

# NEXT TIER CONNECT

@ QUANTICO







# NEXT TIER **CONNECT**

@ QUANTICO



CLASS A  
OFFICE SPACE

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Total Campus Size:  
**197,000 SF**





# CONNECT TO QUANTICO'S PREMIER OFFICE SPACE



*Next Tier Connect at Quantico is a campus setting consisting of four Class A office buildings comprising of 197,000 SF. These high-quality buildings offer a wide variety of office suite sizes allowing for flexibility in facility requirements. Strategically located 1.2 miles from Marine Corps Base Quantico, Next Tier Connect at Quantico is a mission critical office park enabling likeminded private industries to support the federal government.*



# AVAILABILITIES

## SIGNAGE OPPORTUNITIES

### 16 CENTER STREET

Suite 107 - 3,781 SF  
Suite 201 - 5,926 SF

### 24 CENTER STREET

Suite 100 - 9,960 SF  
Suite 103 - 3,537 SF  
Suite 107 - 3,815 SF

### 65 BARRETT HEIGHTS

Suite 102 - 3,182 SF  
Suite 103 - 3,562 SF-  
Suite 205 - 5,077 SF  
Suite 301 - 6,789 SF

### 75 BARRETT HEIGHTS

Suite 101 - 4,560 SF  
Spec Suite 103 - 2,192 SF  
Suite 105 - 7,278 SF  
Suite 201 - 6,595 SF  
Suite 203 - 4,158 SF  
Suite 303 - 4,440 SF  
Suite 309 - 8,388 SF



# AMENITY MAP

KATE WALLER BARRETT  
ELEMENTARY SCHOOL

NEXT TIER CONNECT  
© QUANTICO

PARK RIDGE  
ELEMENTARY SCHOOL

77,000 ADT

610

1.75 MILES FROM I-95

1.2 MILES TO MCOB GATE 6

DOC STONE  
COMMONS

I-CENTER

STAFORDBORO  
COMMUTER LOT

NORTH STAFORD  
PLAZA

610

INTERSTATE  
95

EXIT 47B

INTERSTATE  
95

1

Meadow Farms Nurseries  
& Landscape

2

Domino's

3

Wawa

4

Paddy's Steakhouse

5

Sunoco  
Meineke

6

Advanced Auto Parts  
Sam's Pizza & Subs

7

610 Donuts  
Arby's

8

CVS

9

Wells Fargo  
Navy Federal Credit Union  
PNC Bank  
Auto Zone  
IHOP

10

Burger King

Taco Bell  
Mission BBQ  
Popeyes  
Navy Federal Credit Union

11

Walmart  
7-Eleven  
Fatty's Taphouse Grill

12

Verizon Wireless

Ross  
Chipotle  
Michael's  
Bob Evans'  
Lowe's  
Target  
Tropical Smoothie Cafe  
Starbucks  
Panera Bread  
Buffalo Wild Wings  
Kohl's  
Five Guys

Best Buy  
Shoppers  
Pet Smart  
Applebee's  
Chili's  
CVS  
Bank of America  
Dollar Tree

13

Wendy's  
Comfort Suites

Quality Inn  
Wells Fargo  
Wood Spring Suites  
Pancho Villa Restaurant

14

Holiday Inn Express  
BB&T  
Wawa



# MARINE CORPS BASE QUANTICO

FBI NATIONAL ACADEMY

DEA

US ARMY CRIMINAL INVESTIGATION COMMAND

RUSSELL KNOX BUILDING

AIR FORCE OFFICE OF SPECIAL INVESTIGATIONS

# MCBQ

GARRISONVILLE ROAD  
77,000 VPD

INTERSTATE 95  
240,000 VPD

MARINE CORPS BASE QUANTICO

GATE 6  
1.2 MILES

ROUTE 1  
26,000 VPD

JRDI (JOINT RESEARCH AND DEVELOPMENT)

OWVILLE RD



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# REGION MAP



**DULLES INTERNATIONAL AIRPORT**

**ASHBURN**

**PENTAGON**



**REAGAN NATIONAL AIRPORT**

**TYSONS CORNER**

**FORT BELVOIR U.S. ARMY BASE**



**NEXT TIER CONNECT @ QUANTICO**

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**INTERSTATE 95**  
140,000 VPD

