

NEXT TIER | CONNECT

@ QUANTICO





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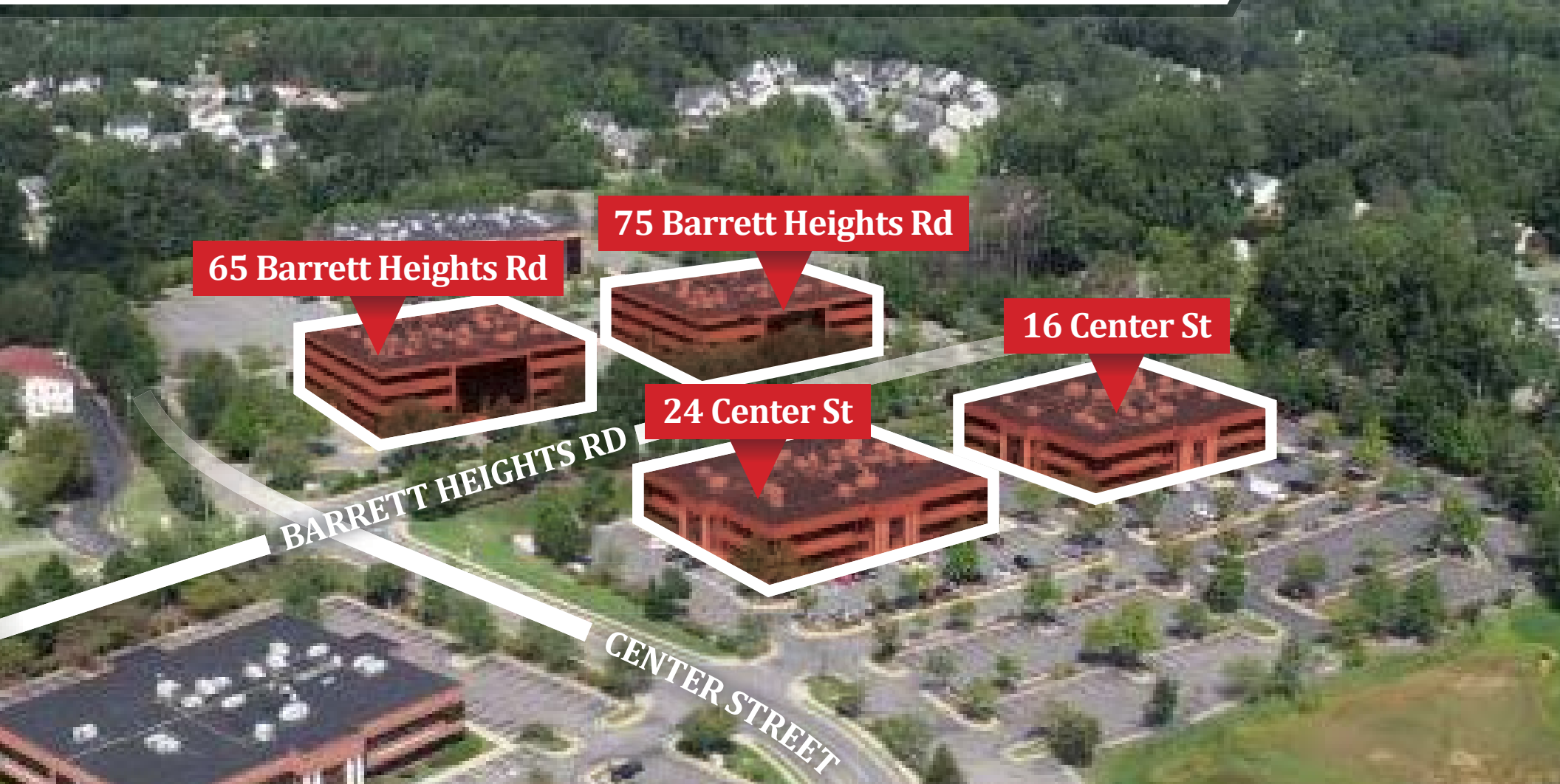


CLASS A
OFFICE SPACE

Total Campus Size:
197,000 SF



CONNECT TO QUANTICO'S PREMIER OFFICE SPACE



Next Tier Connect at Quantico is a campus setting consisting of four Class A office buildings comprising of 197,000 SF. These high-quality buildings offer a wide variety of office suite sizes allowing for flexibility in facility requirements. Strategically located 1.2 miles from Marine Corps Base Quantico, Next Tier Connect at Quantico is a mission critical office park enabling likeminded private industries to support the federal government.

