

QUANTICO CORPORATE CENTER

CORPORATE DRIVE , STAFFORD COUNTY, VIRGINIA



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SUMMARY OF OPPORTUNITY

INVESTMENT HIGHLIGHTS

- Quantico Corporate Center (QCC) is Ideally positioned along Interstate 95 (I-95), with over 4,200 linear feet of I-95 frontage
- QCC was recently selected to be the home of the Stafford Tech and Research Center; advancing the park's vision of promoting the next generation of research and development, tech start-ups and entrepreneurial liveliness in a technologically advanced setting.
- Scalable, dark fiber connectivity to Asburn & Richmond, VA provided by SummitIG
- The campus attracts national talent from a complementary consortium of highly advanced technological corporations, secure governmental operations and collaborative academic partners.
- The campus is home to over leading global defense corporations, universities, and the U.S. Government.
- Easy access to I-95 and newly opened Hot Lanes
- Located just minutes from VA Railway Express and Stafford Airport
- QCC is an 85-acre campus, which upon completion, will provide over 1 million SF of Class A office space and supporting amenities to the growing IT corridor in Northern Stafford County
- Certified HUBZone location
- Close proximity to the 719,000 SF BRAC/MDIA facility, approximately 2,700 employees
- QCC is located in Stafford County, VA, 45 minutes from Richmond and 25 miles from Washington, DC/Capital Beltway. With its close proximity to the Nation's Capital, the campus is uniquely positioned to meet the real estate needs of companies working in the Defense, Intelligence, Cyber, Homeland Security, and R&D Communities.
- 500,000 SF of Class A office, hotel & retail space completed and open

OVERALL DEVELOPMENT PLAN



MARKET OVERVIEW

Stafford County, Virginia

Stafford, Virginia is the county seat of Stafford County in northern Virginia. Stafford County has a population of approximately 132,817 people, which represents an increase of 40% over the past decade. This population consists mostly of professionals working in the federal civil service, U.S. military, and private companies which contract to provide services to the federal government.

Located just 25 miles south of the Washington, D.C. Capital Beltway, Stafford County is ideally located along Interstate 95 and U.S. Route 1, adjacent to Marine Corps Base Quantico, a major United State Marine Corps training base comprised of over 20,000 military personnel and civilians.

Stafford County has been home to a flurry of development, with the addition of 1,085,007 square feet of new office product since 2005. Stafford County office properties are poised for additional growth in the coming years as military realignment creates ancillary demand. Late last year, the delivery of the Belvoir Community Hospital at Fort Belvoir and the completion of two employee facilities moved thousands of service personnel to the area. Strong gains in military spending will encourage defense contractors to lease nearby office space to enhance access to their customers.

Stafford County's schools, favorable tax rates, roadways, and housing opportunities make the county one of the most desirable places to live for professionals of all kinds. Stafford has a home ownership rate of nearly 80% and has been ranked #1 for job growth in Virginia over the past 5 years. Stafford combines this pro-business approach with amenities like first-rate restaurants, beautiful parks, award-winning law enforcement, championship golf courses, and nationally ranked schools to create an ideal quality of life, attracting some of the best professional employees in the world. Currently over 40 high-tech companies reside within Stafford County. Furthermore, the rapid growth of high technology combined with a low-cost way of doing business has created a hotbed of local professional opportunities. Forbes Magazine recently named Stafford County as the "No. 1 Best Place to Get Ahead" in the United States, and it was also ranked the 7th wealthiest county in the United States by the U.S. Census Bureau.



AERIAL TENANT EXHIBIT



1000 CORPORATE DR

BAE SYSTEMS URS
GENERAL DYNAMICS

Camber infoRELIANCE Patricio Enterprises

800 CORPORATE DR

CSC SAIC VENCORE
TRUSTCOMM Regus

STAFFORD TECHNOLOGY & RESEARCH CENTER IN QUANTICO THE COLUMBIA GROUP

925 CORPORATE DR

ManTech

MTS Services Trijicon MITRE HT

Innovative Reasoning LLC

375 CORPORATE DR

COURTYARD Marriott

525 CORPORATE DR

Patricio Enterprises TRUSTCOMM

UMUC
University of Maryland University College

125 CORPORATE DR

C. Iwo PANTO VILLA MEXICAN RESTAURANTS

I ♥ TERIYAKI SUBWAY

125 Corporate Dr

NAVY FEDERAL

QUANTICO CORPORATE CENTER





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