**MARINE CORPS BASE QUANTICO**

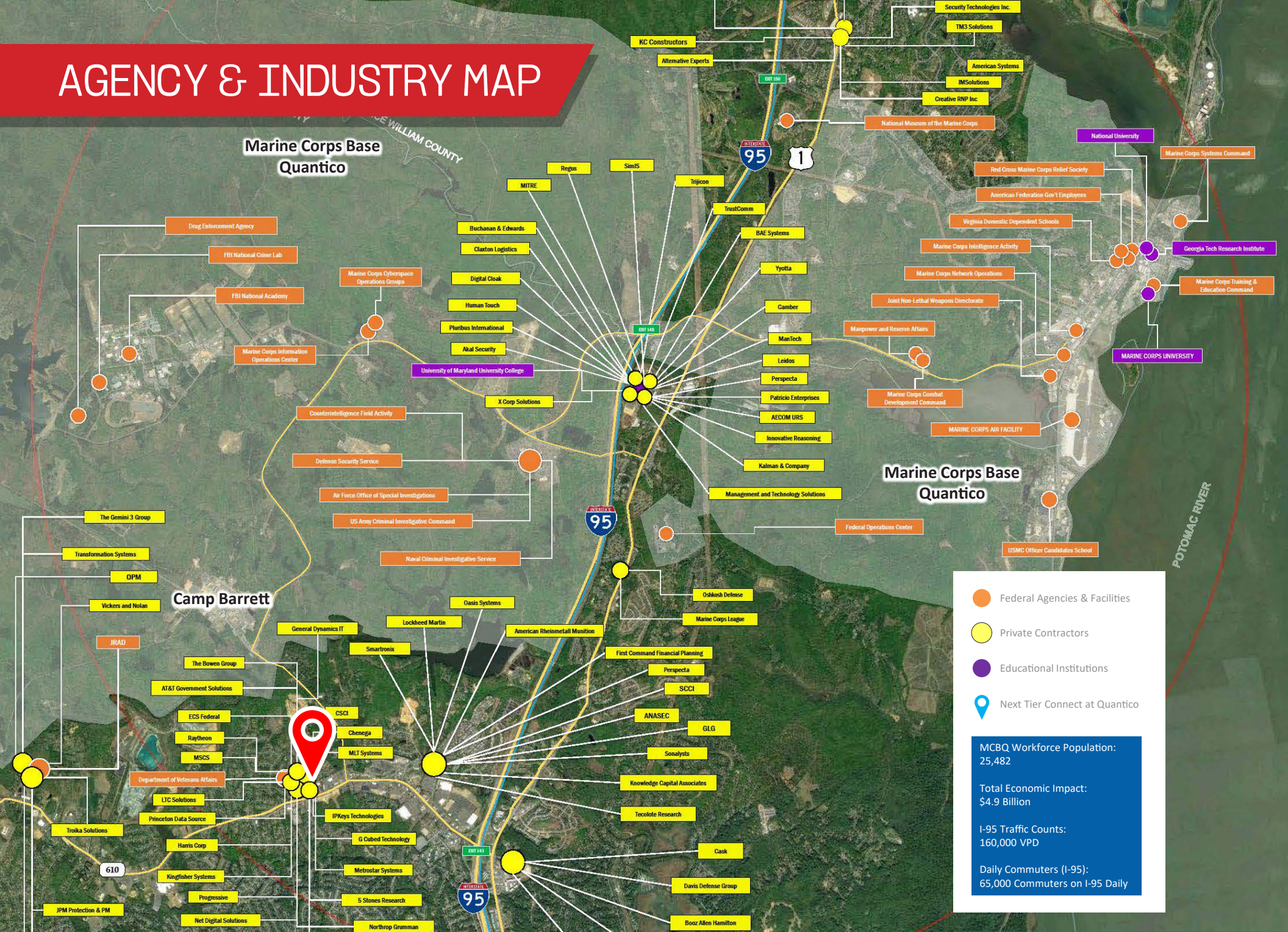
**FREDERICKSBURG**

**DALHGREN**

**FORT A.P. HILL**



# AGENCY & INDUSTRY MAP



Marine Corps Base  
Quantico

Camp Barrett

Marine Corps Base  
Quantico

- Federal Agencies & Facilities
- Private Contractors
- Educational Institutions
- 📍 Next Tier Connect at Quantico

MCBQ Workforce Population:  
25,482

Total Economic Impact:  
\$4.9 Billion

I-95 Traffic Counts:  
160,000 VPD

Daily Commuters (I-95):  
65,000 Commuters on I-95 Daily

Drug Enforcement Agency  
FBI National Crime Lab  
FBI National Academy  
Marine Corps Information Operations Center

The Gemini 3 Group  
Transformation Systems  
OPM  
Vickers and Nolan  
JRAD

The Bowen Group  
AT&T Government Solutions  
ECS Federal  
Raytheon  
MSCS  
Department of Veterans Affairs  
LTC Solutions  
Princeton Data Source  
Troika Solutions  
Harris Corp  
Kingfisher Systems  
JPM Protection & PM  
Net Digital Solutions

MITRE  
Regas  
SimIS  
Buchanan & Edwards  
Claxton Logistics  
Digital Cloak  
Human Touch  
Pluribus International  
Akai Security  
University of Maryland University College  
X Corp Solutions

Counterintelligence Field Activity  
Defense Security Service  
Air Force Office of Special Investigations  
US Army Criminal Investigative Command  
Naval Criminal Investigative Service

General Dynamics IT  
Lockheed Martin  
Smarttronix  
GSCCI  
Chenega  
MLI Systems  
IPKeys Technologies  
G Cubed Technology  
Metrostar Systems  
5 Stones Research  
Northrop Grumman

Trijicon  
TrustComm  
BAE Systems  
Yotta  
Camber  
ManTech  
Leidos  
Perspecta  
Patricio Enterprises  
AECOM URS  
Innovative Reasoning  
Kalman & Company  
Management and Technology Solutions

Oakloch Defense  
Marine Corps League  
First Command Financial Planning  
Perspecta  
SCCI  
ANASEC  
GLG  
Sonixants  
Knowledge Capital Associates  
Tecalote Research  
Caak  
Davis Defense Group  
Booz Allen Hamilton

Security Technologies Inc.  
TM3 Solutions  
American Systems  
IMSolutions  
Creative RNP Inc  
National Museum of the Marine Corps  
National University  
Marine Corps Systems Command  
Red Cross Marine Corps Relief Society  
American Federation Gov't Employees  
Virginia Domestic Dependent Schools  
Marine Corps Intelligence Activity  
Marine Corps Network Operations  
Joint Non-Lethal Weapons Directorate  
Manpower and Reserve Affairs  
Marine Corps Combat Development Command  
MARINE CORPS AIR FACILITY  
MARINE CORPS UNIVERSITY  
Georgia Tech Research Institute  
Marine Corps Training & Education Command  
Federal Operations Center  
USMC Officer Candidates School

