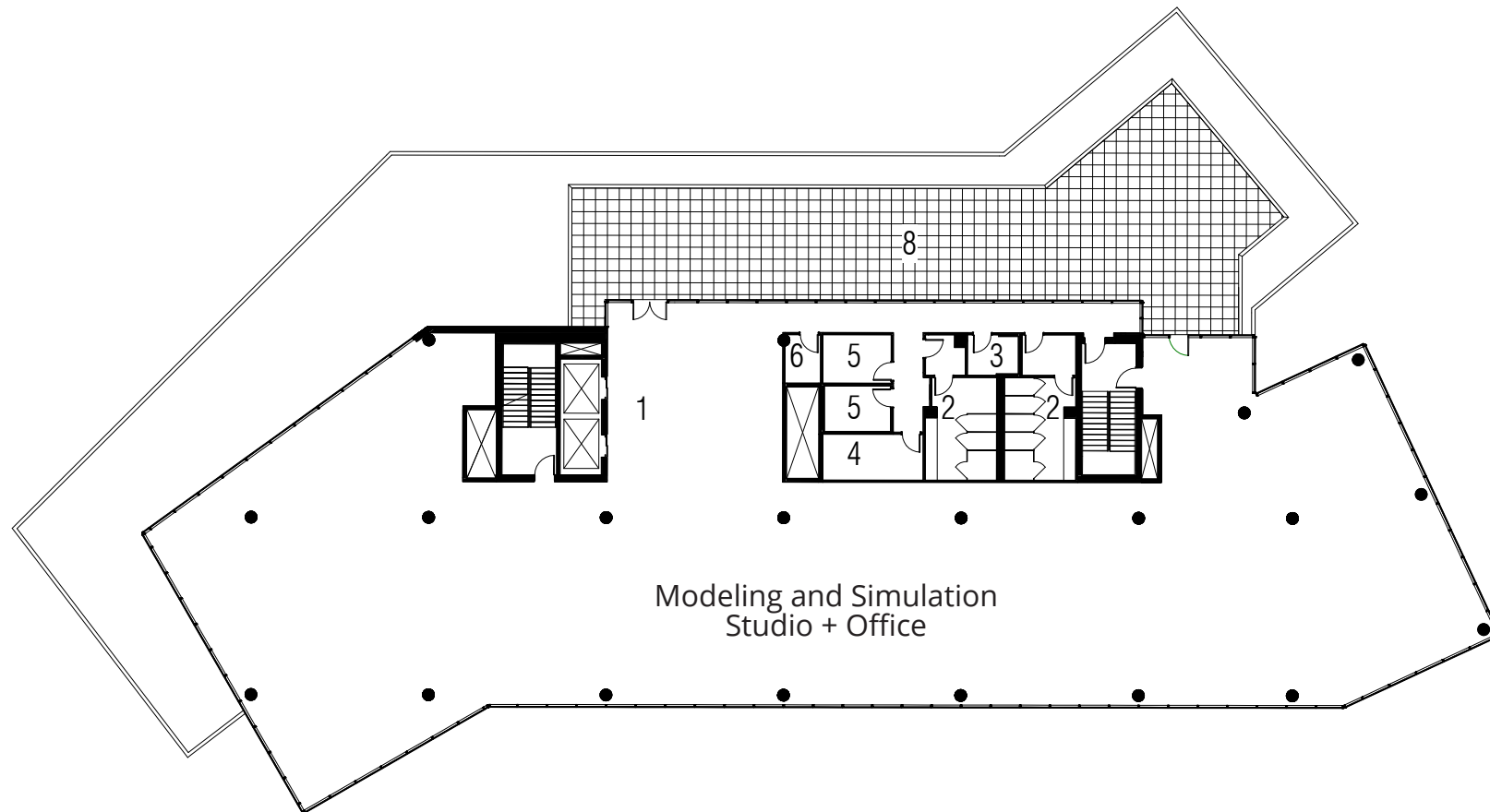
- 1 Elevator Lobby
- 2 Restrooms
- 3 Janitor
- 4 Electric
- 5 Comm/Data

