



COLDWELL
BANKER
COMMERCIAL

ELITE



GATEWAY II

18354

QUANTICO GATEWAY

OFFICE SPACE AVAILABLE

18354 QUANTICO GATEWAY DRIVE, TRIANGLE, VA

REPRESENTED BY

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PROPERTY OVERVIEW

18354 Quantico Gateway Drive, Triangle, VA



ELITE



Class A Office



6,997 SF Available



Shell Space Ready for Buildout



Less than 1 Mile from Quantico

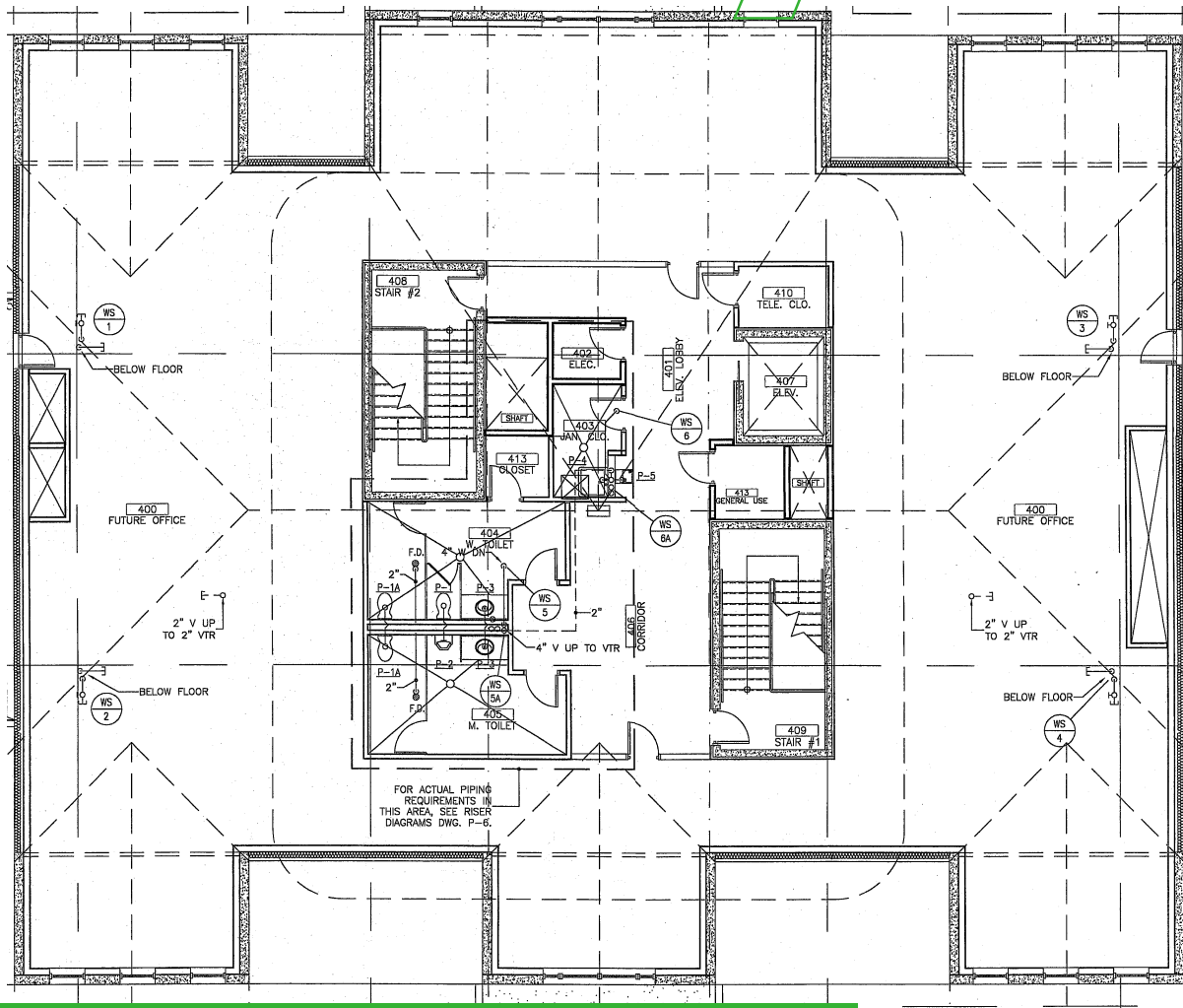
Executive Summary

The Quantico Gateway Campus hosts 2 first-class office buildings consisting of approximately 39,500 square feet, each. The main lobby entrances on the first floor faces Jefferson Davis Highway and the second floor entries face Quantico Gateway Drive. The exterior of the buildings are attractive brick tilt-up with textured concrete finishes and glass. There will also be extensive landscaping. Gateway III building is currently a pad site ready for future construction.