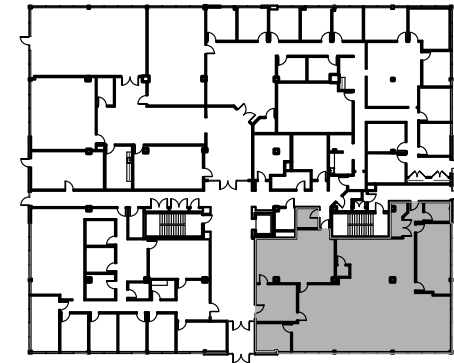
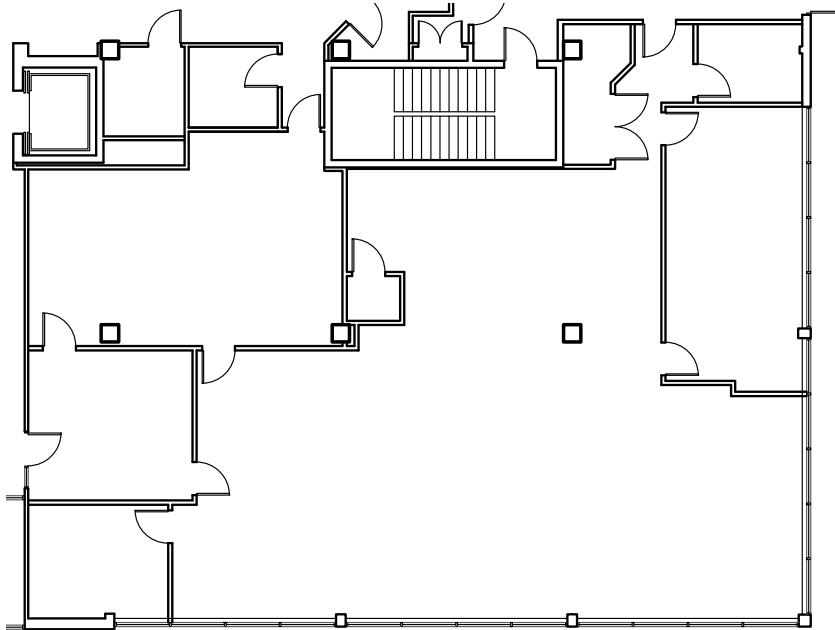