- 6 Security
- 7 Tenant Space
- 8 Terrace



QUBE Floor Plan

Fourth Floor



FOURTH FLOOR

- 1 Elevator Lobby
- 2 Restrooms
- 3 Janitor
- 4 Electric
- 5 Comm/Data

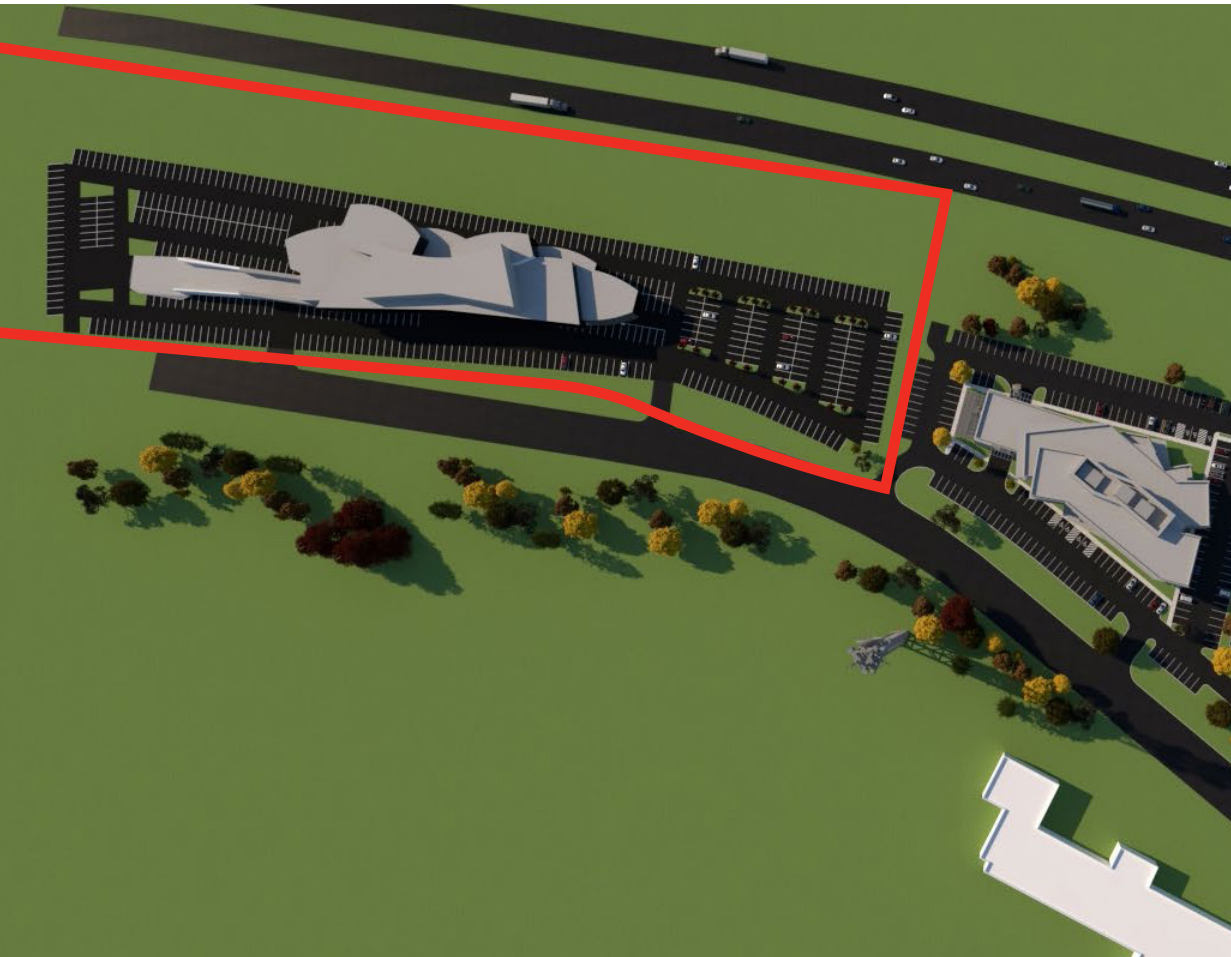
- 6 Security
- 7 Tenant Space
- 8 Terrace