AVAILABILITIES

SIGNAGE OPPORTUNITIES

16 CENTER STREET

Suite 107 – 3,781 SF
Suite 201 – 5,926 SF

24 CENTER STREET

Suite 107 – 3,815 SF

65 BARRETT HEIGHTS

Suite 102 – 3,182 SF
Suite 103 – 3,562 SF
Suite 205 – 5,077 SF
Suite 301 – 6,789 SF

75 BARRETT HEIGHTS

Suite 101 – 4,560 SF
Suite 102 – 1,459 SF
Spec Suite 103 – 2,192 SF
Suite 105 – 7,278 SF
Suite 201 – 6,595 SF
Suite 203 – 4,158 SF
Suite 303 – 4,440 SF

AMENITY MAP

KATE WALLER BARRETT
ELEMENTARY SCHOOL

NEXT
TIER CONNECT
© QUANTICO

PARK RIDGE
ELEMENTARY SCHOOL

77,000 ADT

610

1.75 MILES FROM I-95

1.2 MILES TO MCOB GATE 6

DOC STONE
COMMONS

1 CENTER

STAFORDBORO
COMMUTER LOT

NORTH STAFORD
PLAZA

610

EXIT 47B

INTERSTATE
95

INTERSTATE
95

1

Meadow Farms Nurseries
& Landscape

2

Domino's

3

Wawa

4

Paddy's Steakhouse

5

Sunoco
Meineke

6

Advanced Auto Parts
Sam's Pizza & Subs

7

610 Donuts
Arby's

8

CVS

9

Wells Fargo
Navy Federal Credit Union
PNC Bank
Auto Zone
IHOP

10

Burger King

Taco Bell
Mission BBQ
Popeyes
Navy Federal Credit Union

11

Walmart
7-Eleven
Fatty's Taphouse Grill

12

Verizon Wireless

Ross
Chipotle
Michael's
Bob Evans'
Lowe's
Target
Tropical Smoothie Cafe
Starbucks
Panera Bread
Buffalo Wild Wings
Kohl's
Five Guys

