

For Lease | Office Space

Quantico Gateway I-III: Class A Office Space • Quantico Marine Base

18354 Quantico Gateway Dr Triangle, VA 22172

Premier Office Park located near Quantico Marine Base on US-1 • Minutes from I-95



**FOR
LEASE**
\$22-24 PSF
4,160-20,294 SF



THE FACILITY

18300 Quantico Gateway Dr I

Suite 100: 9,600 SF fully furnished, office space on first floor with 6 conference rooms, two large open areas with 45 cubicles and kitchenette/breakroom. Vacant and ready for immediate occupancy. Furniture can be included in the rent or removed at no additional cost.

18354 Quantico Gateway Dr II

Suite 101: 4,160 SF, 12 offices, 3 former SCIF rooms, and conference room and 3 external entrances/exits. Vacant and ready for immediate occupancy. Fourth floor contains a total of 6,534 SF in open space design. Large open rooms ideal for church or training center. Vacant and ready for immediate occupancy.

Quantico Gateway III

Additional Pad site can accommodate an additional 41,320 SF building. Sitework complete with parking, stormwater installed.



Ed Wright
ebw@wright-realty.com
703.282.2372

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

For Lease | Office Space

Quantico Gateway I-III: Class A Office Space • Quantico Marine Base

18354 Quantico Gateway Dr Triangle, VA 22172

PHOTOS – BUILDING AMENITIES



AMENITIES

- Class A office space for lease
- Vacant and ready for immediate occupancy in the Quantico Gateway Office Buildings
- Ideal for defense and government contractors, medical professionals, churches, attorneys, real estate agents, or accountants seeking a strategic and professional setting
- Both buildings are professionally maintained, offer flexible layouts, and provide ample parking for tenants and visitors
- Minutes from newly opened Rose Gaming establishment offering premier dining, entertainment and hotel accommodations
- Each building has 4800 amps of power ideal for large server rooms



