

DOC STONE PROFESSIONAL CENTER

95 DUNN DRIVE, STAFFORD, VA 22556

FOR LEASE

15,000+/- sq. ft. of Class A
Medical or Professional Office
Space Available For Lease

HIGHLIGHTS

- New Class A Office Space
- Shell space ready for tenant build-out
- High End Finishes
- On-Site daycare — Minnieland Academy
- Digital Monument sign as well as building signage available for tenants
- Great location off Garrisonville Rd, less than 1 mile from I-95 (exit 143)
- Just minutes from Marine Corps Base Quantico

SPECS

- Building Size: 39,216 sq. ft.
- Year Built: 2014
- Zoning: B2
- Parcel #: 20MM-12B
- Parking: 5.45 Spaces/1,000SF

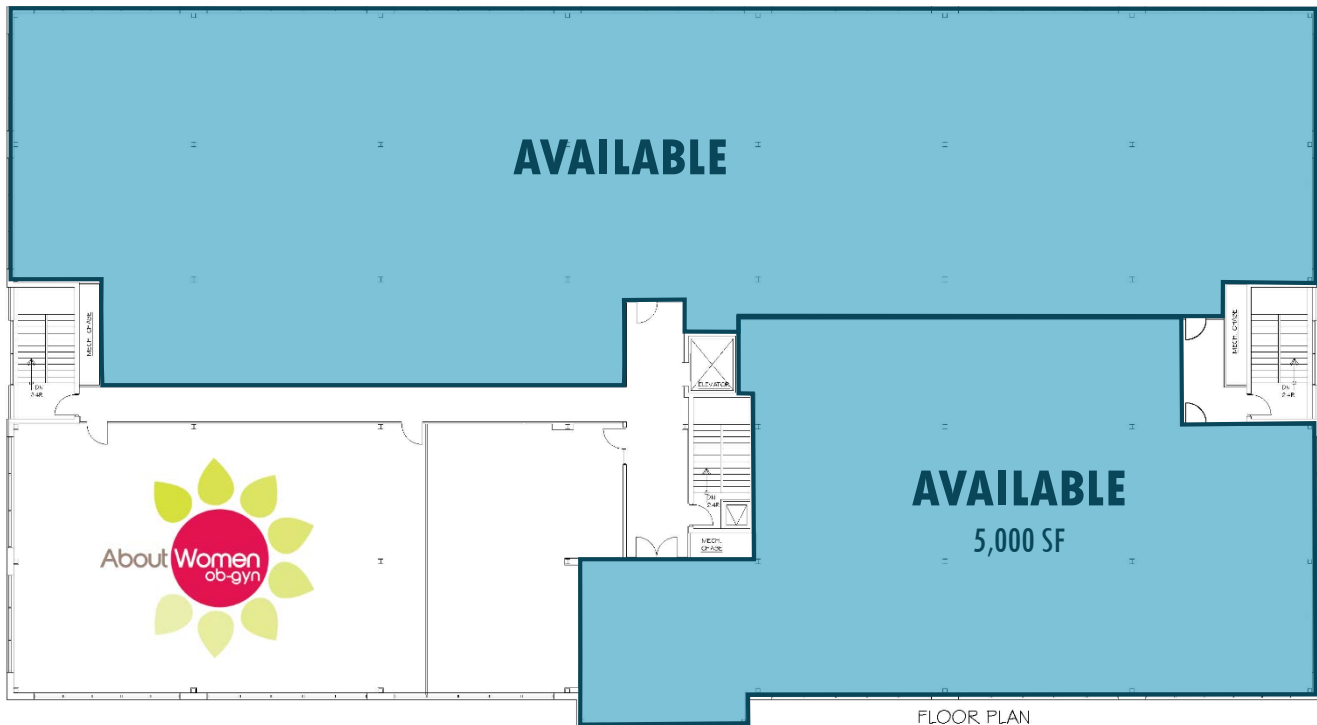


New Class A Medical/Professional Office Building completed in 2014. The 39,216 SF building is steel construction with brick and cast stone veneer. There is currently 15,000 +/- SF available for lease on the second floor. Available space is in shell condition, ready for your custom build out. Building features great natural light with large windows, an entry foyer adorned with ceramic tile floors and suspended & vaulted ceilings as well as other high end finishes.



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FLOOR PLAN
1/8" = 1'-0"

SPACE AVAILABLE

- Shell space from 2,500-15,000 sq. ft. available on 2nd Floor.
- Easily accessible via foyer elevators
- Space available for Lease



Digital Monument Sign

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LOCATION

Doc Stone Medical Center is located on a 4.17 AC parcel within Doc Stone Commons, a Staples, Giant and Home Depot anchored shopping center in Northern Stafford County, VA. The property is situated at a prime location less than a mile from I-95, off Garrisonville Road and Dunn Drive, with traffic counts exceeding 70,000 VPD.

Doc Stone is also located adjacent to the recently expanded commuter lot with over 1,800 spaces and just minutes from Marine Corps Base Quantico. Garrisonville Road is Stafford County's most densely populated area and a prime retail/business corridor with major area anchors including Kohl's, Shoppers, Ross, Best Buy, TJ Maxx, Michael's, Bed Beth and Beyond, Walmart, and much more with 1/2 mile.

HIGHLIGHTS

- Located within Doc Stone Commons a Giant and Home Depot anchored shopping center
- Traffic counts exceeding 70,000 VPD on Garrisonville Rd.
- Adjacent to a recently expanded commuter lot with over 1,800 spaces
- High Household income area – Average HH Income over \$120,000 within 3 mile radius
- Major housing growth underway in North Stafford
- Less than 1 Mile from I-95 via exit 142
- Within minutes from Marine Corps Base Quantico with an Annual Economic Impact over \$5.8B
- Stafford County boasts AAA (S&P) and Aa2 (Moody's) bond ratings



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DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	10,623* 11,360**	50,562* 55,115**	78,600* 85,803**
HOUSEHOLDS	3,605* 3,845**	15,701* 17,093**	24,091* 26,323**
AVERAGE HH INCOME	\$99,901* \$114,737**	\$115,884* \$131,034**	\$120,691* \$136,001**

*2017 Estimate
**2022 Projection