Best Buy
Shoppers
Pet Smart
Applebee's
Chili's
CVS
Bank of America
Dollar Tree

13

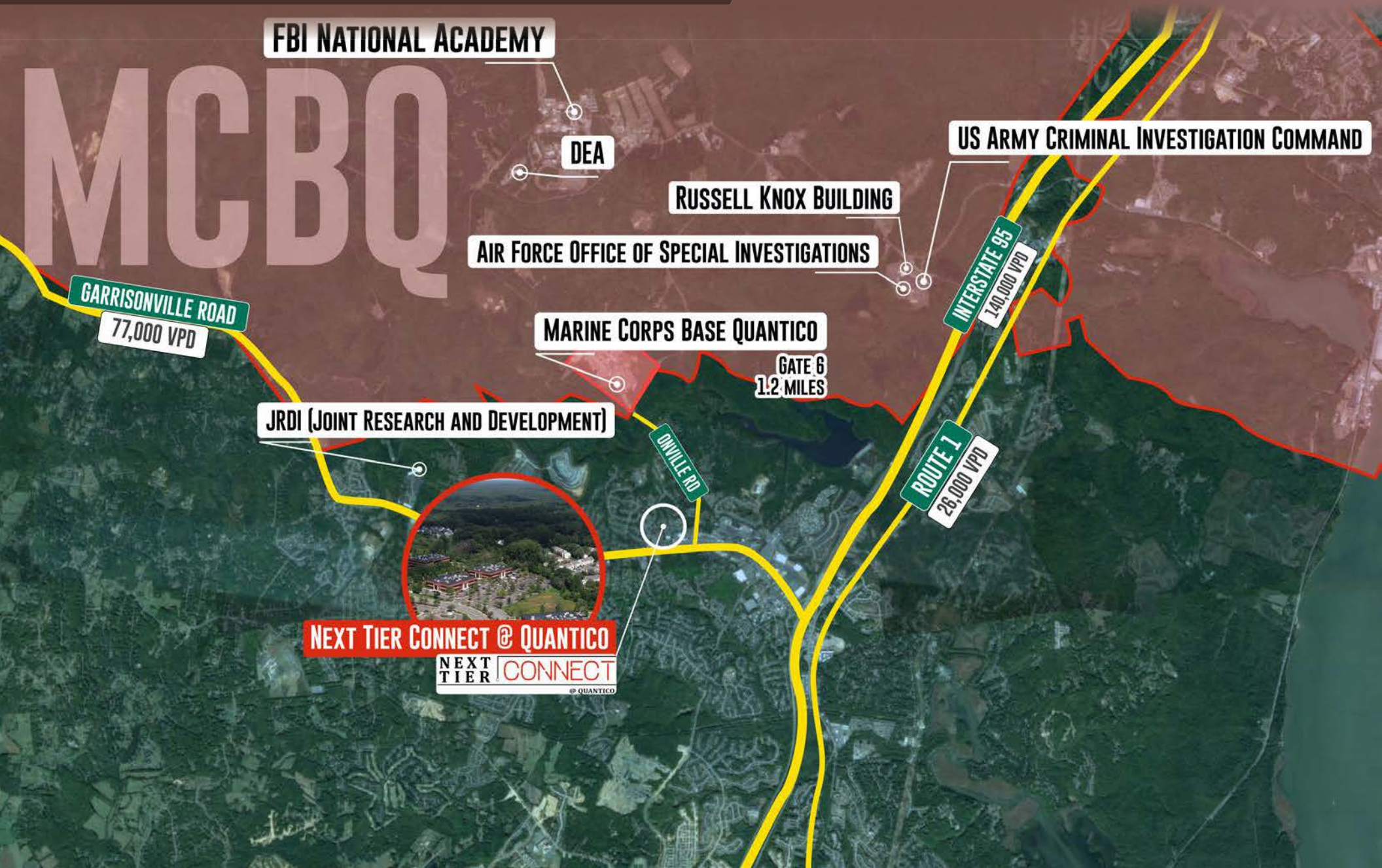
Wendy's
Comfort Suites

Quality Inn
