

# LEASE

**18300 Quantico Gateway Dr,  
Suite 220, Triangle, VA 22172**

\$22/SF for 3 year term with the space "as-is"  
and \$21.50 on a 5 year term with space "as-is"

The Quantico Gateway is at the heart of Prince William County and is Triangle, Virginia's premier Class B building right on Jefferson Davis Hwy. The Quantico Gateway is 12 minutes from Marine Corps Base Quantico. First floor office suite available for Lease. The space is move-in ready, approximately 6500 RSF. Built in 2011 with high end interior finishes. The professionally maintained building and landscaping includes ample parking.

This large office suite can be used for Gov Headquarter, Healthcare, Dentistry, Orthodontist, Law Firm), Technology, Construction, Real Estate, Insurance, Tourism, Art Gallery, Import and Export, Human Resources Services, Weight Loss Center & Property Management Service.



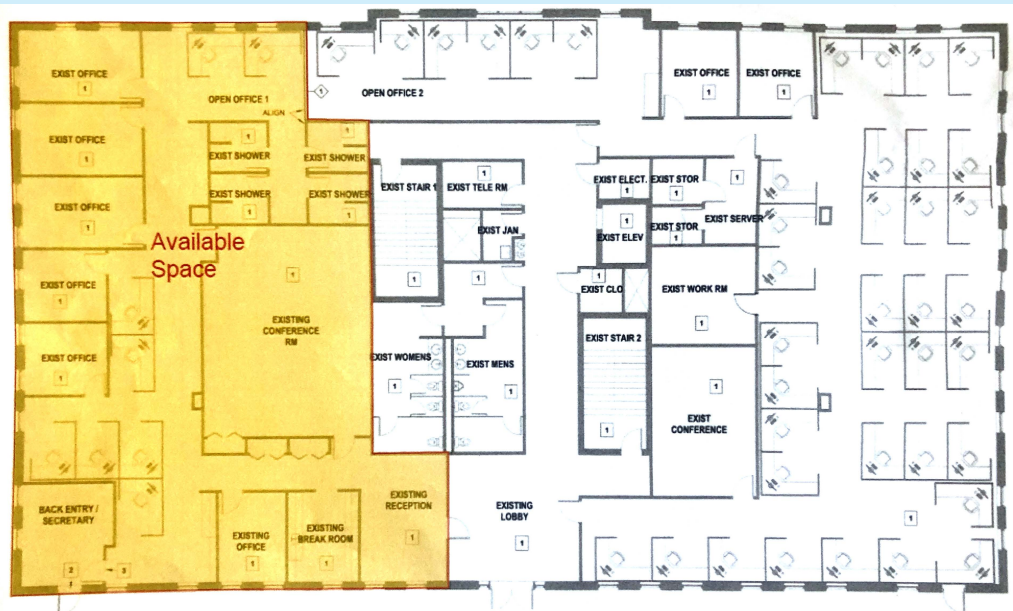
**For More Information**

**Fred Jafarzadeh, C: 703-505-3501**

Office address : 46191 WESTLAKE DRIVESTERLING VA 20165



## FLOOR-PLAN



## HIGHLIGHTS

- Fully Built out Suite
- Excellent medical and training center layout with 1 large conference or work area with projector screen and projector ready outlets
- This large office suite is location in the heart of Quantico with nearby shops and restaurants
- Open architectural design with national lighting allows for flexibility in workspace layout
- Route 1 with convenient access to I 95
- 45 minutes from the Pentagon and Washington, DC Perfect for government contractor associated with Quantico
- 24 Hour Access
- Signage
- Ample parking

## PHOTO GALLERY



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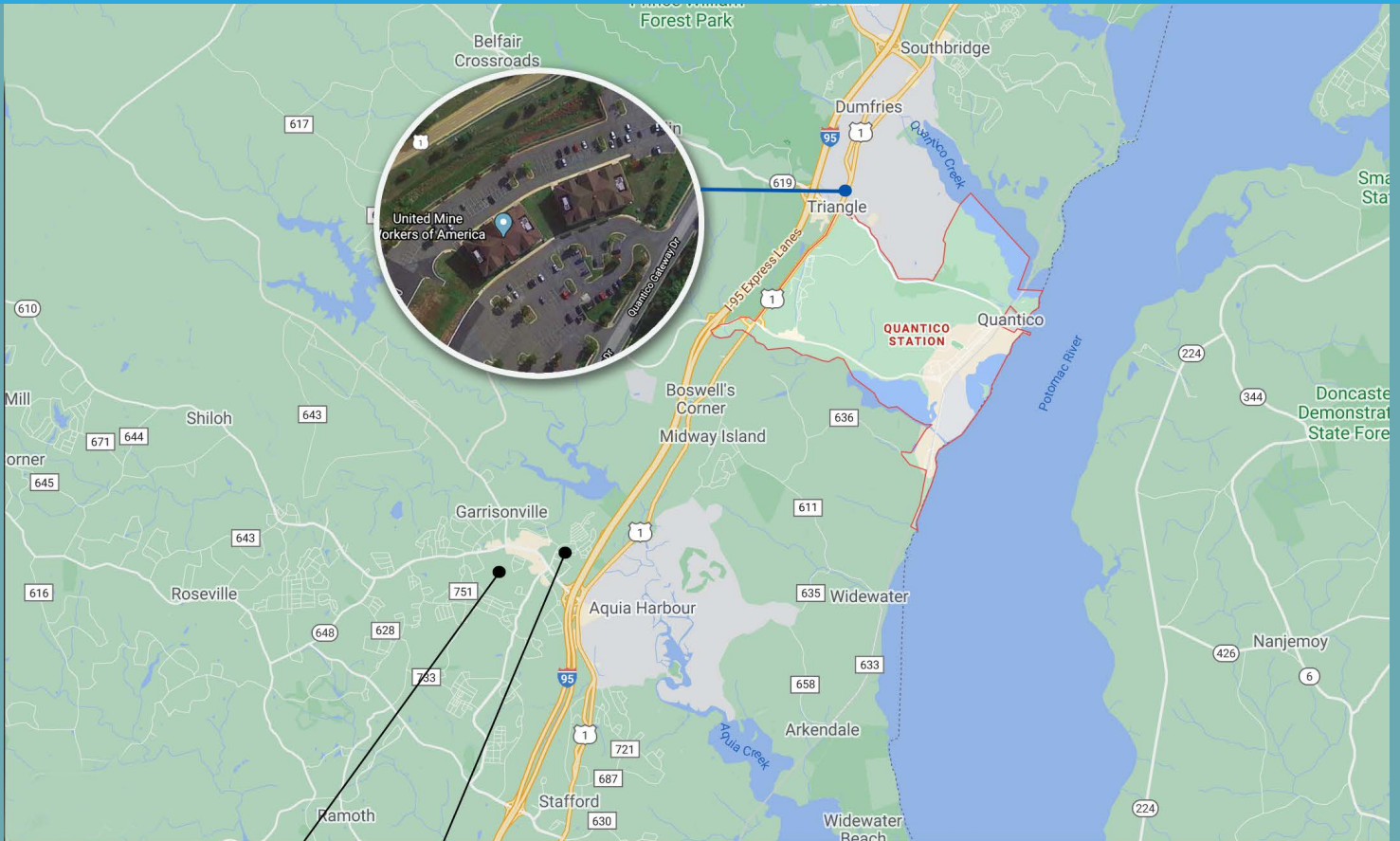
## A blue shield-shaped graphic with the word "livability" in white lowercase letters at the top and the number "84" in large white digits in the center.

## Demographics

A+



# LOCATION



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Information**

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