



VIRGINIA
PROPERTIES, INC

COMMERCIAL REAL ESTATE BROKERAGE AND REAL ESTATE DEVELOPMENT

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QUANTICO CORPORATE CENTER

400 Corporate Drive
Stafford, VA

Location & Property Overview

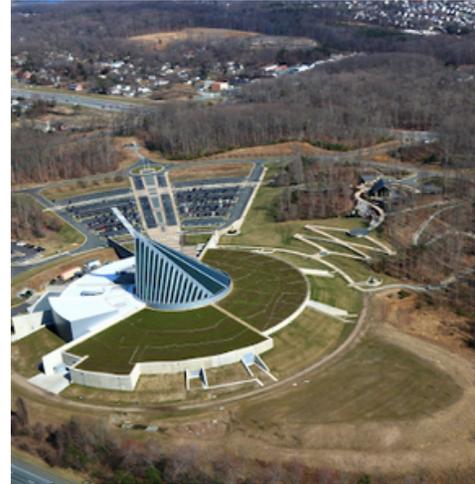
MARKET OVERVIEW

Market Overview

Stafford County is one of Northern Virginia's fastest-growing and most affluent submarkets, with the population projected to exceed 172,000 by 2025 and median household income near \$134,000. Strong demographic trends, a pro-growth business climate, and excellent connectivity via I-95, Route 1, and the Virginia Railway Express position the area for sustained expansion. Recent infrastructure investments, including the \$670M I-95 Express Lanes extension and planned 1.4M SF build-out of Quantico Corporate Center further reinforce the region's long-term growth trajectory and appeal to institutional users.

Marine Corps Base Quantico

Marine Corps Base Quantico anchors the local economy as one of the largest federal employment hubs in the region, supporting 28,000+ on-base personnel and over 47,000 regional jobs. The base drives \$7 billion in annual economic impact, with over \$2 billion flowing directly into Stafford County. Home to the FBI Academy, DEA training center, and the new 719,000 SF MDIA headquarters, MCB Quantico generates stable, long-term demand from defense, intelligence, and federal contractors, reinforcing the area's resilience and institutional investment profile.



PROPERTY OVERVIEW



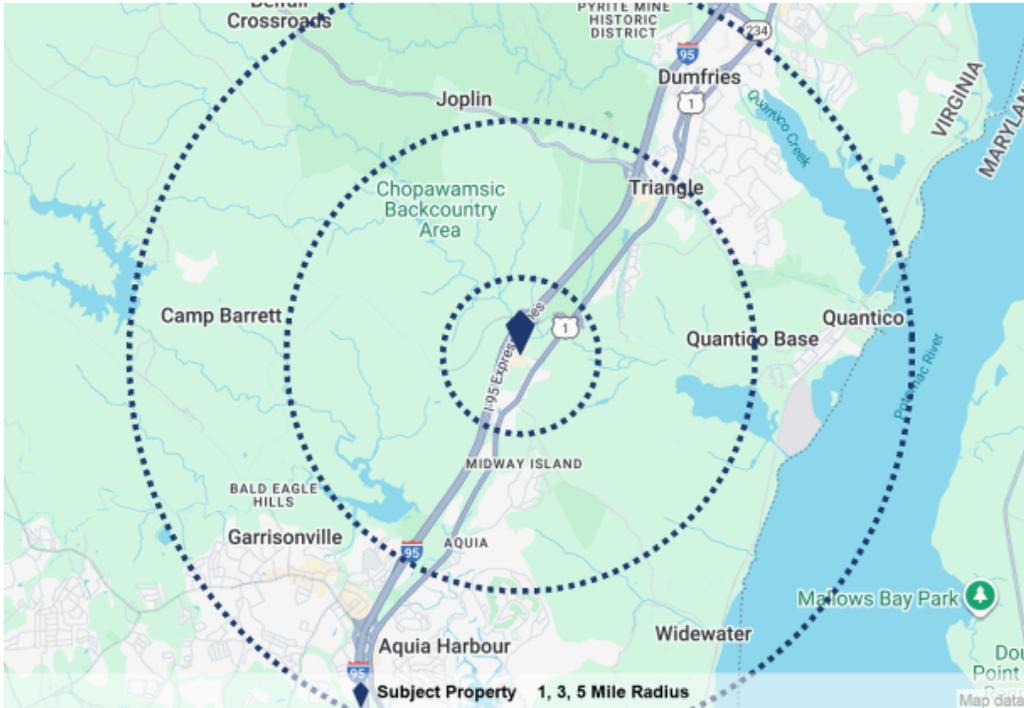
Offering Summary

Net Operating Income	\$988,015
Total Building Size	39,418 SF
Lot Size	3.64 AC
Primary Zoning	B2
Total Occupancy	100%
Lease Type	Triple-Net
Rent Escalation	3.00%
Year Built	2016