SKA STUDIO

Lot #2
(Parcel 13C-M)

9.776 Acres
with proposed Hotel/Convention Center



Buildings shown are proposed

Site Details

- 9.776 acres unfinished
- Approved for Data Management Center
- B-2 zoning
- Zoned for Hotel, Convention Center, Industrial Warehouse, Data Center

Zoning: B-2 Urban Commercial

The purpose of the B-2 district is to designate appropriate areas for high intensity commercial uses intended to serve retail sales and service and business and professional service needs, at a regional or county-wide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.

(a) Uses permitted by right:

- Adult day care center.
- All uses permitted by right in the B-1 district.
- Bank and lending institution.
- Building material sale and storage yard and mulch sale.
- Car wash.
- Child care center.
- Clinic, medical and dental.
- Club, lodge, fraternal organization.
- Convenience center.
- Data and computer services centers.
- Drug store.
- Farmers market (in accordance with subsection 28-39(v)).
- Flex office.
- General office use.
- Hotel.
- Indoor flea market.
- Lot intensity commercial retail.
- Lumber/building/electrical/plumbing supply with covered storage.
- Machinery sale and service.
- Medical/dental office.
- Medium intensity commercial retail.
- Motel.
- Place of worship.
- Plant and tree nursery/greenhouse.
- Printing, publishing, engraving.
- Professional office.
- Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.
- Public works excluding wastewater treatment facilities.
- Recreational enterprise.

- Restaurant.
- Retail bakery.
- Retail food shop.
- School.
- School, vocational.
- Theater with fewer than 3,500 seats.
- Wholesale business.

(b) Conditional use permit:

- Auto service.
- Automobile repair.
- Boat sales.
- Broadcasting station.
- Drive-through.
- Fleet parking.
- Hospital.
- Motor vehicle rental.
- Motor vehicle sales.
- Nightclub.
- Outdoor flea market.
- Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
- Public parking lot.
- Retail photo laboratory processing.
- Theater with 3,500 or more seats.
- Vehicle fuel sales.
- Warehouse, mini-storage.
- Warehouse, storage/ distribution?

(c) Special exception:

- Microbrewery in accordance with subsection 28-39(w).

Zoning: M-1 Industrial Light

The purpose of the M-1 district is to establish areas of the county to provide for certain types of business and industrial uses characterized by light manufacturing, fabrication, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These [This] district should be located only where all necessary public utilities are available and where transportation systems are adequate.

(a) Uses permitted by right:

- Aquaculture.
- Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.
- Building materials sales and service yards.
- Commercial kennels.
- Contractors equipment and storage yards.
- Convenience center.
- Convenience store.
- Data and computer services centers.
- Fleet parking.
- Flex office.
- General office uses.
- Hotel.
- Laboratory, research and testing.
- Light industrial uses.
- Light manufacturing uses.
- Machinery sales and service.
- Maintenance, rental, and repair of modular units designed for temporary office or classrooms.
- Microbrewery in accordance with subsection 28-39(w).
- Motor vehicle rental.
- Parking and storage of tractor trailers.
- Printing, publishing, engraving.
- Public facilities/utilities but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.
- Public parking lot.
- Public works excluding wastewater treatment facilities.
- Railroad sidings.
- Restaurants without drive-through.
- School, vocational.
- Selected indoor recreational enterprises within industrial parks.
- Storage warehouse.

- Veterinary clinic.
- Vocational school.
- Warehousing, mini-storage.
- Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).
- Wholesale business.