Wells Fargo
Wood Spring Suites
Pancho Villa Restaurant

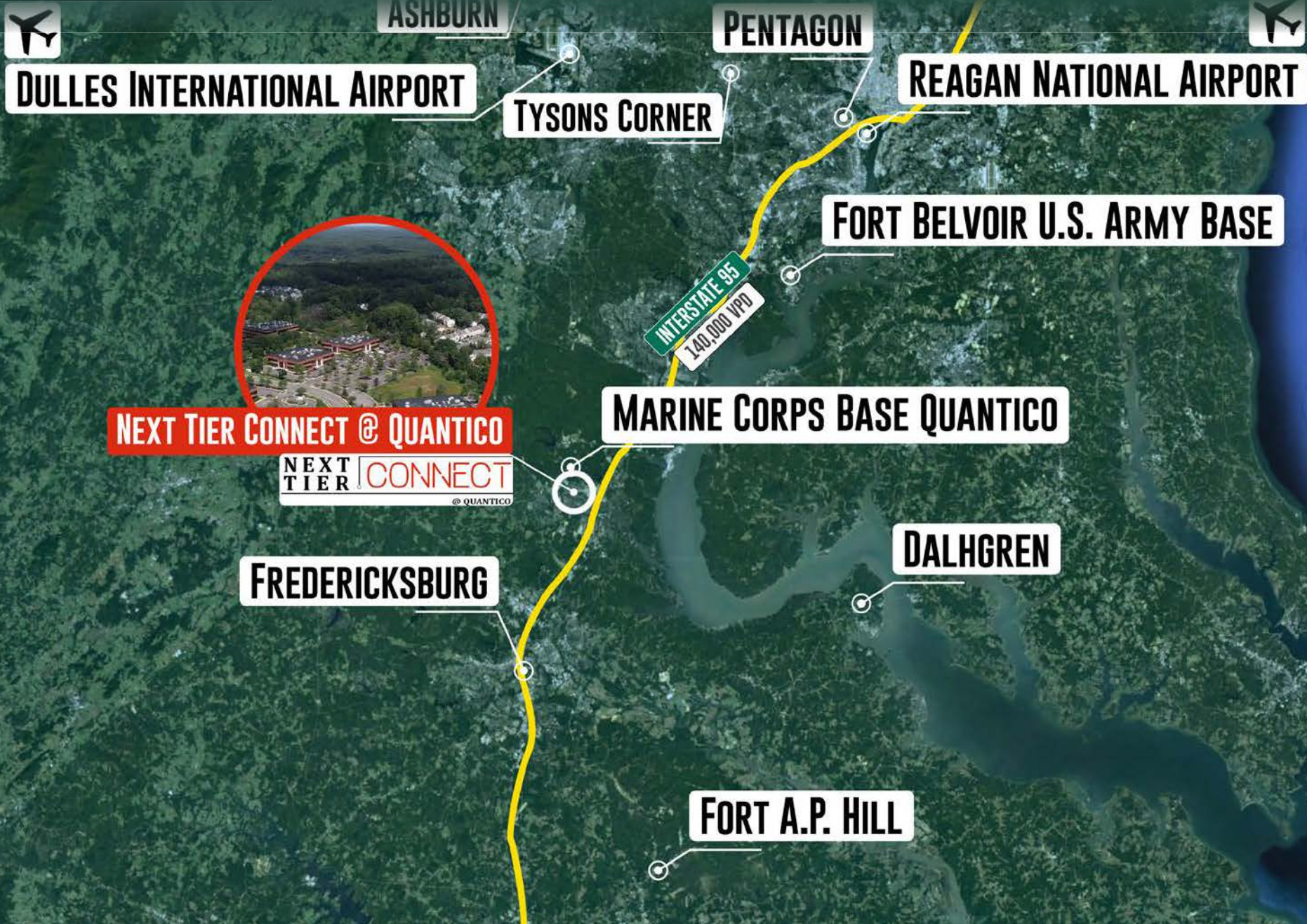
14

Holiday Inn Express
BB&T
Wawa

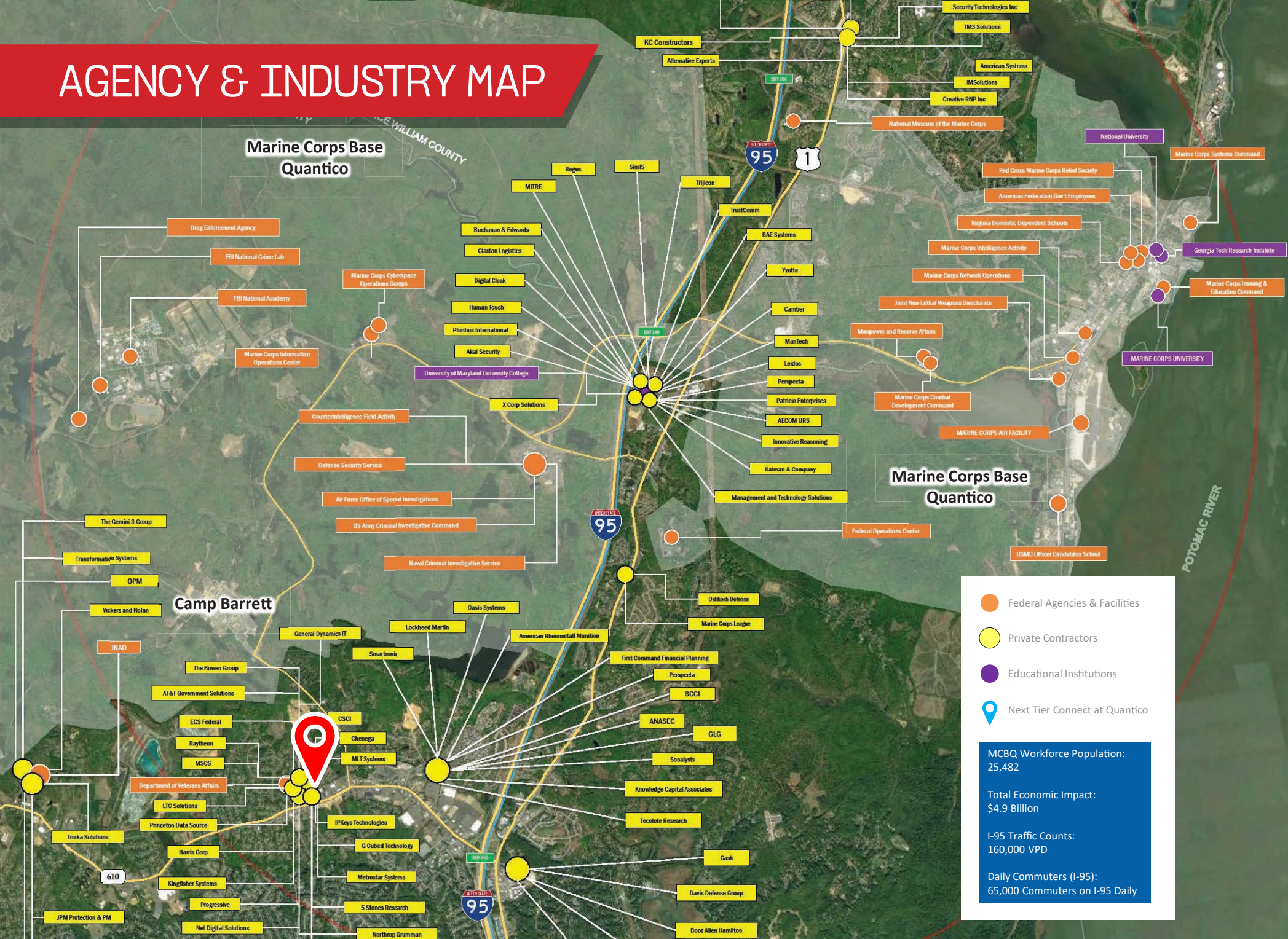