16 CENTER STREET



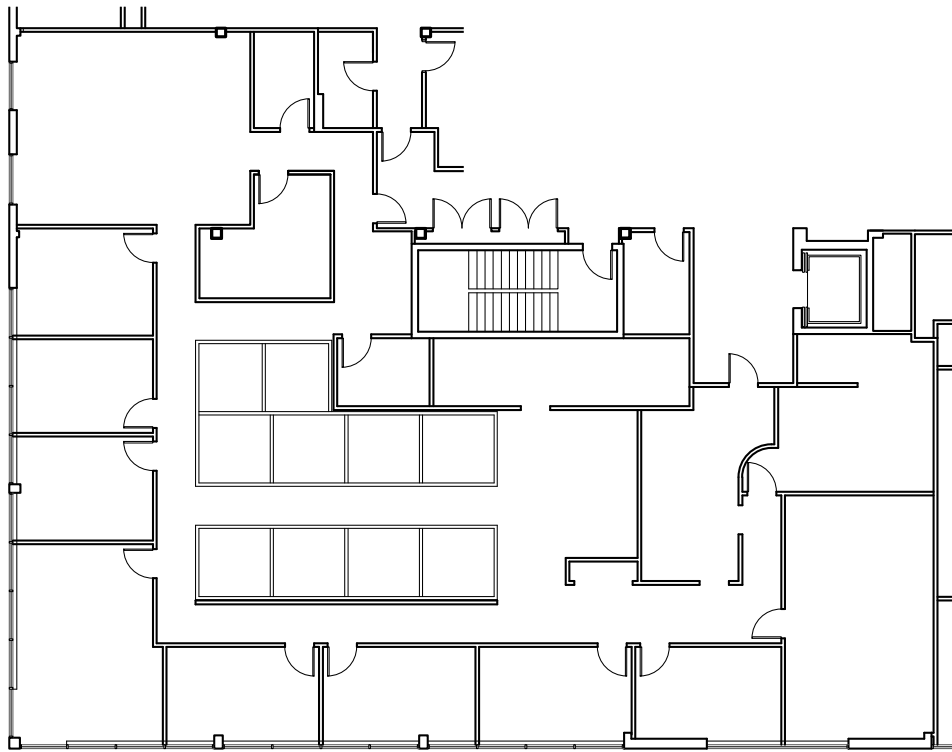


**SUITE 107**  
**3,781 RSF**





**SUITE 201**  
**5,926 RSF**





24 CENTER STREET





**SUITE 100**  
**9,960 RSF**



**SUITE 103**  
**3,537 RSF**

