

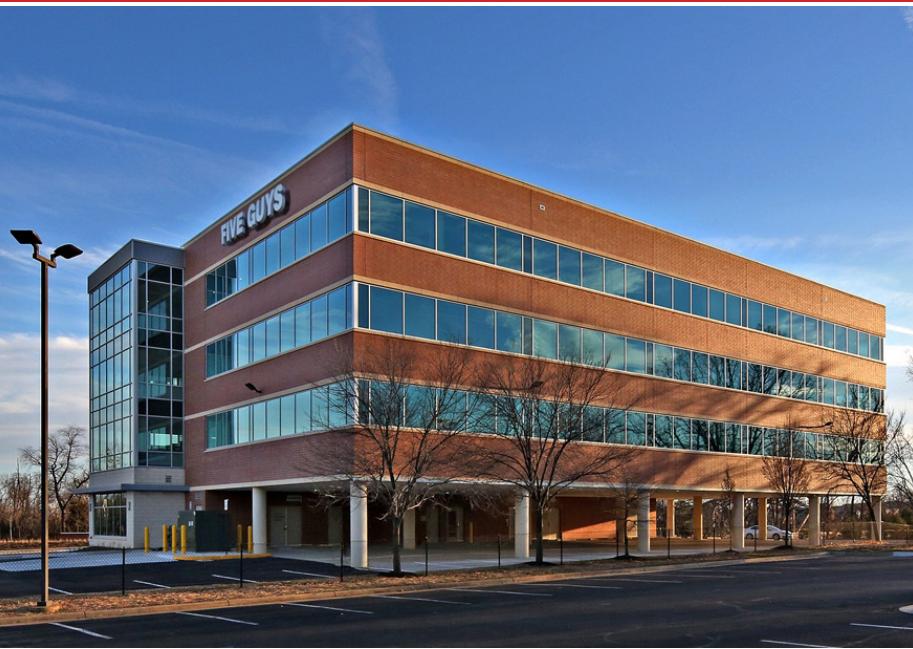


MID-ATLANTIC
ACQUISITIONS LLC

10718 RICHMOND HWY. | LORTON, VA
GUNSTON COMMERCE CENTER



Traci Morris Cole | 703.328.7884 | tmcole@midacq.com



PROPERTY HIGHLIGHTS:

- **Headquarters-caliber Finishes:** Offering balconies with river views, covered parking spaces, premier signage opportunities, and award-winning sustainability features (LEED Silver), the Property is ideal for a headquarters use.
- **Design Flexibility and Efficiency:** The building is extremely flexible, offering 28' x 30' column spacing, 12,000 square-foot floor plates and minimum 10' finished ceiling heights throughout.
- **Tenant Utilization:** Five Guys has invested heavily in the space to fulfill its vision for its global headquarters. The space contains all of the corporate executives, a state-of-the-art conference and training facility, collaborative "coffee house" meeting areas, corner balconies overlooking the beautiful Occoquan River, and a corporate-themed first floor reception lounge.

LOCATION HIGHLIGHTS:

