

# STONEGATE

15052 Conference Center Drive | Chantilly, VA

100% Leased to  **perspecta**



INVESTMENT SALES OFFERING

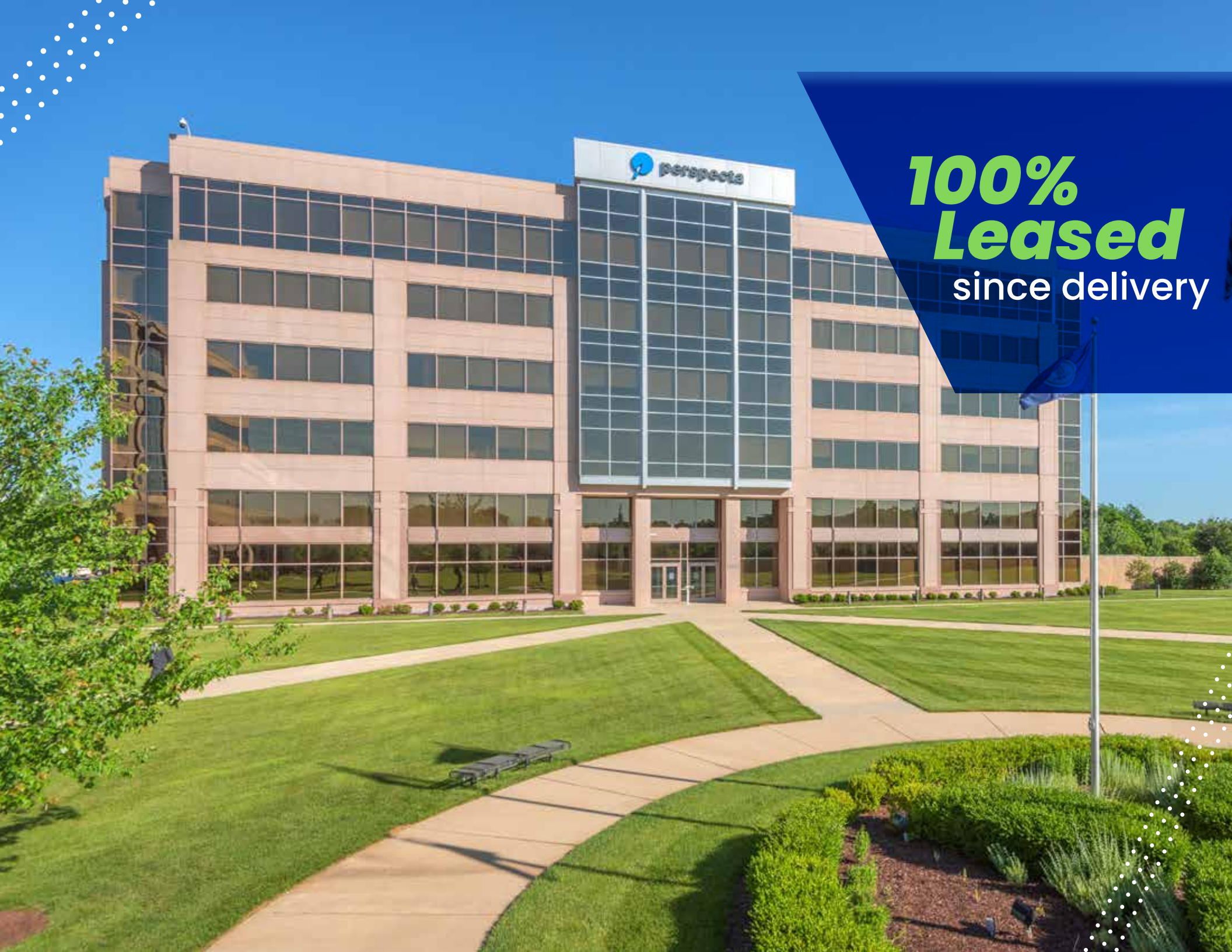


# Executive Summary

**Cushman & Wakefield** is pleased to offer for sale **Stonegate II**, a 140,635 square foot, class A asset in Chantilly, VA. This mission critical asset occupies a ground zero location next to the National Reconnaissance Office (NRO), the Central Intelligence Agency (CIA) and the Federal Bureau of Investigation (FBI), three agencies that have propelled demand in the market, and the vacancy along the Conference Center Drive loop to 4.5%.

Stonegate II is 100% leased to Perspecta, one of the largest, industry leading providers of information technology and cybersecurity for the federal government. Due to the specialized infrastructure and critical functions of the asset, coupled with its vital location, Stonegate II has been 100% leased since its delivery and offers investors the opportunity to acquire a stable investment with safe cash flow.





 **perspecta**

**100%  
Leased**  
since delivery



# Investment Highlights

- » **Single-tenant, core investment opportunity, 100% leased since construction**
- » **Ground zero location coupled with mission critical facility = Perspecta will remain in occupancy beyond its current term of 4/30/2026**
- » **Fiber link to NRO and the adjacent Perspecta occupied building is a critical differentiator from other assets**
- » **Additional building specific features providing a competitive advantage include 63,000 SF of flexible, critical SCIF space (45% of asset), a secure auditorium and a cafeteria**
- » **Fundamental location for defense and cyber security government contractors**
- » **Strategic long-term location within a campus environment with room for expansion on the site**
- » **Significant discount to replacement cost**



FEDERAL BUREAU OF INVESTIGATION



STONEGATE



Ground zero

location next to the NRO, CIA and FBI

CENTRAL INTELLIGENCE AGENCY



NATIONAL RECONNAISSANCE OFFICE



CONFERENCE CENTER DRIVE

SULLY ROAD

28

# STONEGATE



## CONTACTS

For more information regarding the proposed transaction, please contact one of the following individuals:

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