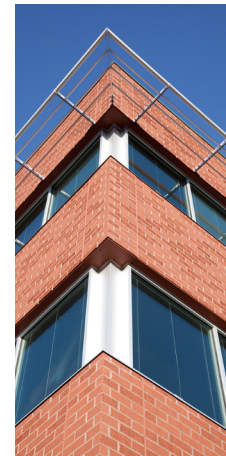




MID-ATLANTIC  
ACQUISITIONS LLC

FETTLER PARK | DUMFRIES, VA



Traci Morris Cole | 703.328.7884 | [tmcole@midacq.com](mailto:tmcole@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.

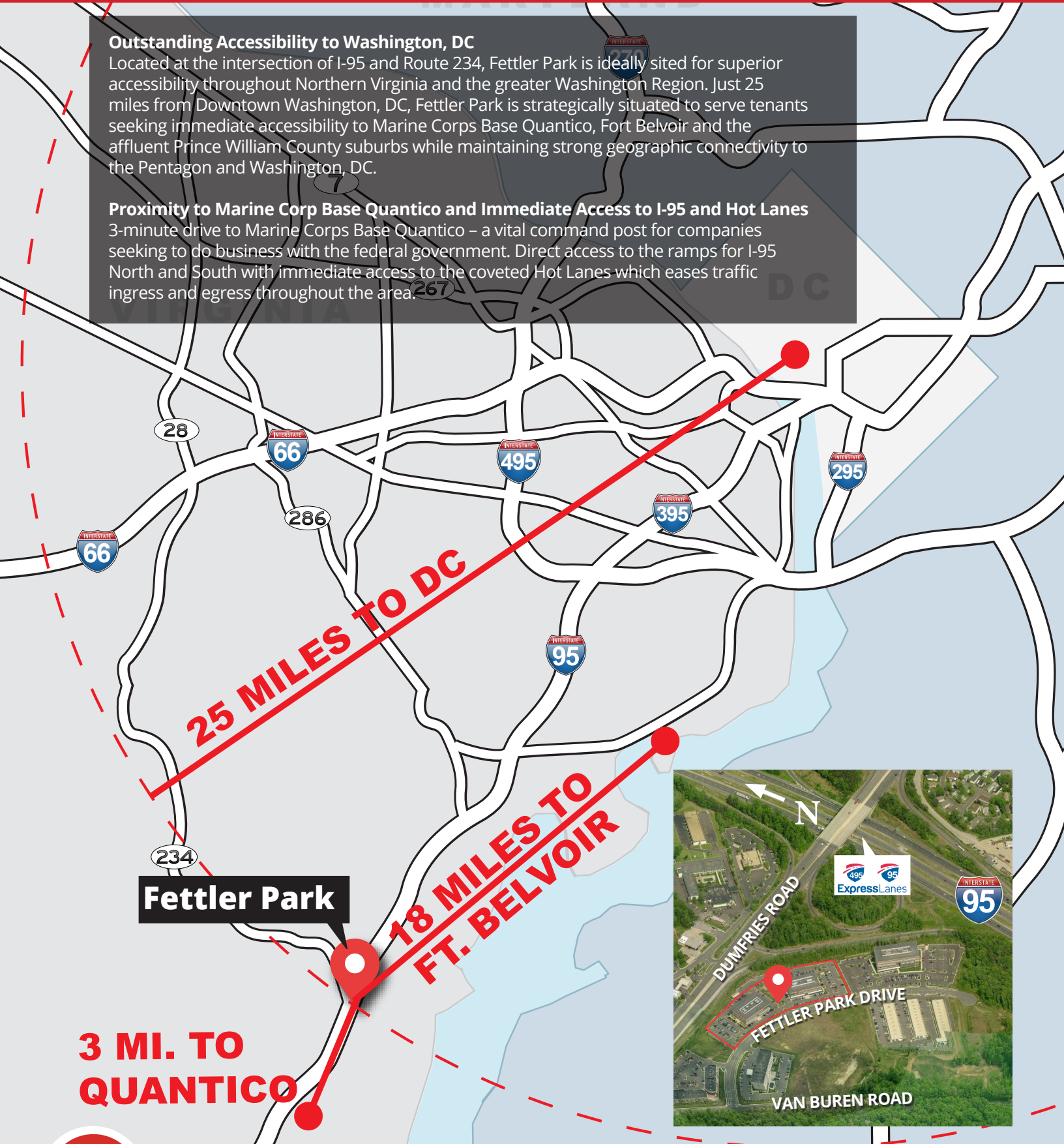


### Outstanding Accessibility to Washington, DC

Located at the intersection of I-95 and Route 234, Fettler Park is ideally situated for superior accessibility throughout Northern Virginia and the greater Washington Region. Just 25 miles from Downtown Washington, DC, Fettler 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.