MARINE CORPS BASE QUANTICO



REGION MAP



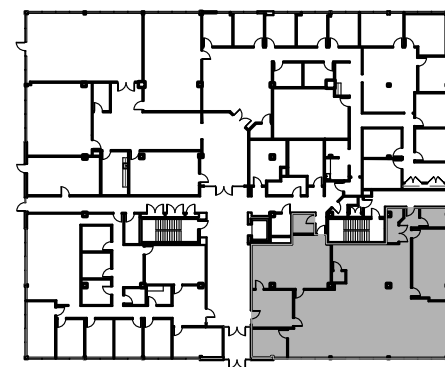
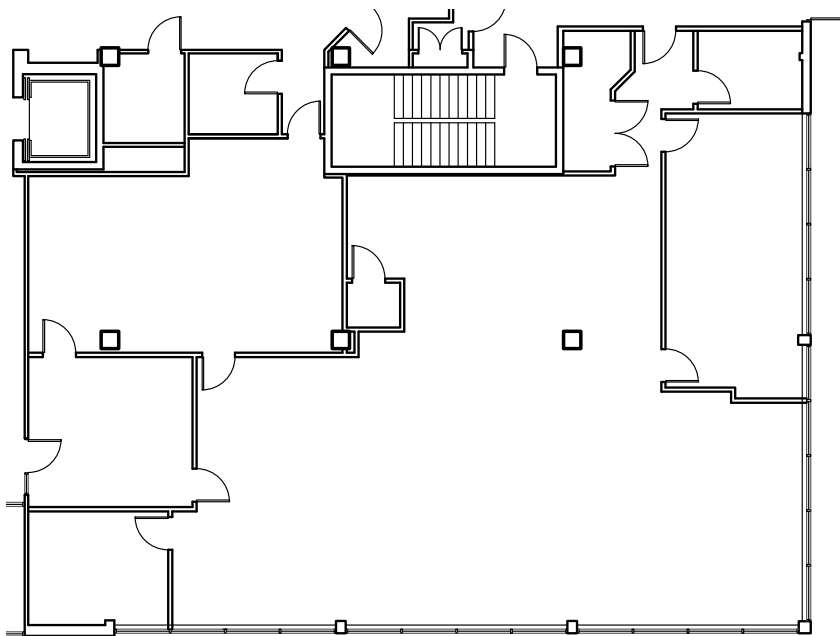
AGENCY & INDUSTRY MAP



