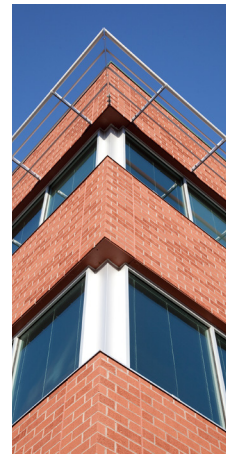




MID-ATLANTIC  
ACQUISITIONS LLC

## FETTLER PARK | DUMFRIES, VA



Traci Morris Cole | 703.328.7884 | [tmcole.midacq.com](mailto:tmcole.midacq.com)  
Chris Wright | 703.283.8903 | [cwright@midacq.com](mailto:cwright@midacq.com)

## SPACE FEATURES

- Space Type: Office
- Lease Type: FS
- Rental Rate: Negotiable
- Term: Negotiable
- Building Type: Class A Office
- Date Available: Immediately
- No. Parking Spaces: 3.5 / 1,000 sf

## AMENITIES

- Fiber connection to the building
- All underground utilities
- Walking distance to restaurants



3850 Fettler Park Dr.

3800 Fettler Park Dr.



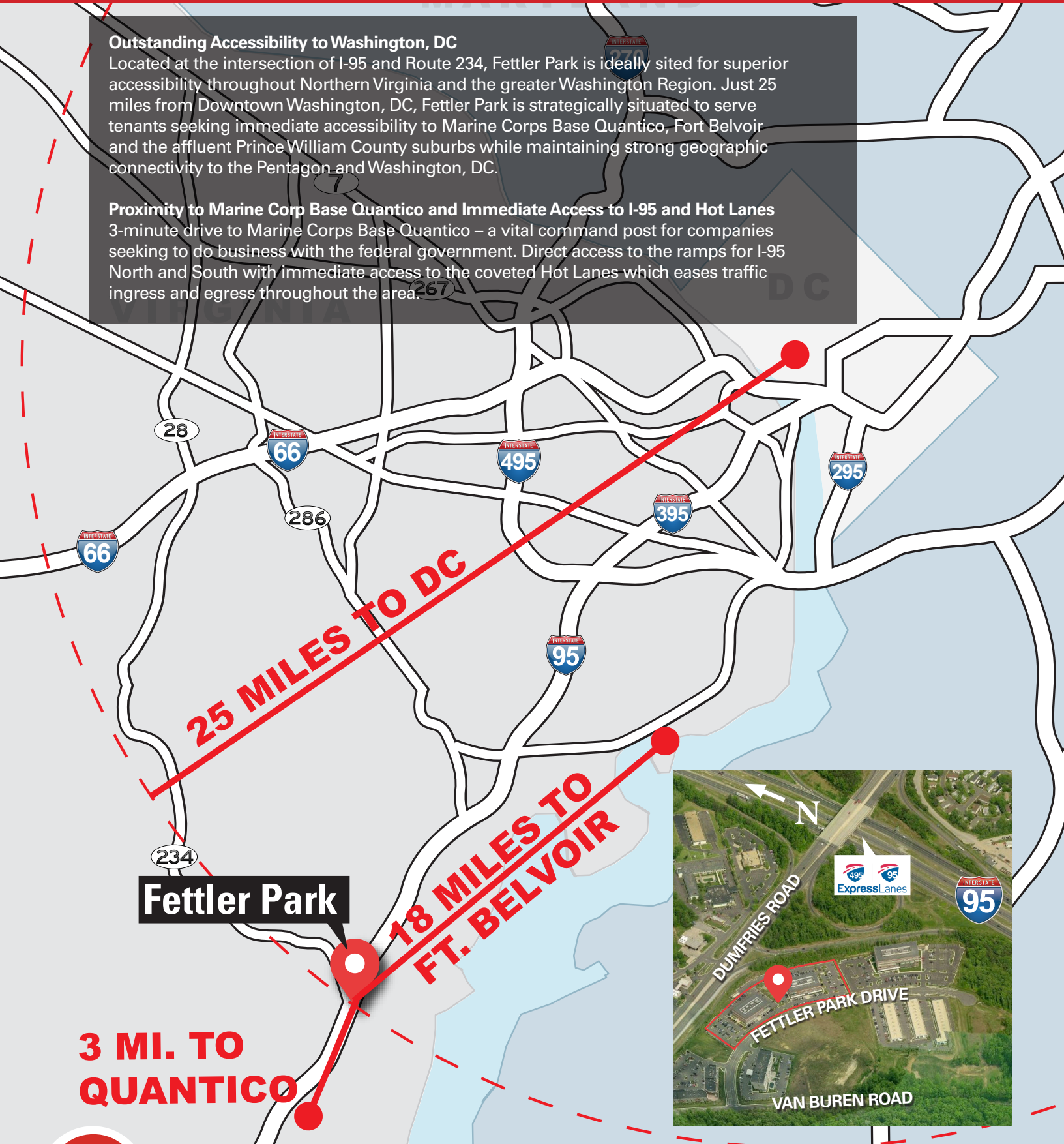
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### Outstanding Accessibility to Washington, DC

Located at the intersection of I-95 and Route 234, Fetter Park is ideally sited for superior accessibility throughout Northern Virginia and the greater Washington Region. Just 25 miles from Downtown Washington, DC, Fetter Park is strategically situated to serve tenants seeking immediate accessibility to Marine Corps Base Quantico, Fort Belvoir and the affluent Prince William County suburbs while maintaining strong geographic connectivity to the Pentagon and Washington, DC.