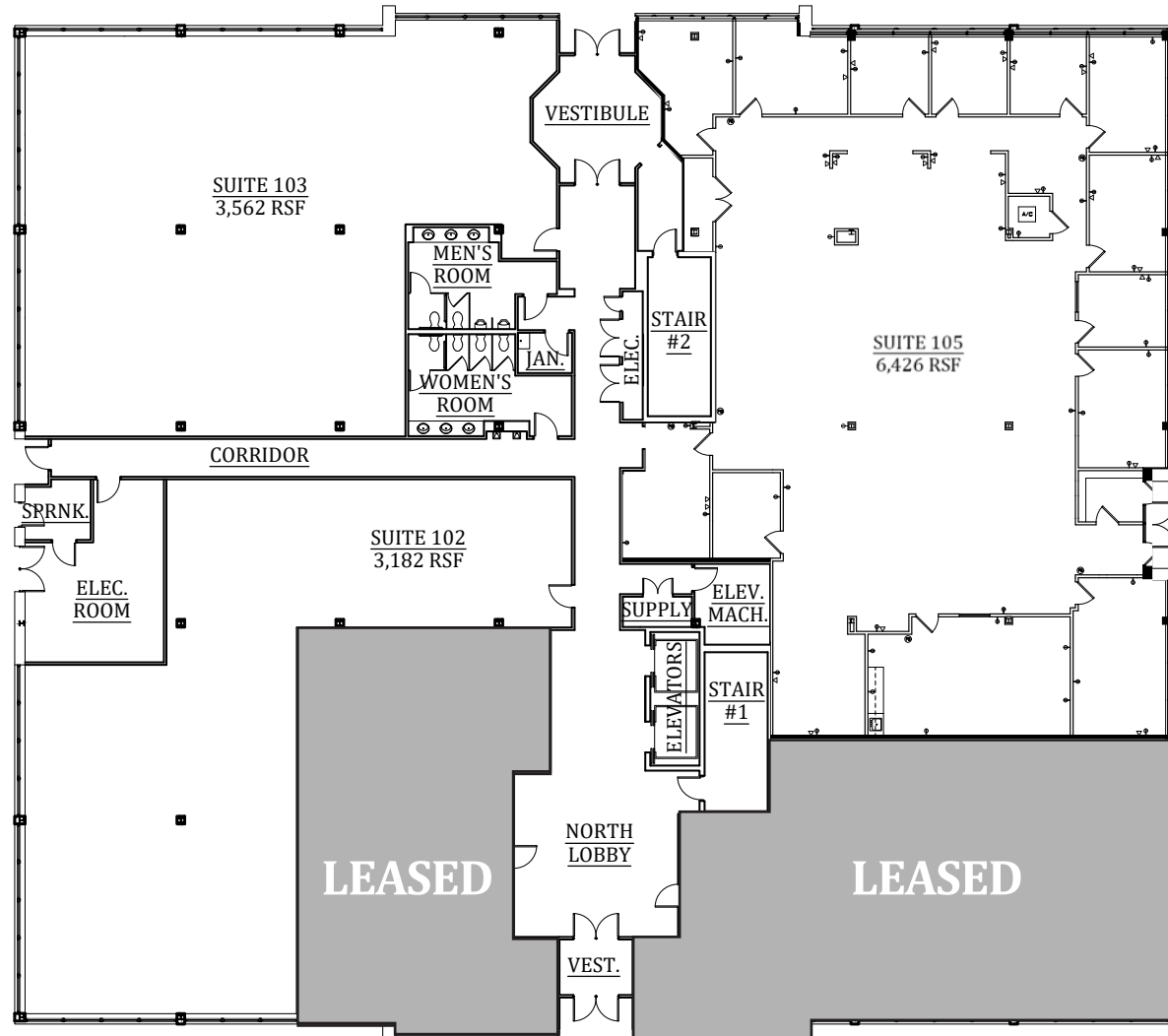
**SUITE 107**  
**3,815 RSF**



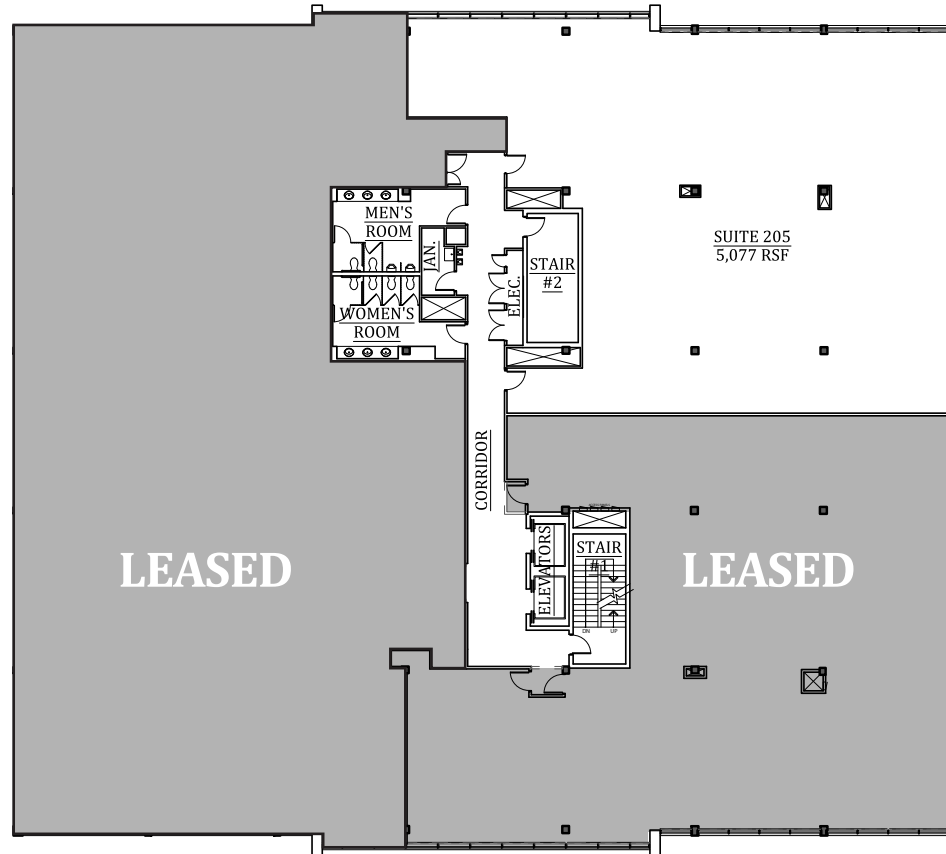
65 BARRETT HEIGHTS RD





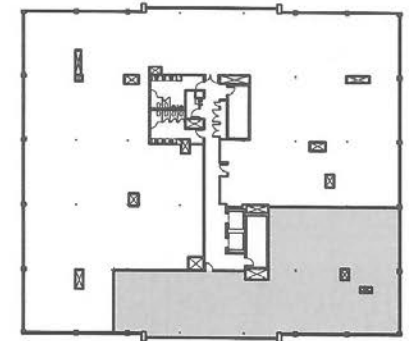
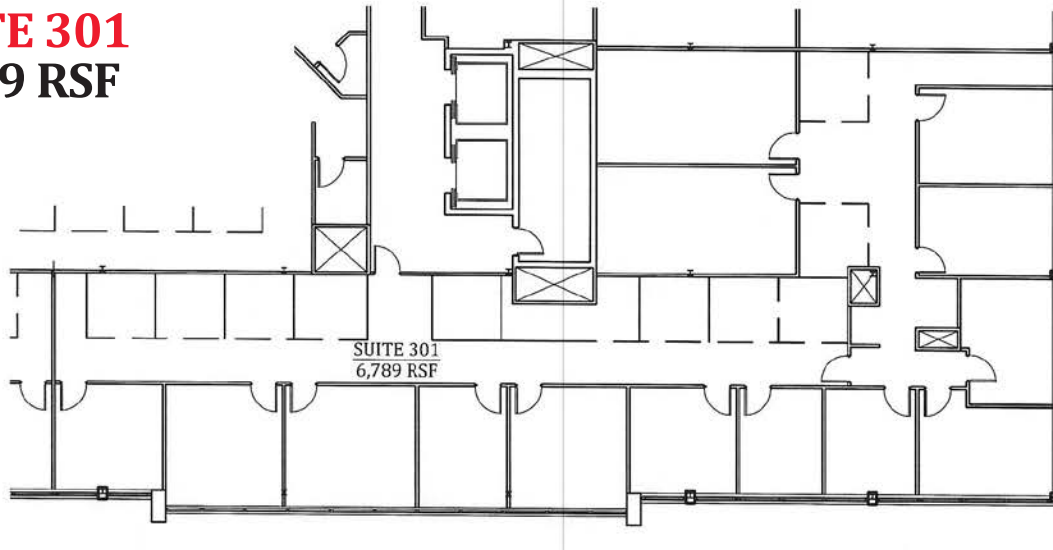