(b) Conditional use permit:

- Adult business.
- Airport, private.
- Boat sales.
- Brewery.
- Clinic, medical and dental.
- Communication facility.
- Distillery.
- Drive-through.
- Dwelling for watchman or caretaker on-premises.
- Low intensity commercial retail not otherwise listed.
- Medium intensity commercial retail not otherwise listed.
- Microbrewery, in accordance with subsection 28-39(w), with facilities for events such as weddings, parties, and/or events with two hundred (200) or more attendees.
- Motor vehicle sales.
- Other light industrial and manufacturing uses not otherwise listed for this district.
- Place of worship.
- Public facilities/utilities for propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
- Recycling facilities.
- School.
- School, industrial.
- Truck stop.
- Vehicle fuel sales.

Stafford County Office Submarket Snapshot

The Stafford County Submarket in Washington is a mid-sized submarket that contains around 4.2 million SF of office space. The vacancy rate has risen a bit over the past 12 months, and at 14.4%, the rate was a touch higher than the long-term average as of 2022 Q2.

Annual net absorption came in at -32,000 SF over the past year. The story improves over a longer timeframe: Over the past five years, the submarket has posted net absorption of about 34,000 SF per year, on average. Rents have posted an average annual gain of 1.5% over the past decade but have been basically unchanged over the past year.

There are no supply-side pressures on vacancy or rent in the near term, as nothing is under construction. Though the pipeline is empty, the submarket has seen recent development. Roughly 30,000 SF has delivered over the past three years, representing an inventory expansion of 0.7%.

Office properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

Key Indicators

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	1,121,875	23.6%	\$31.20	19.2%	(56,587)	0	0
3 Star	2,074,001	13.0%	\$27.23	15.6%	(134)	0	0
1 & 2 Star	988,218	6.7%	\$23.59	9.1%	3,429	0	0
Submarket	4,184,094	14.4%	\$27.43	15.0%	(53,292)	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.8%	6.8%	13.6%	15.5%	2015 Q4	0%	2006 Q2
Net Absorption SF	(32.3K)	79,723	(8,770)	573,061	1999 Q4	(72,024)	2021 Q2
Deliveries SF	0	98,929	1,631	573,061	1999 Q4	0	2022 Q1
Rent Growth	0%	2.5%	3.0%	10.5%	2000 Q4	-8.5%	2009 Q2
Sales Volume	\$32.2M	\$14.7M	N/A	\$92.6M	2011 Q1	\$0	2005 Q2