### Proximity to Marine Corp Base Quantico and Immediate Access to I-95 and Hot Lanes

3-minute drive to Marine Corps Base Quantico – a vital command post for companies seeking to do business with the federal government. Direct access to the ramps for I-95 North and South with immediate access to the coveted Hot Lanes which eases traffic ingress and egress throughout the area.



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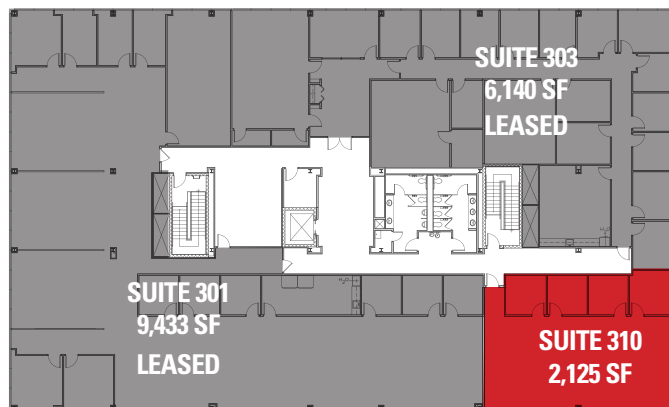
# 3850 Fettler Park Drive Availability (FP-I)

## First Floor



Suite 101 - 4,160 SF (can subdivide)

## Third Floor

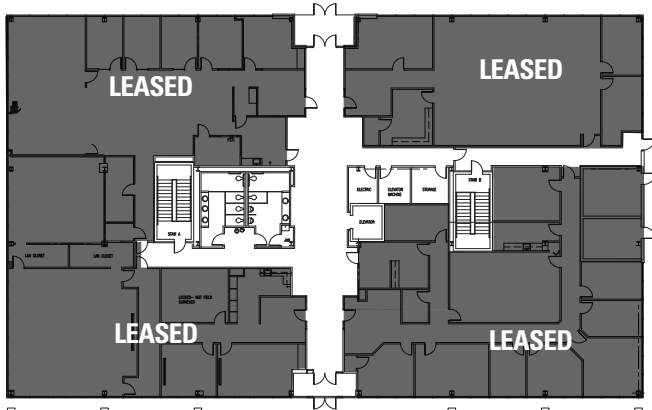


Suite 310 - 2,125 SF

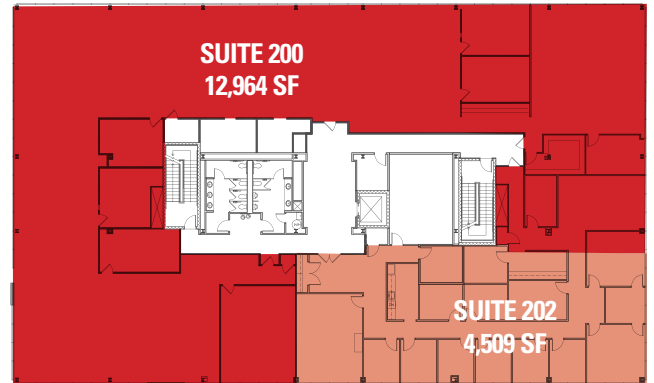


# 3800 Fettler Park Drive Availability (FP-2)

First Floor

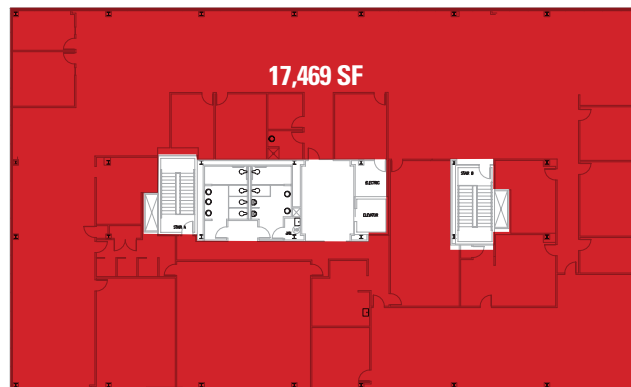


Second Floor



Suite 200 - 12,964 SF  
Suite 202 - 4,509 SF

Third Floor



Entire Third Floor Available  
17,469 Contiguous SF  
*Can subdivide*



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