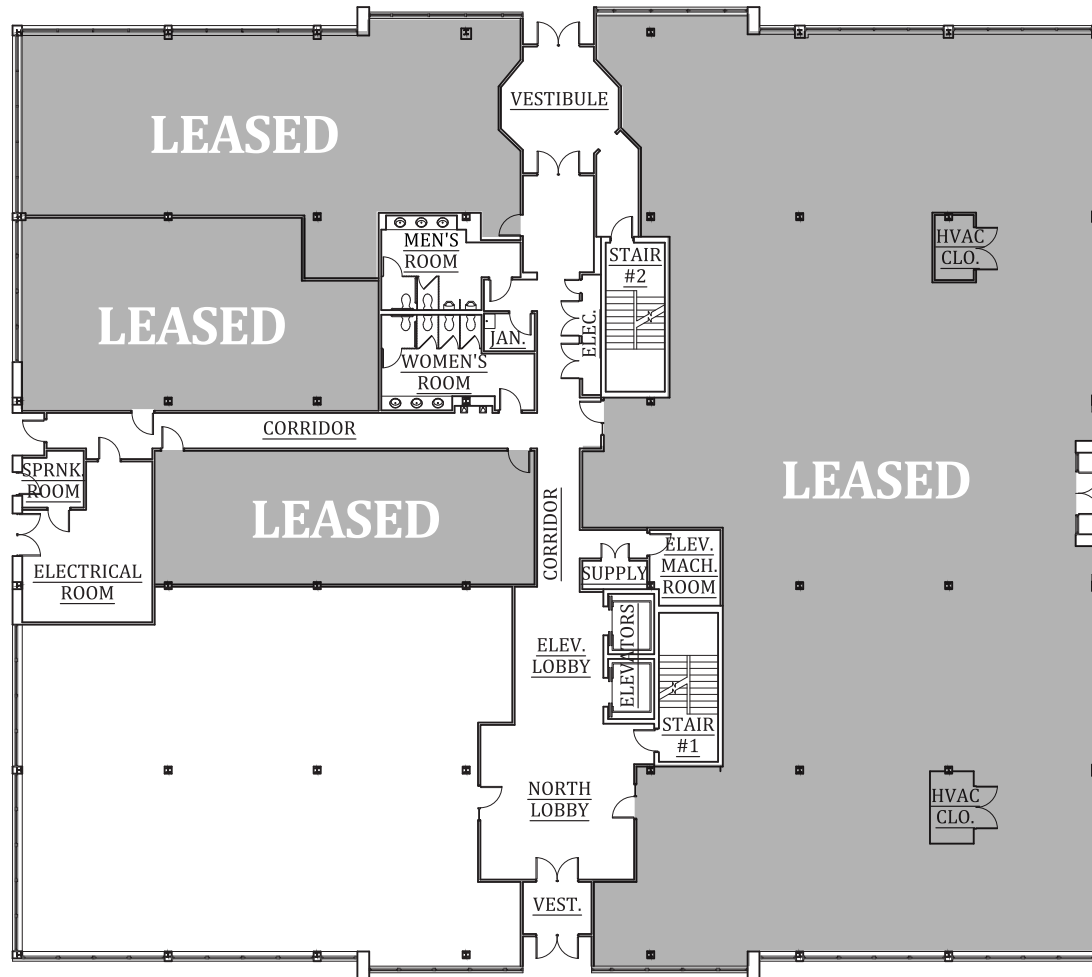
**SUITE 301**  
**6,789 RSF**



75 BARRETT HEIGHTS RD

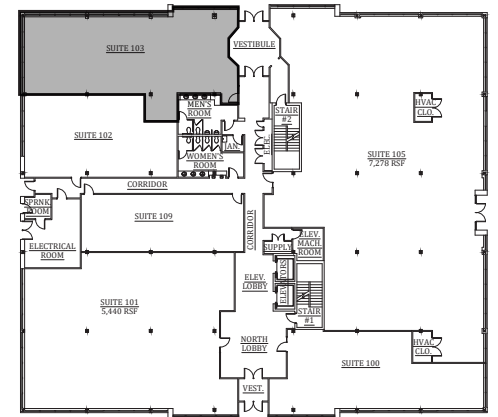
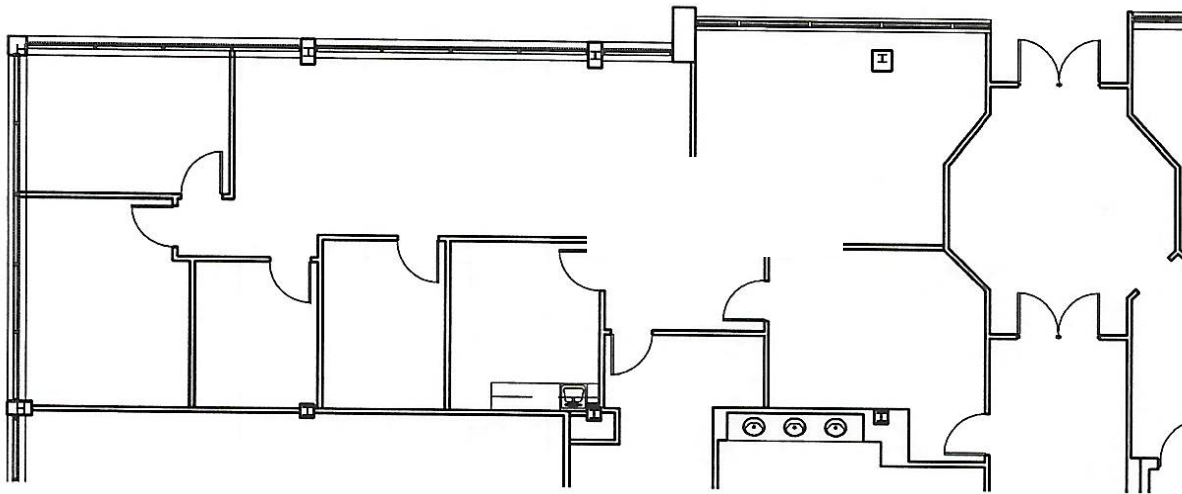




