

NOW LEASING – CLASS A OFFICE SPACE

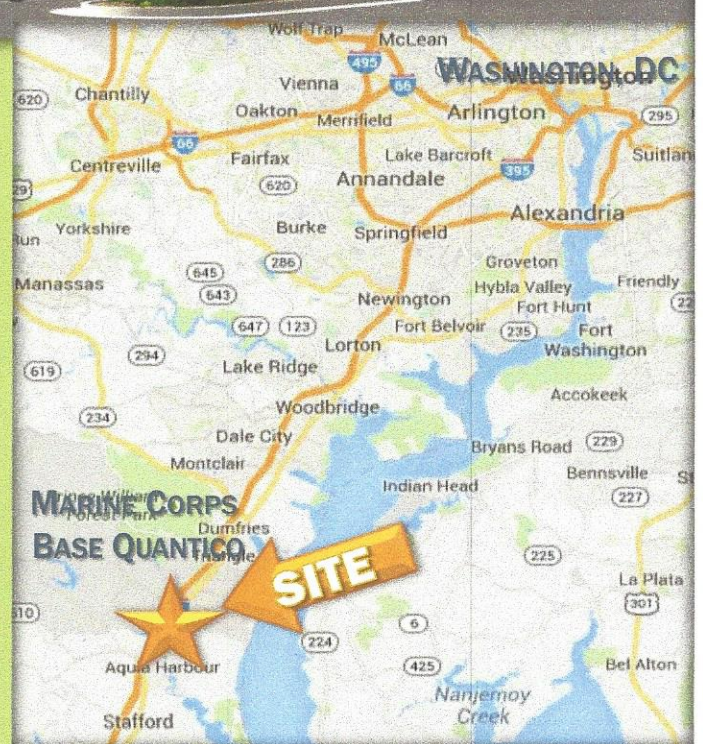
QUANTICO CORPORATE CENTER, STAFFORD, VA



For illustrative purposes only, subject to change

PROPERTY HIGHLIGHTS

- Now leasing up to 60,000 square feet of Class A Office Space
- Ideally located along Interstate I - 95 and US Route 1, adjacent to Marine Corps Base Quantico (MCBQ) in Stafford County, VA.
- Certified HUBZone location
- Interstate 95 visibility (4,200 feet)
- Easy access to U.S. Route 1 & I-95 (Exit 148)
- 500,000 SF of Class A office, hotel & retail space open
- The campus is home to leading global defense corporations, universities, and the U.S. Government.
- QCCS is within an approximately 30 - minute drive to Washington, D.C., Fort Belvoir and the Pentagon. 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.
- Upon completion, the development is designed to feature over 1 million SF of Class A office space, hotel and retail uses.
- Close proximity to the 719,000 SF BRAC/MDIA facility, approximately 2,700 employees




QUANTICO
CORPORATE CENTER
AT STAFFORD, VIRGINIA

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www.QuanticoCorporateCenter.com

QUANTICO CORPORATE CENTER

CONCEPTUAL/GENERALIZED DEVELOPMENT PLAN



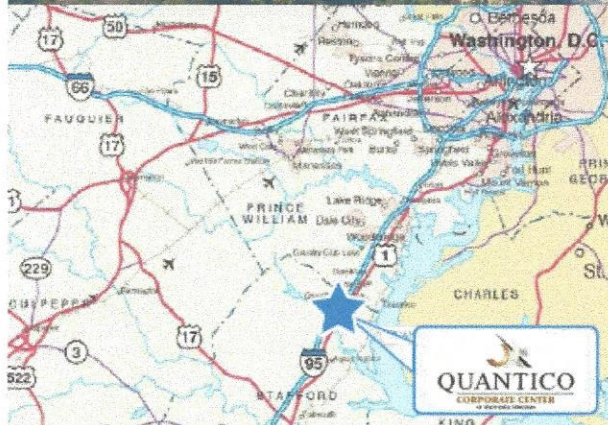
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QUANTICO
CORPORATE CENTER
AT STAFFORD, VIRGINIA

DATA CENTER SITE (FOR SALE OR LEASE)