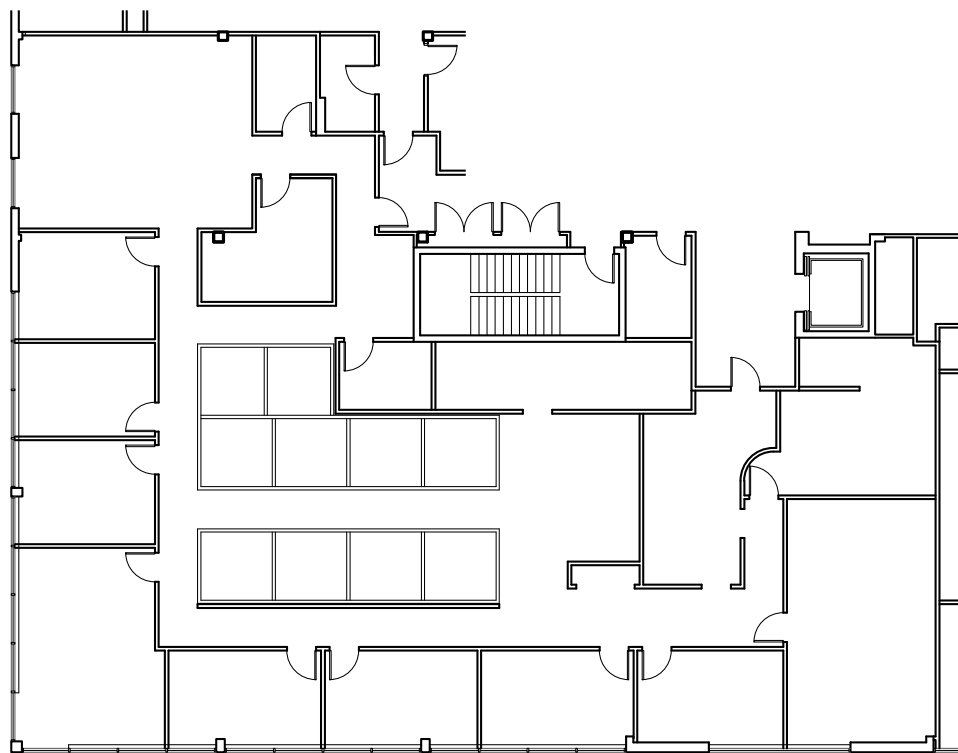
16 CENTER STREET



SUITE 107
3,781 RSF



SUITE 201
5,926 RSF