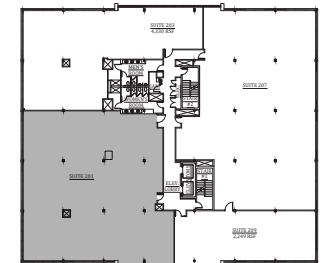
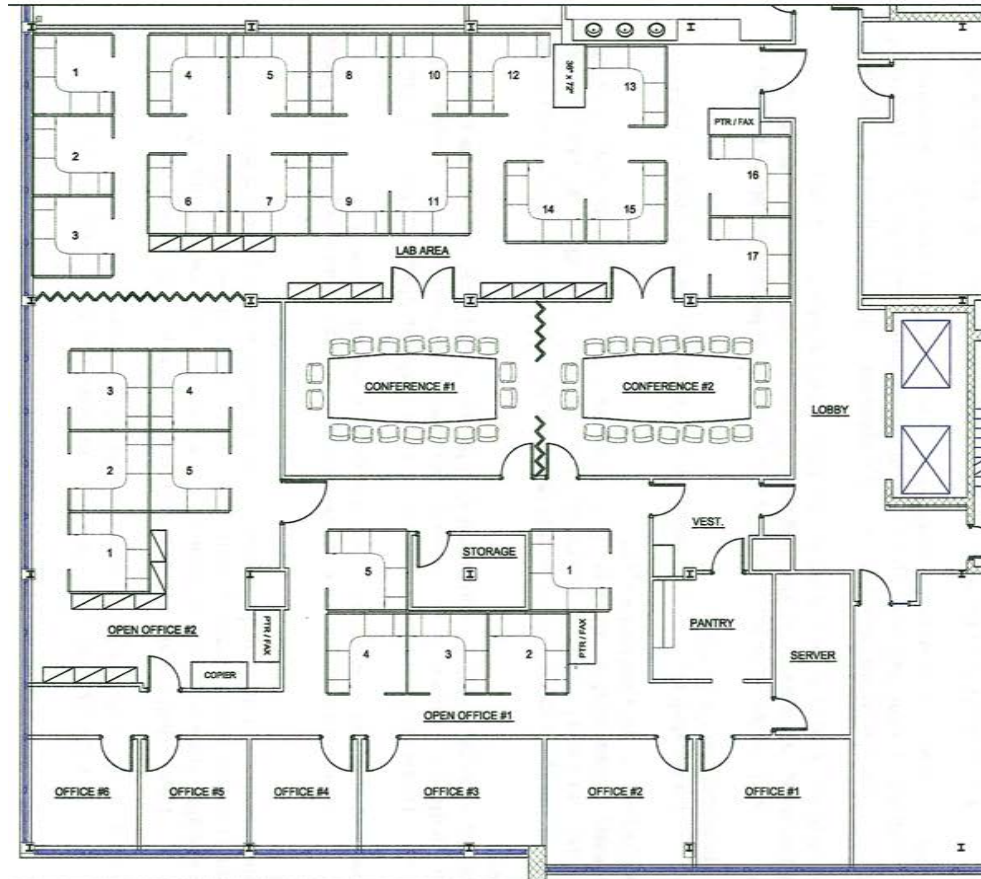


**SUITE 101**  
**4,560 RSF**

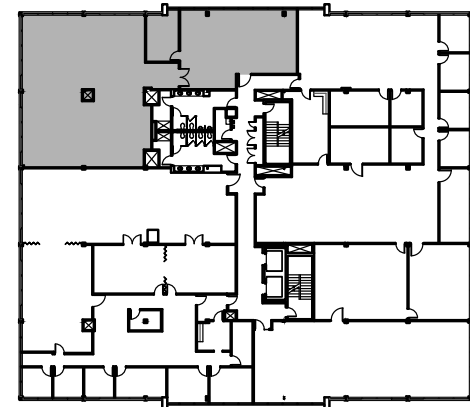
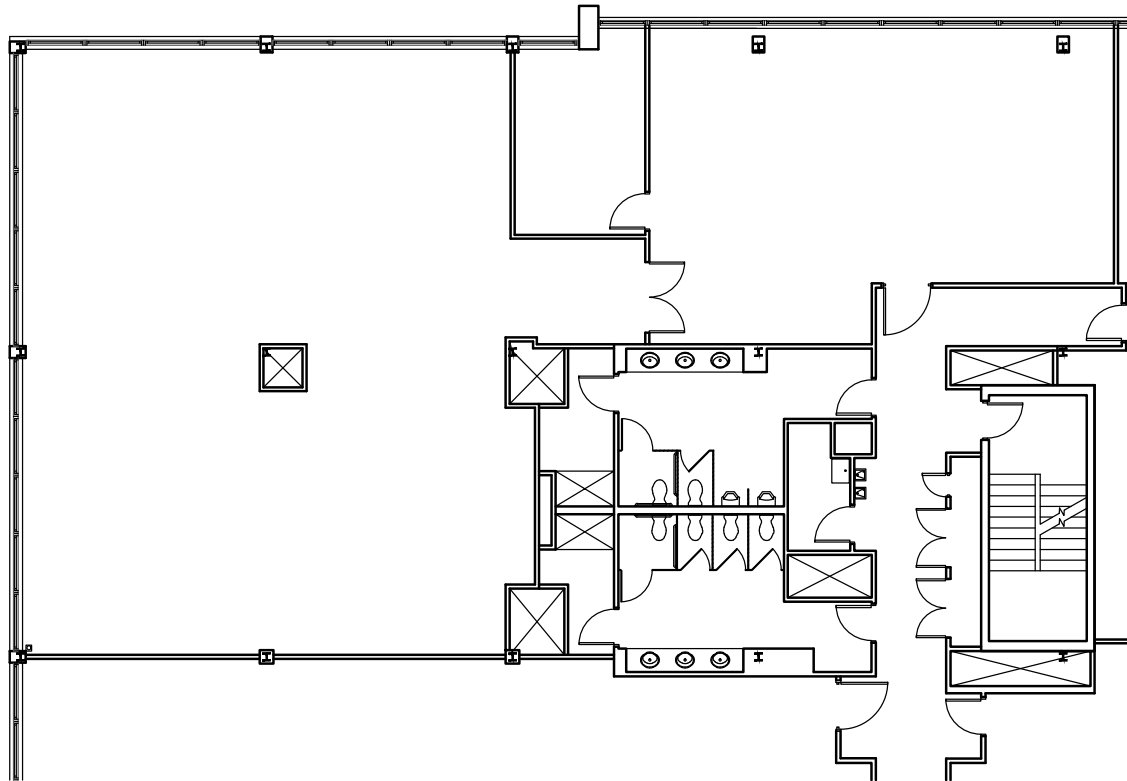
**SPEC SUITE 103**  
**2,192 RSF**