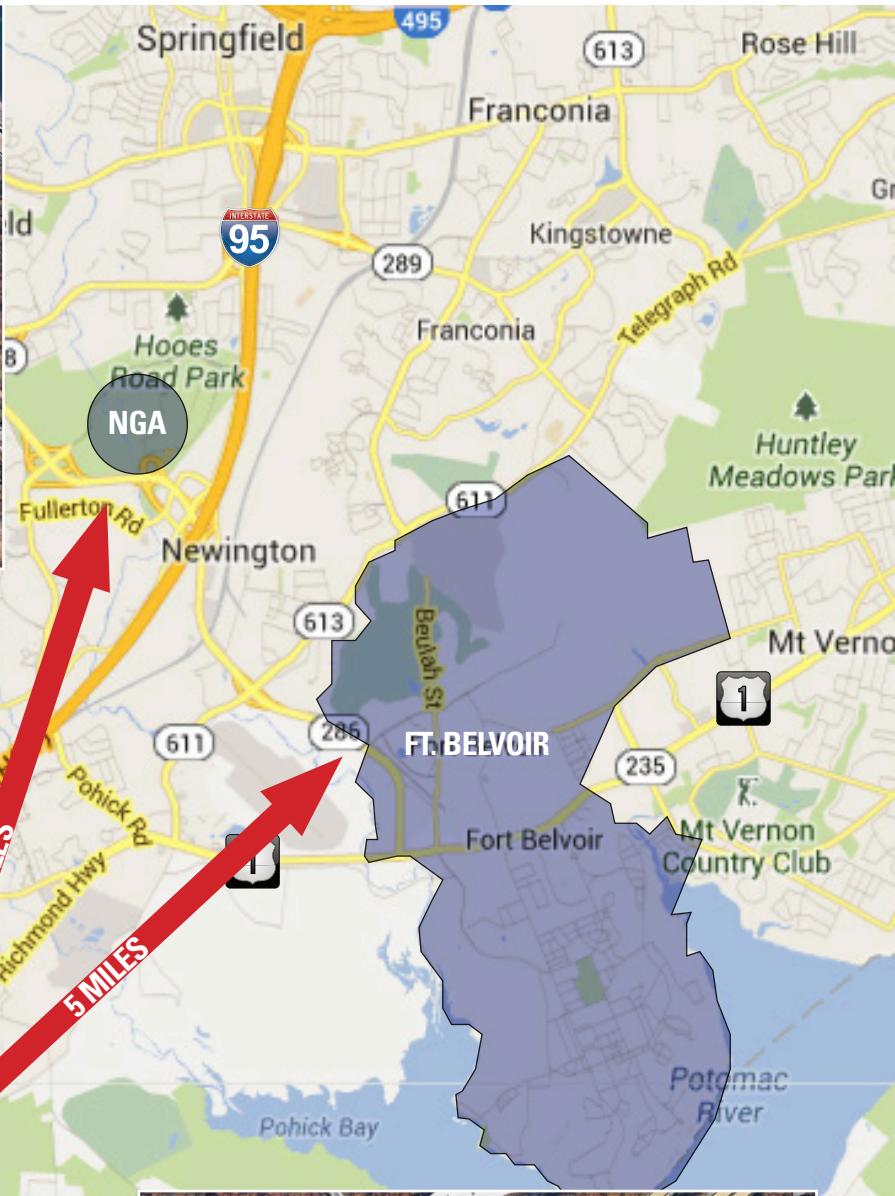
- **Gunston Commerce Center:** Approximately 800,000 square foot amenitized office/flex/warehouse park with on-site food service which is home to prominent government contractors, federal government agencies, and private sector tenants.
- **Superior Transportation Access:** Situated on Rt. 1, with direct access to I-95, I-395, and I-495 (The Capital Beltway) and the region's airports. Gunston Commerce Center also offers free shuttle service to Virginia Railway Express (VRE).
- **Proximate to Perpetual Demand Drivers:** The asset is ideally situated in the midst of the region's largest perpetual demand drivers; the Property is just 5 miles from the NGA and Fort Belvoir, and 10 minutes drive from Marine Corps Base Quantico.
- **Outstanding Prominence and Visibility:** Situated astride Interstate 95 and Route 1, the Property is viewed by over 215,000 vehicles daily.



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10718 Richmond Hwy.