Property Highlights

- **39,500 SF Class A Office | 100% Leased**
 - Delivered in 2017; fully occupied with strong tenant mix and all NNN leases.
- **Prime Location at Quantico Corporate Center**
 - Adjacent to Marine Corps Base Quantico within a 1M SF business park hub.
- **High Visibility off I-95 | Exit 148 Access**
 - Corner of Corporate Dr & Telegraph Rd; minutes to VRE & Stafford Airport.
- **Institutional-Grade Tenancy**
 - Tenants include Minnieland, QTC, and Claxton Logistics (defense + medical).
- **Lease Stability with Extension Options**
 - Long-term lease terms, all NNN, with multiple renewal options in place.
- **Modern Build with Strong Amenities**
 - High ceilings, glass offices, open layouts, large break areas, and on-site day care.

DEMOGRAPHICS & TRAFFIC OVERVIEW

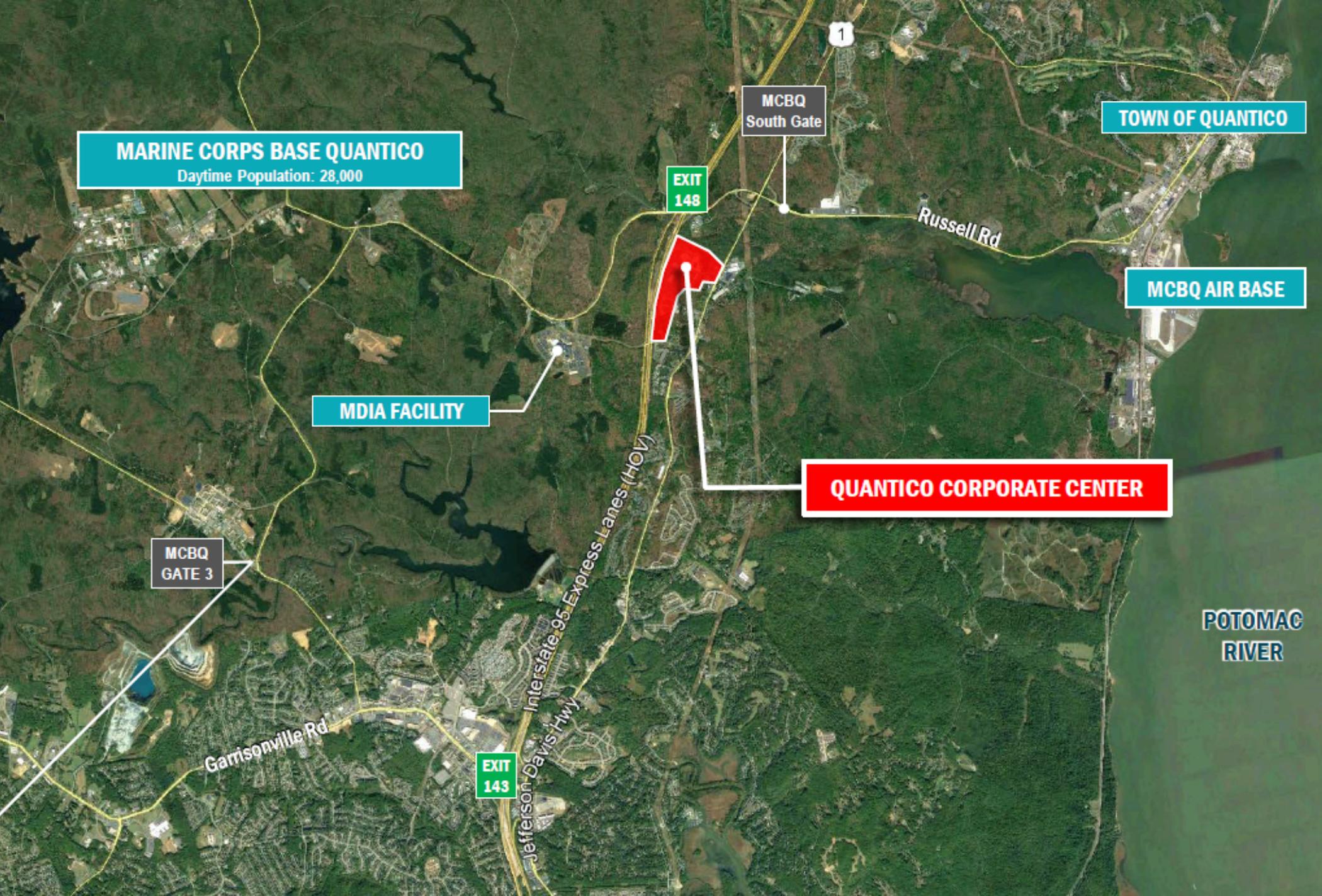


Demographics

2020 Summary	1-Mile	3-Miles	5-Miles
Population	1,427	13,906	62,110
Total Households	378	4,300	19,468
2024 Summary	1-Mile	3-Miles	5-Miles
Population	1,524	14,562	65,448
Total Households	404	4,493	20,463
Median Age	29.8	31.4	32.8
Average Household Size	2.9	3.1	3.0
Average Household Income	\$120,798.00	\$120,477.00	\$119,625.00
Median Household Income	\$110,447.00	\$103,790.00	\$99,806.00

Traffic

Collection Street	Cross Street	Avg. Daily Traffic	Count Year	Distance from Property
George Mason Road	Mavel PI NE	450	2025	0.31 mi
I-95	Telegraph Rd S	112	2025	0.33 mi
I-95	Usmc Truck Hwy N	135,151	2025	0.34 mi
I-95	Telegraph Rd SW	142,240	2023	0.34 mi
I-95	Usmc Truck Hwy N	139,897	2025	0.38 mi
R-VA IS00095NB RMP148.00A	Usmc Truck Hwy N	4,377	2025	0.40 mi
Jefferson Davis Hwy	Corporate Dr SW	20,706	2025	0.42 mi