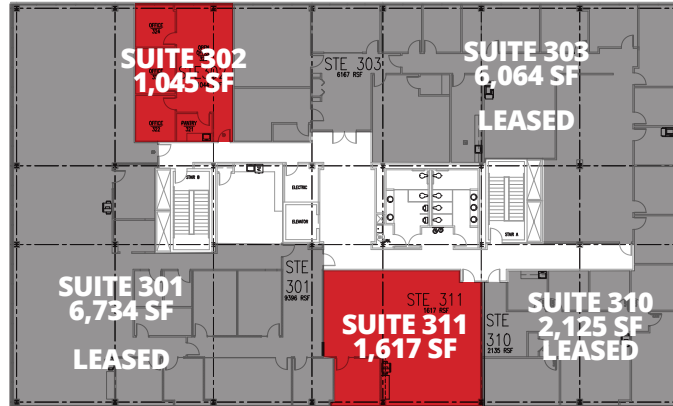
### Proximity to Marine Corp Base Quantico and Immediate Access to I-95 and Hot Lanes

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.



# 3850 Fettler Park Drive Availability (FP-I)

## Third Floor

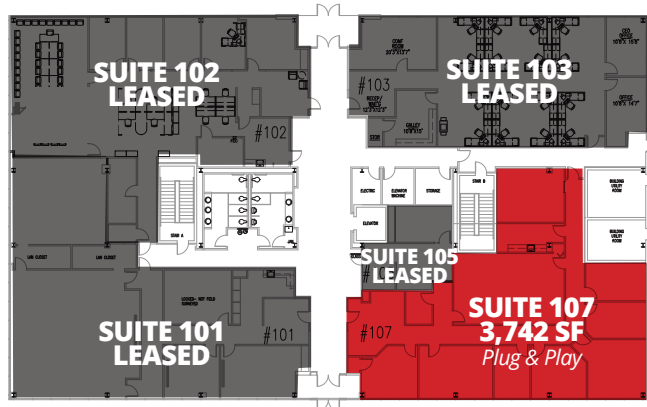


Suite 302 – 1,045 SF (*As Built*)  
Suite 311 – 1,617 SF

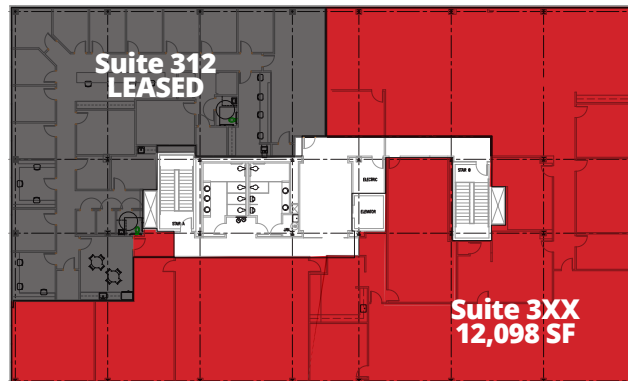


# 3800 Fettler Park Drive Availability (FP-2)

## First Floor



## Third Floor



Third Floor Space Available  
12,098 Contiguous SF  
*Can subdivide*