Prominent GCC Tenants

CACI
EVER VIGILANT

GSA

LOCKHEED MARTIN

CHENEGA
TECHNICAL INNOVATIONS, LLC

IOMAXIS

NORTHROP GRUMMAN

IC **INTER-CON**
SECURITY

LabCorp

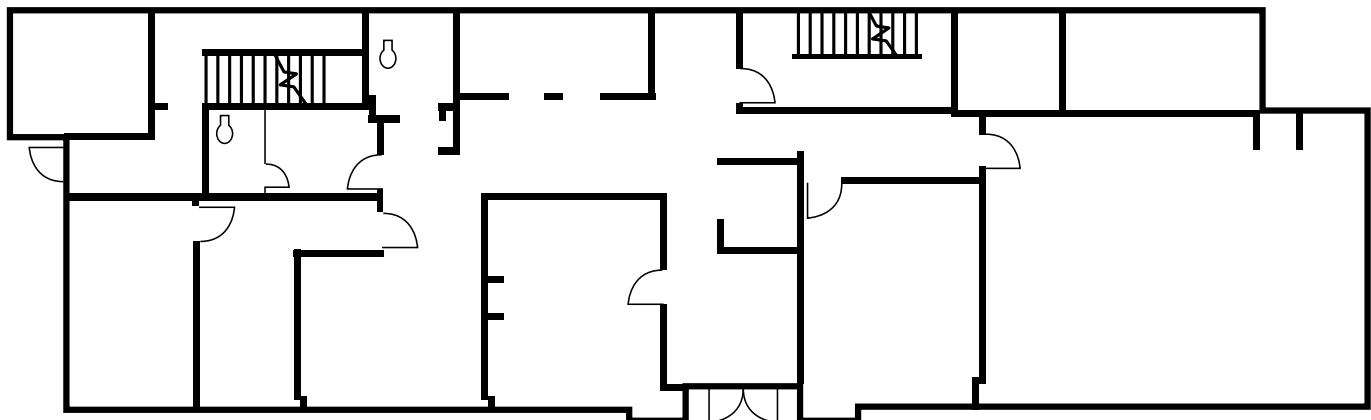


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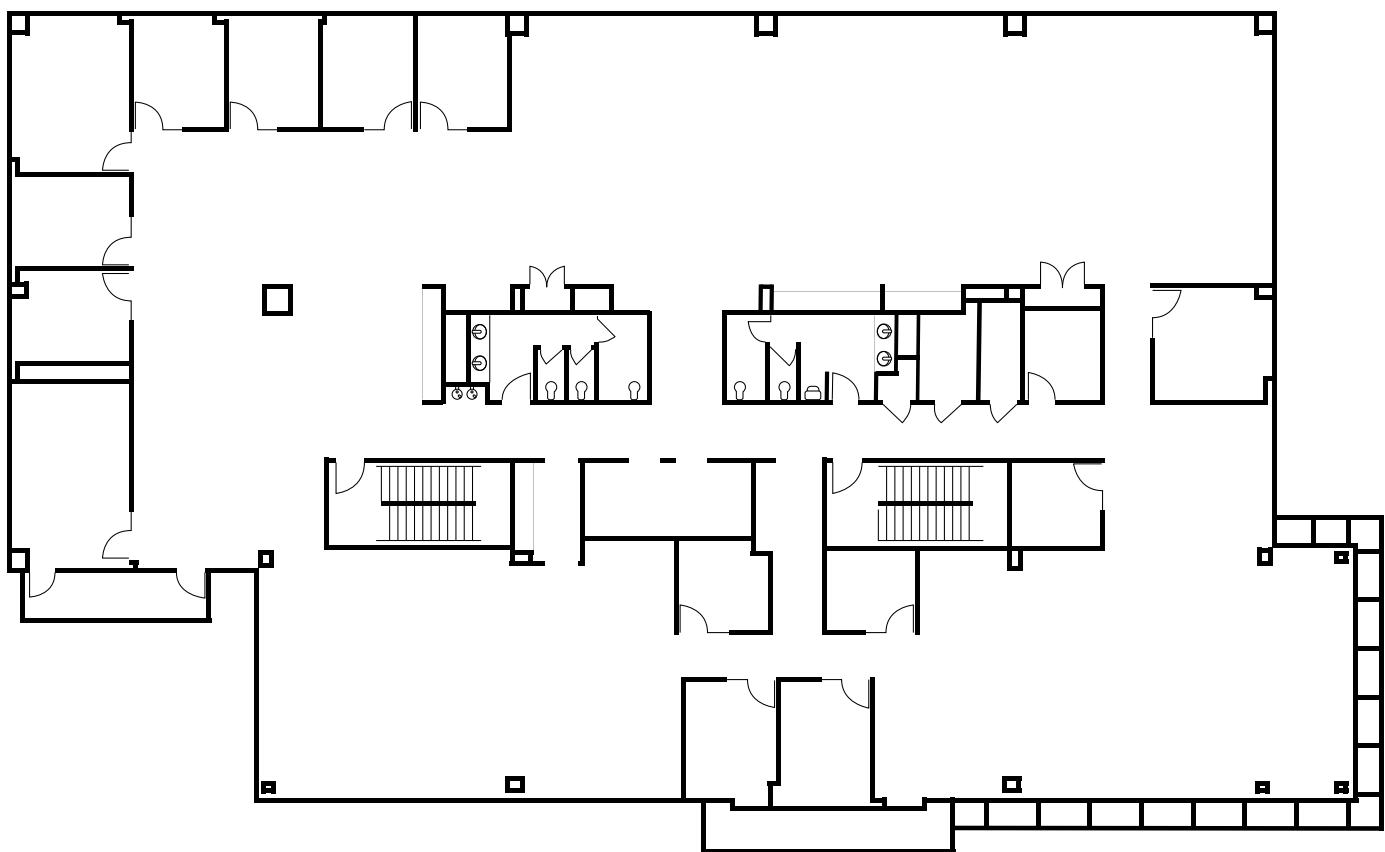