Quantico Corporate Center • Corporate Drive • Stafford County, Virginia



PROPERTY HIGHLIGHTS

- 1-20 Acres available for data center development
- Scalable, dark fiber connectivity to Ashburn & Richmond, VA provided by SummitG, Fall of 2014; Dominion Power located on campus
- Certified HUBZone location
- Interstate 95 (I-95) visibility (4,200' of frontage)
- Less than 600 yards from Marine Corps Base Quantico's (MCBQ) south gate in Stafford County, VA
- MCBQ generates a \$5.9 Billion annual economic impact
- 500,000 SF of existing Class A office, hotel & retail space
- Upon completion, the development is designed to showcase approximately 1.4 million SF of Class A office space, hotel and retail uses
- Easy access to U.S. Route 1 & I-95 (Exit 148)
- \$1 Billion, 1-95 HOT Lanes are currently being constructed to Stafford County
- Located just minutes from VA Railway Express & Stafford Regional Airport
- Close proximity to the 719,000 SF BRAC/MCIA facility, approximately 2,700 employees
- Home to the Stafford Technology & Research Center, with academic partners:

QCC TENANTS

ManTech

CSC



QinetiQ
North America

URS

UMUC
University of Maryland University College

Patricio
Enterprises

Camber

BAE SYSTEMS

STAFFORD
TECHNOLOGY & RESEARCH CENTER

SAIC
Pioneering Solutions

GENERAL DYNAMICS

MITRE

Regus

THE COLUMBIA GROUP

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COMMUNITY COLLEGE

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GEORGE
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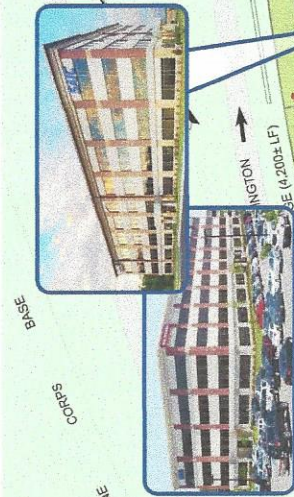
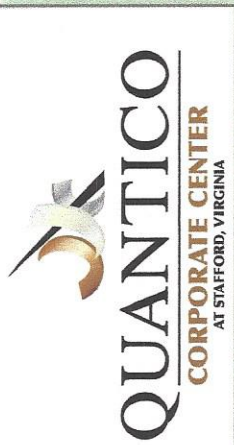
UNIVERSITY OF
MARY WASHINGTON

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QUANTICO CORPORATE CENTER

Conceptual Site Plan



FEBRUARY 2014



QUANTICO CORPORATE CENTER AERIAL EXHIBIT

Stafford County, Virginia

MEDIA RUSSELL KNOX BUILDING



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QUANTICO CORPORATE CENTER

SILVER
COMPANIES

AERIAL EXHIBIT ESTIMATED WEEKDAY POPULATION



FOR MORE DETAILS CONTACT:

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Fredericksburg, VA 22401



(NOW LEASING) 60,000 SF Class A Office Space

Quantico Corporate Center • Corporate Drive • Stafford County, Virginia



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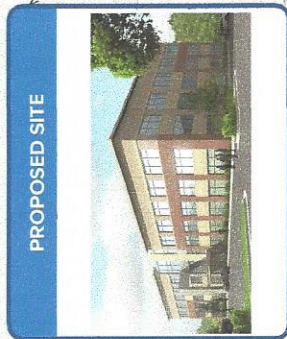
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Conceptual Site Plan

BUILDING AREA SUMMARY		
	Two & Four Story Office	
Building A	Retail	140,000 Square Feet
Building B	NCU	8,000 Square Feet
Building C	NCU	4,600 Square Feet
Building D	Four Story Office	141,120 Square Feet
Building E	Four Story Office	141,120 Square Feet
Building F	Three Story Office	141,120 Square Feet
Building G	Three Story Office	141,120 Square Feet
Building H1	Three Story Office	30,000 Square Feet
Building H2	Hotel	57,487 Square Feet
Building I	Three Story Office	60,000 Square Feet
Building M	Four Story Office	80,000 Square Feet
Building N	Four Story Office	160,000 Square Feet
TOTAL BUILDING AREA		= 1,083,427 Square Feet



GEORGE MASON ROAD

JEFFERSON DAVIS HIGHWAY
U.S. ROUTE 1

JEFFERSON DAVIS HIGHWAY
U.S. ROUTE 1

QUANTICO
CORPORATE CENTER
1500 SECOND AVENUE

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DCS Development
Consulting
Services, P.L.C.

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Stafford County, Virginia



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Kimley-Horn

925 Corporate Dr.

ManTech

Trillium

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unitech

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COURTYARD
Marriott

125 Corporate Dr.

Q-TWO

I ♥ TERIYAKI

SUBWAY

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