Ed Wright
ebw@wright-realty.com

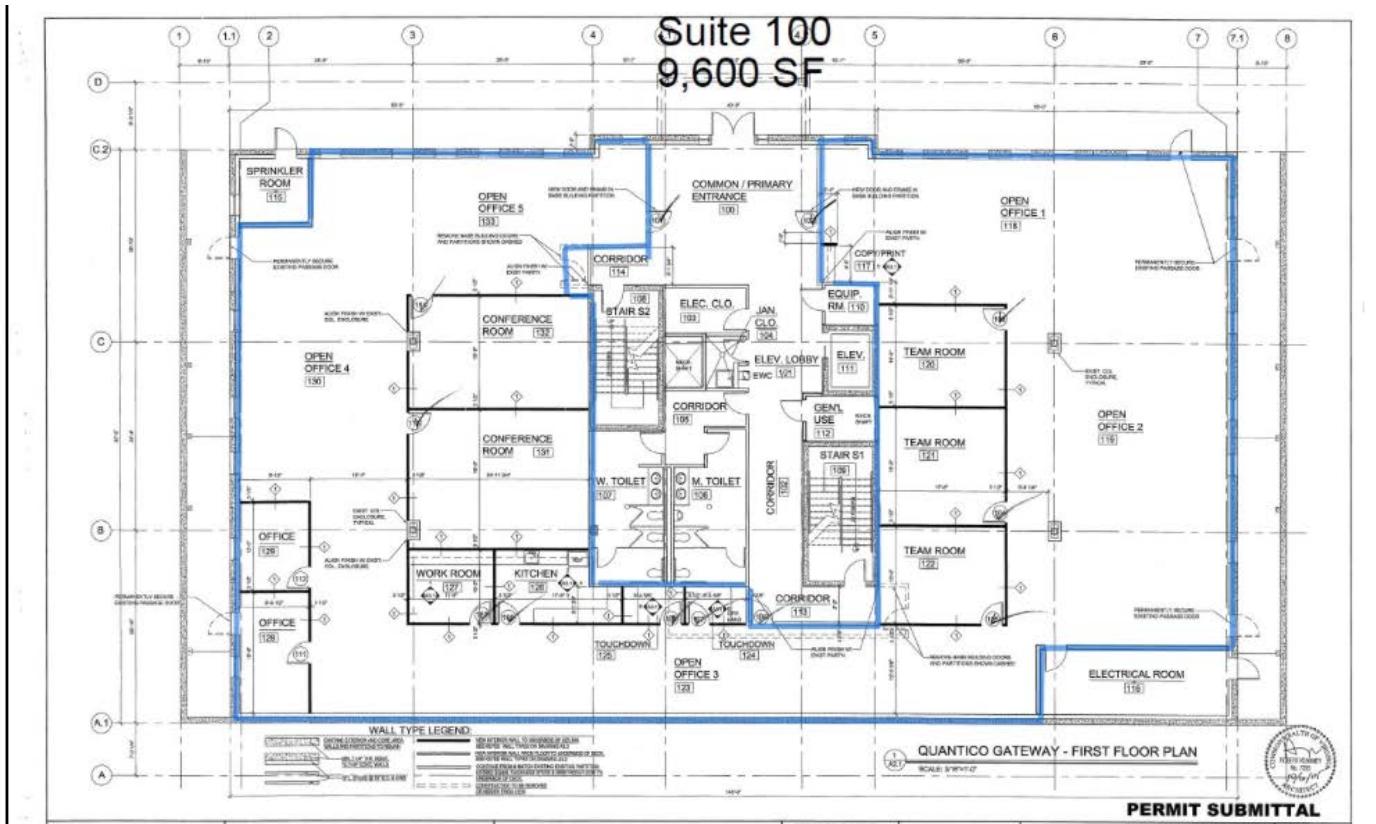
703.282.2372

For Lease | Office Space

Quantico Gateway I-III: Class A Office Space • Quantico Marine Base

18354 Quantico Gateway Dr Triangle, VA 22172

Quantico Gateway I Suite 100



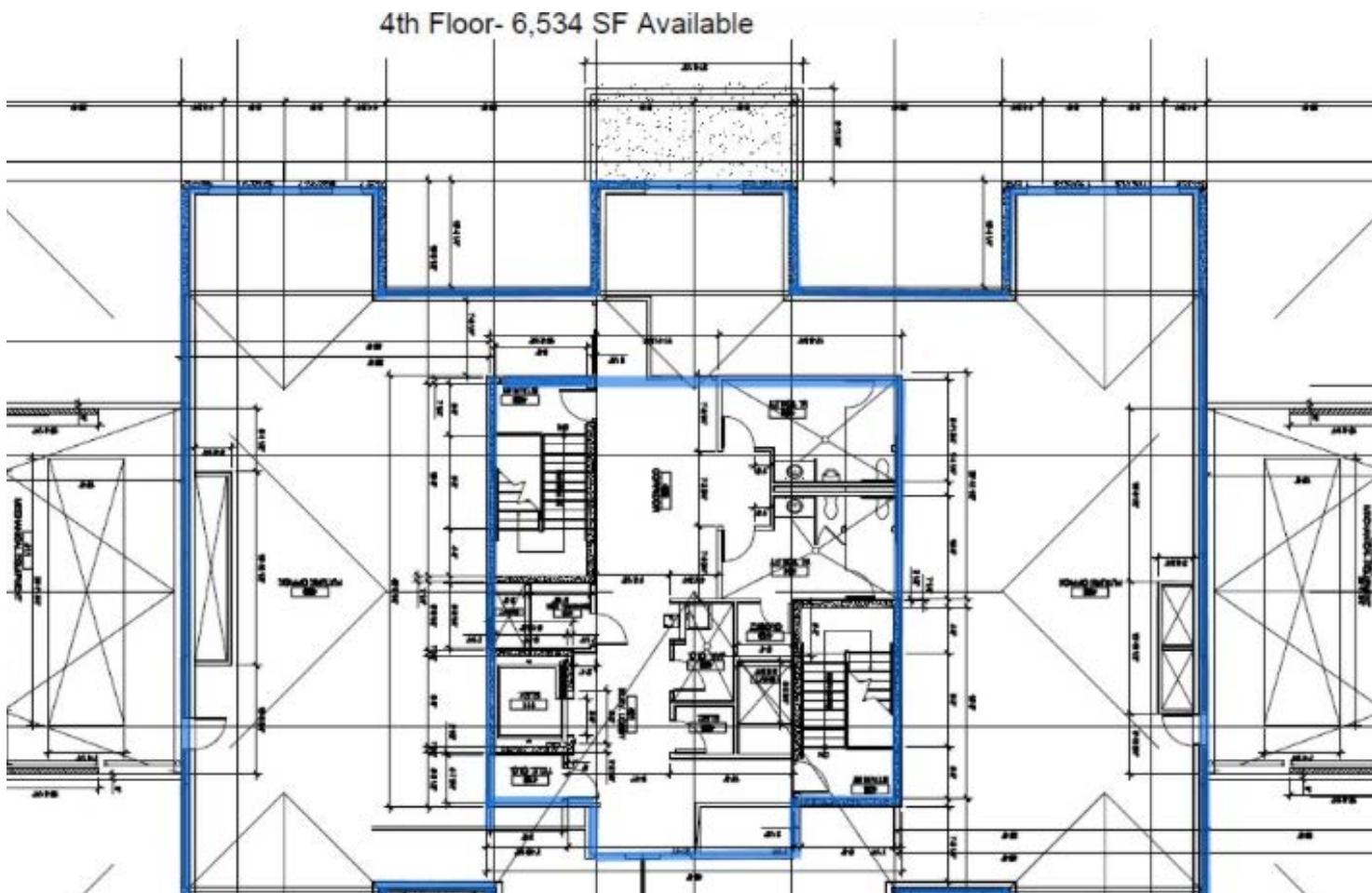
For Lease | Office Space

Quantico Gateway I-III: Class A Office Space • Quantico Marine Base

18354 Quantico Gateway Dr Triangle, VA 22172

FLOOR PLANS

Quantico Gateway II Suite 400



[**Property Website**](#)

[**Video of Quantico Gateway I Suite 100**](#)

[**Video of Quantico Gateway I Suite 101**](#)

[**Video of Quantico Gateway III**](#)

[**Map Link**](#)



Ed Wright
ebw@wright-realty.com
703.282.2372