Vacancy Rate

14.4%

Average Market Rent

\$27.43 PSF

Availability Rate

15.0%

Annual Net Absorption

-32,300 SF

Leasing Stafford County

4 & 5 Star Most Active Buildings In Submarket - Past 12 Months

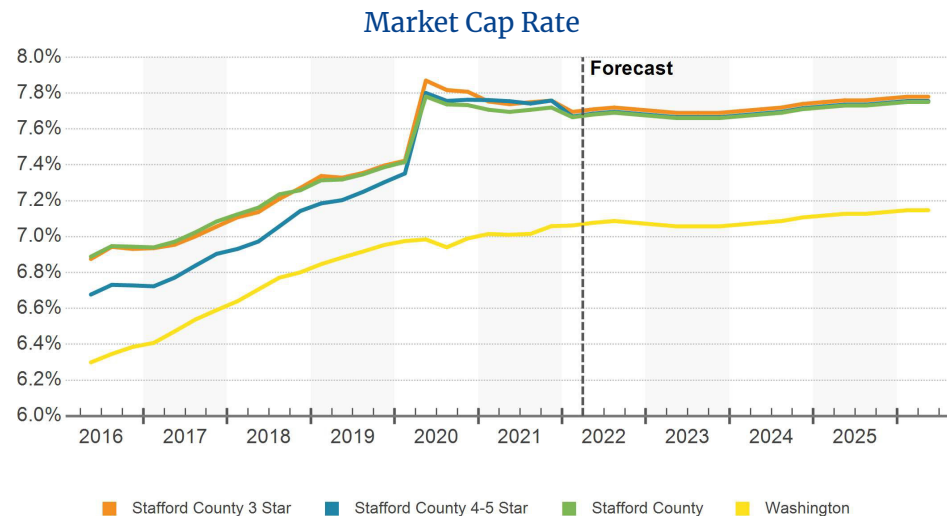
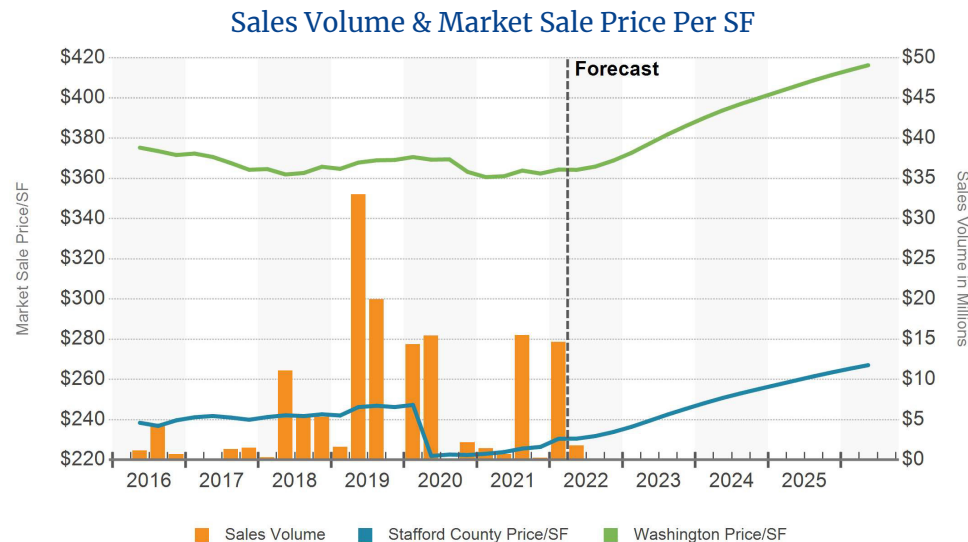
	Property Name/Address	CoStar Rating (out of 5)	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
1	Quantico Corporate Center 400 Corporate Dr	4 Star	39,498	2	10,039	5.9%	11,629
2	The Jefferson Building 150 Riverside Pky	4 Star	73,000	1	2,442	29.1%	7,202
3	51 Barrett Heights Rd	4 Star	81,000	2	50,245	62.5%	(10,789)

3 Star Most Active Buildings In Submarket - Past 12 Months

	Property Name/Address	CoStar Rating (out of 5)	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
1	450 Solomon Dr	3 Star	20,000	1	12,546	79.6%	6,794
2	2769 Jefferson Davis Hwy	3 Star	13,619	1	1,200	7.0%	976
3	20 Greenspring Dr	3 Star	53,408	1	34,383	0%	0
4	Aquia Park 2765 Jefferson Davis Hwy	3 Star	16,470	2	6,520	9.8%	0
5	181 Kings Hwy	3 Star	15,206	2	3,339	2.4%	(104)
6	Claiborne Run 1 Jadip Ln	3 Star	6,000	1	988	13.2%	(988)
7	75 Barrett Heights Rd	3 Star	59,527	2	7,278	40.9%	(9,882)

Sales Stafford County

Buyers have shown consistent interest in Stafford County office buildings and have steadily scooped up assets over the years. Annual sales volume has averaged \$26.4 million over the past five years, and the 12-month high in investment volume hit \$67.3 million over that stretch. In the past 12 months specifically, \$32.3 million worth of assets sold. The market price, derived from the estimated price movement of all office properties in the submarket, sat at \$231/SF during the second quarter of 2022. That figure is up from this time last year, and the price itself is below the average for the region. At 7.7%, the market cap rate is only a few basis points lower than last year's number, and the cap rate is structurally higher here than those across the broader metro. While the cap rate has fallen from this time last year, it is above the five-year average.



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Lot outline is approximate



Proposed QUBE Building

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 62 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of \$4.3 billion and \$65 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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