Building Size	39,500 sq. ft.
Space Available	6,997 sq. ft.
Lease Rate	\$24.00/SF/YR
Parking	4/1,000 sq. ft.
Year Built	2007
Classification	Class A Office
Zoning Classification	B1

SPACE DETAILS

18354 Quantico Gateway Drive, Triangle, VA

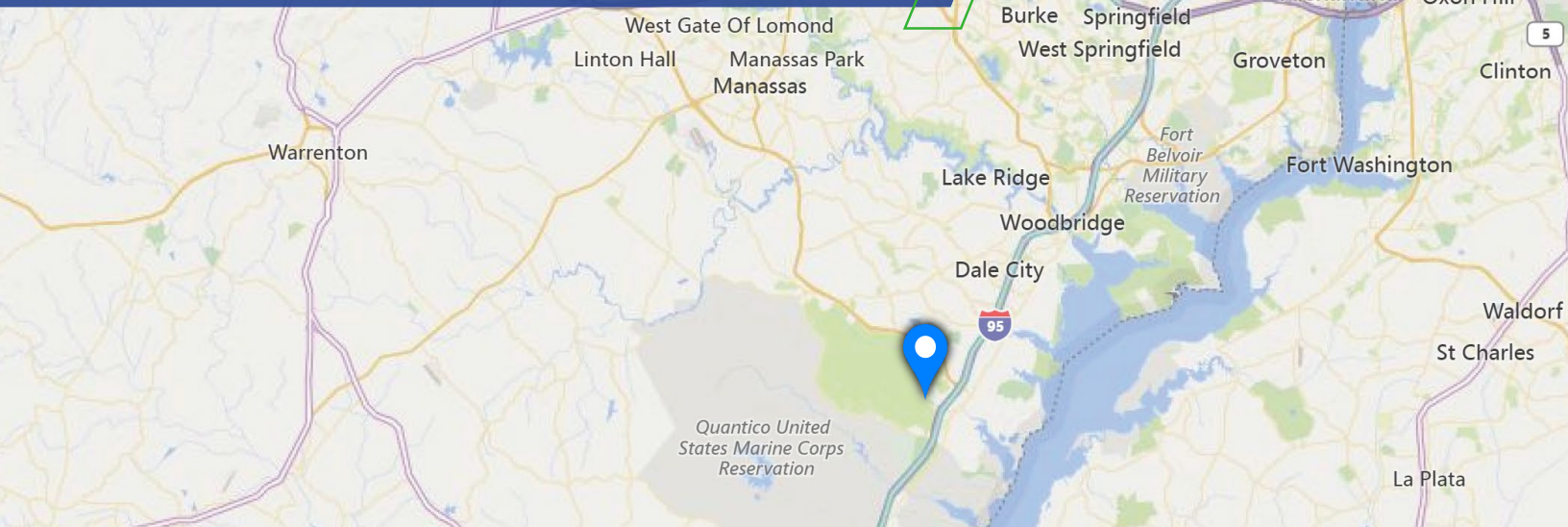


6,997 SF AVAILABLE

- Warm-lit shell office space available; Entire 4th floor
- Space can be subdivided as little as 2,500 sq. ft.
- Tenant improvement allowance possible for qualified lessees; Space can be built-out to meet tenant requirements
- Located on the 4th floor –Space is accessible via elevators in first floor lobby
- Great visibility from Route 1

LOCATION OVERVIEW

18354 Quantico Gateway Drive, Triangle, VA



LOCATION HIGHLIGHTS

- Located in Prince William County, Virginia at the intersection of Jefferson Davis Hwy and Quantico Gateway Drive
- Within 0.8 miles of the main entrance to Marine Corps Base Quantico
- Less than 1 Mile to I-95 (via exit 150)
- Numerous amenities located within walking or convenient driving of the property.
- Approximately 20 miles from Washington D.C. and Capital Beltway



AERIAL MAP EXHIBIT

18354 Quantico Gateway Drive, Triangle, VA