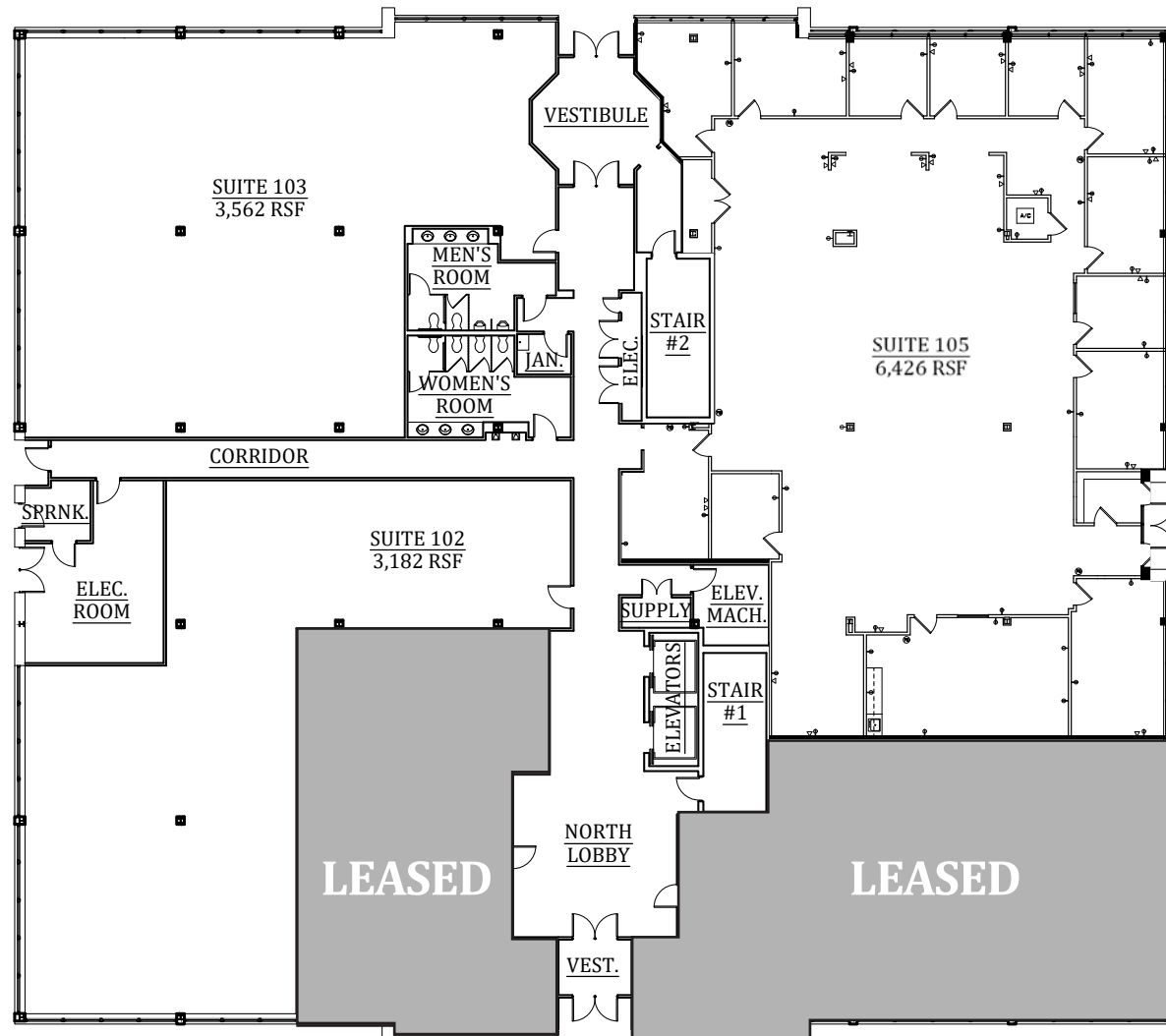
24 CENTER STREET

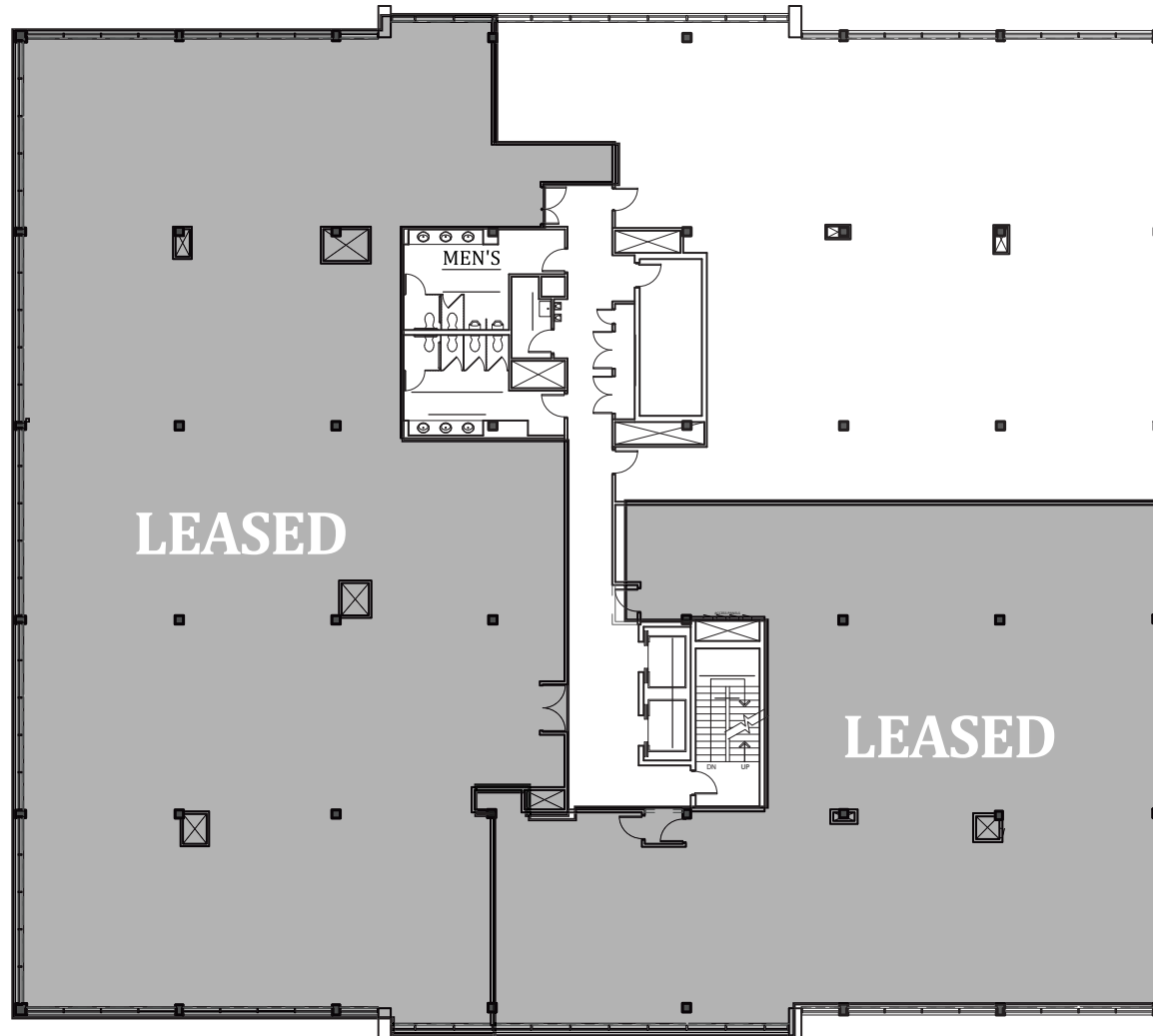


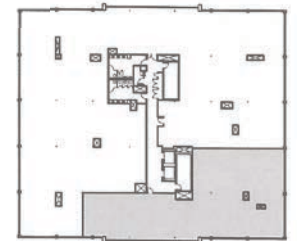