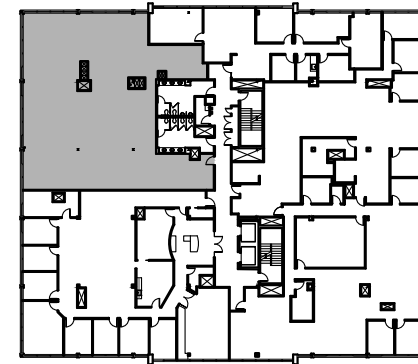
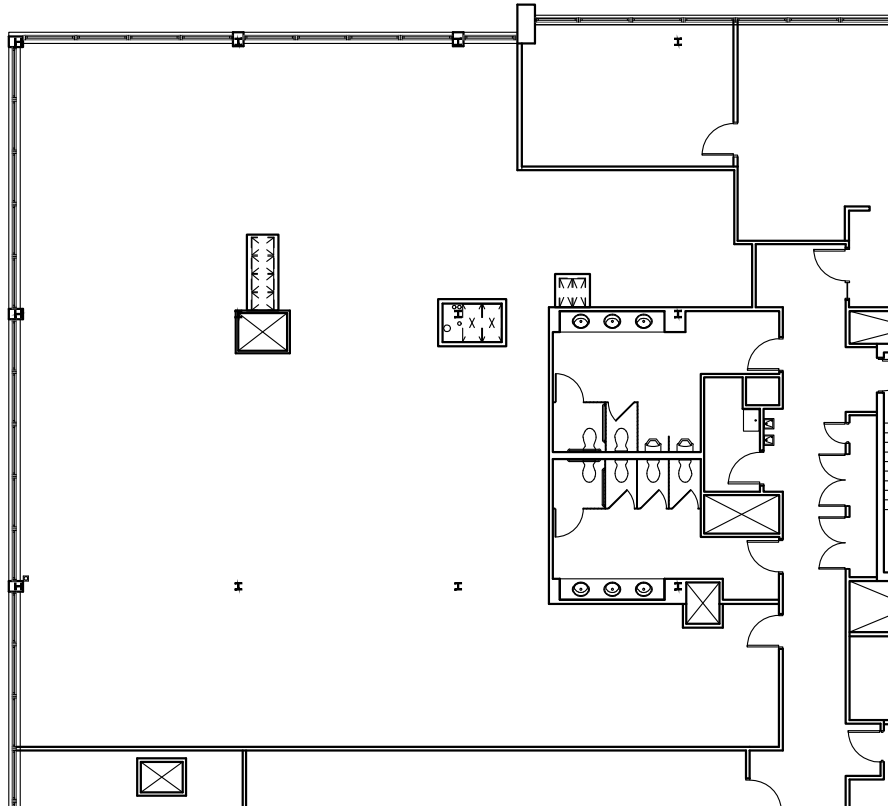


**SUITE 203  
4,158 RSF**

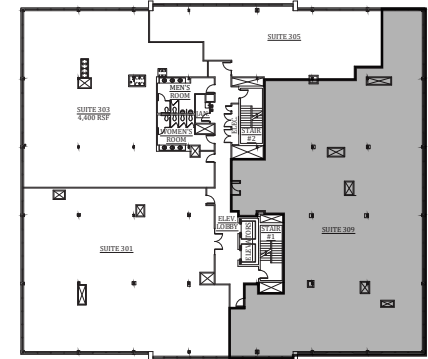
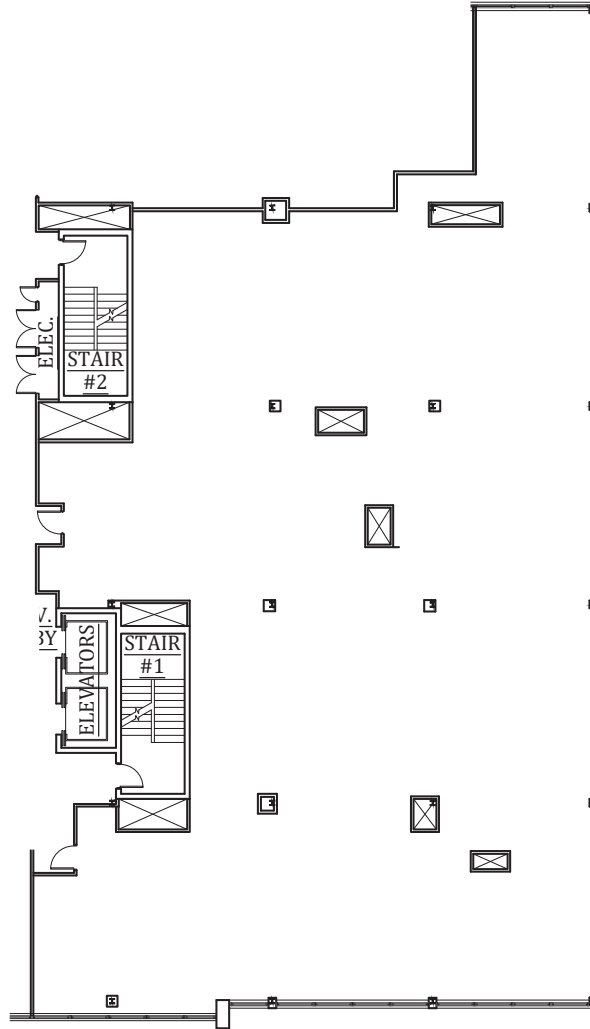




**SUITE 303**  
**4,400 RSF**



**SUITE 309**  
**8,388 RSF**





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**NEXT TIER HD**

*Next Tier Real Estate Investors | Hornbaker Group | DJS Group*

**FOR MORE INFORMATION, CONTACT:**



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