I-95	Usmc Truck Hwy SW	143,541	2025	0.50 mi
Telegraph Rd	Old Mount Rd NW	3,031	2025	0.54 mi



MARINE CORPS BASE QUANTICO
Daytime Population: 28,000

TOWN OF QUANTICO

MCBQ South Gate

MCBQ AIR BASE

MDIA FACILITY

QUANTICO CORPORATE CENTER

MCBQ GATE 3

POTOMAC RIVER

EXIT 148

EXIT 143

Garrisonville Rd

Russell Rd

Interstate 95 Express Lanes (HOV)
Jefferson Davis Hwy

PROPERTY PHOTOS



PROPERTY PHOTOS



Financial Analysis

BUILDING STACK

Tenant	Unit	Total SF	% of NRA	Reimbursement Structure	FY2026	
					Rent/SF	Annual Rent
Minnieland / The Merit School	Suite 100	10,213	25.9%	NNN	\$28.50	\$291,094
Claxton Logistics	Suite 104	4,954	12.6%	NNN	\$23.87	\$118,253
QTC Management (Physician's First)	Suite 115	4,225	10.7%	NNN	\$21.24	\$89,739
Namu Dental Care	Suite 200	2,779	7.1%	NNN	\$21.00	\$58,359
Claxton Logistics	Suite 201	9,983	25.3%	NNN	\$27.67	\$276,251
KSA Integration	Suite 202	5,470	13.9%	NNN	\$22.51	\$123,131
Claxton Logistics	Suite 203	1,794	4.6%	NNN	\$22.95	\$41,167
Total		39,418	100.0%		\$25.32	\$997,995

INCOME & EXPENSES

	FY2026	
	Total	\$/SF
<u>Rental Income</u>		
Base Rent	\$997,994.52	\$25.32
Total Rental Income	\$997,994.52	\$25.32
Expense Reimbursement Income*	\$294,989.45	\$7.48
Potential Gross Income	\$1,292,983.97	\$32.80
Vacancy & Turnover	(\$9,979.95)	(\$0.25)
Effective Gross Revenue	\$1,283,004.02	\$32.55
<u>Operating Expenses</u>		
Taxes	(\$72,100.00)	(\$1.83)
Insurance	(\$11,845.00)	(\$0.30)
Utilities	(\$69,782.50)	(\$1.77)
Repairs & Maintenance	(\$141,261.95)	(\$3.58)
Total Operating Expenses	(\$294,989.45)	(\$7.48)
Net Operating Income	\$988,014.57	\$25.07

*Assumes full reimbursement of NNN expenses as provided for under lease terms.