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First Floor Plan

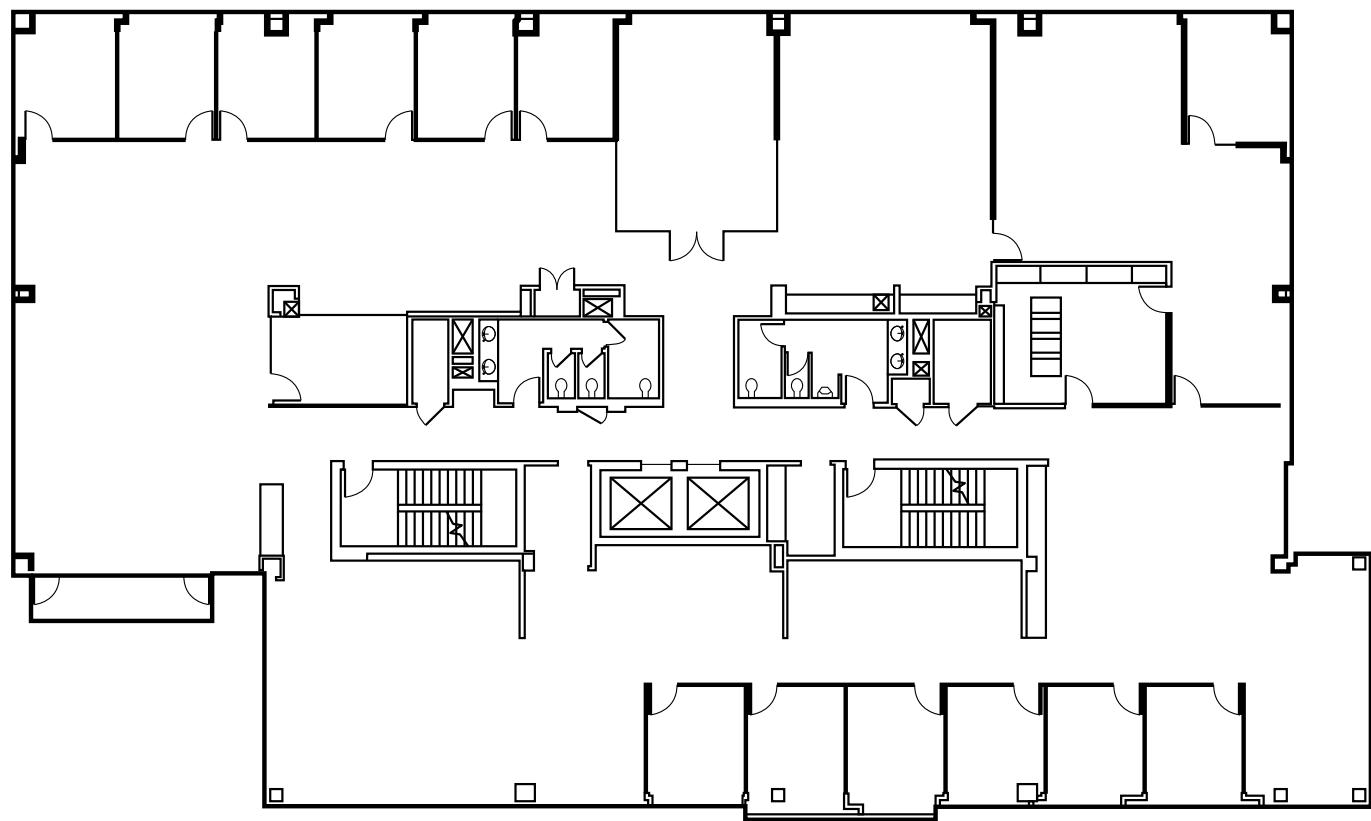


Second Floor Plan



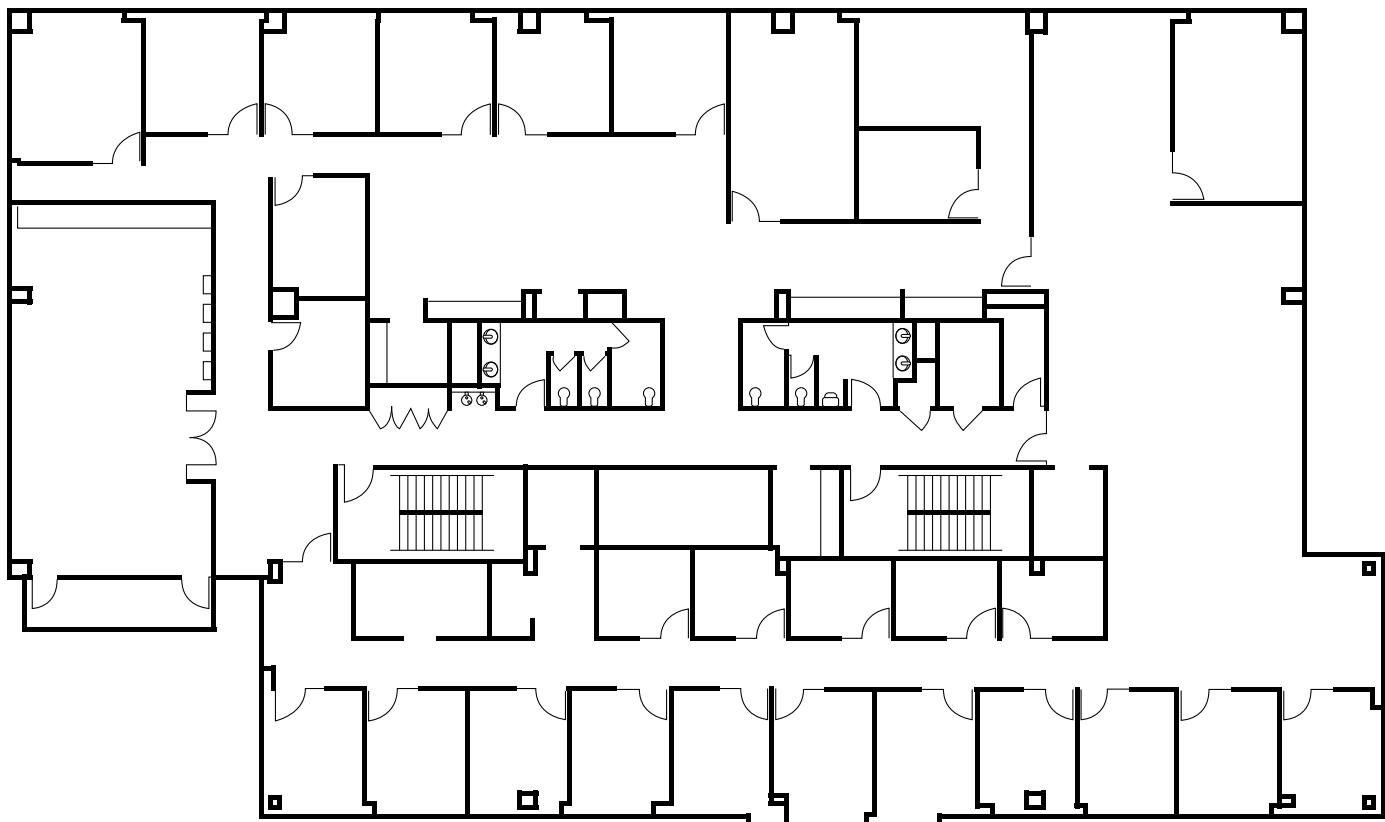
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Third Floor Plan



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Fourth Floor Plan



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