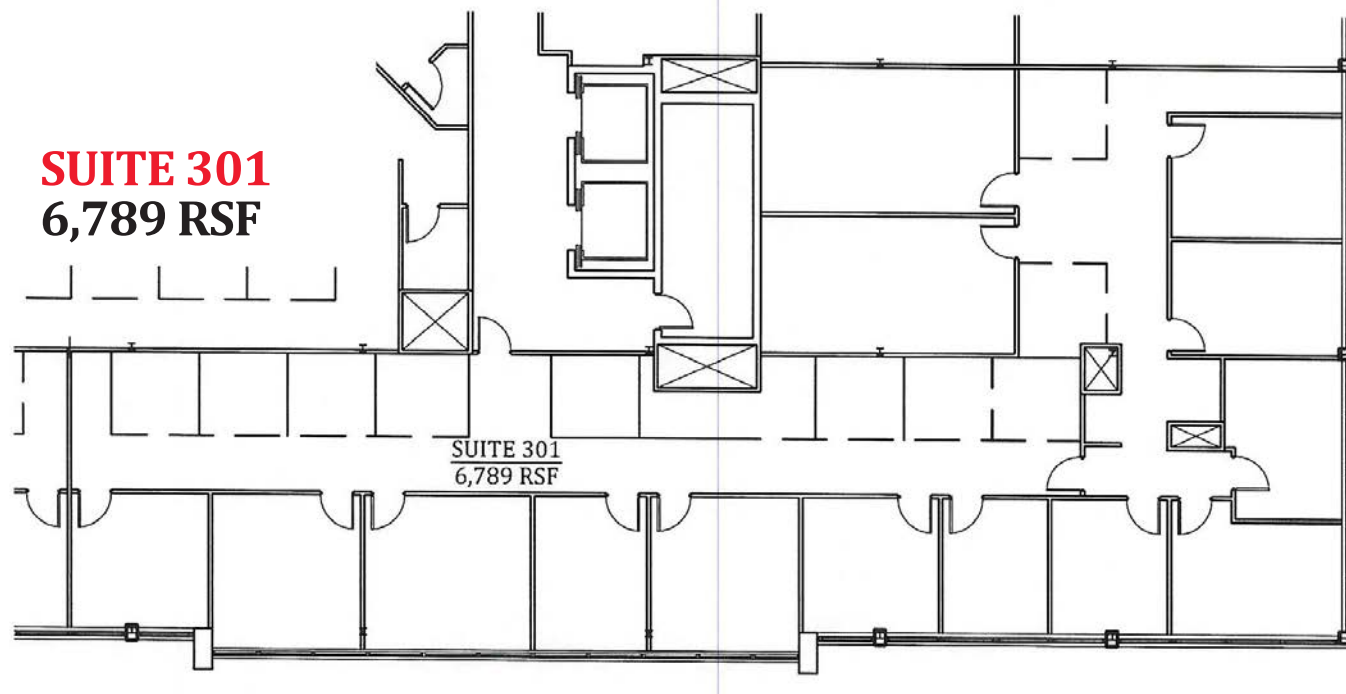


SUITE 107
3,815 RSF

65 BARRETT HEIGHTS RD







75 BARRETT HEIGHTS RD

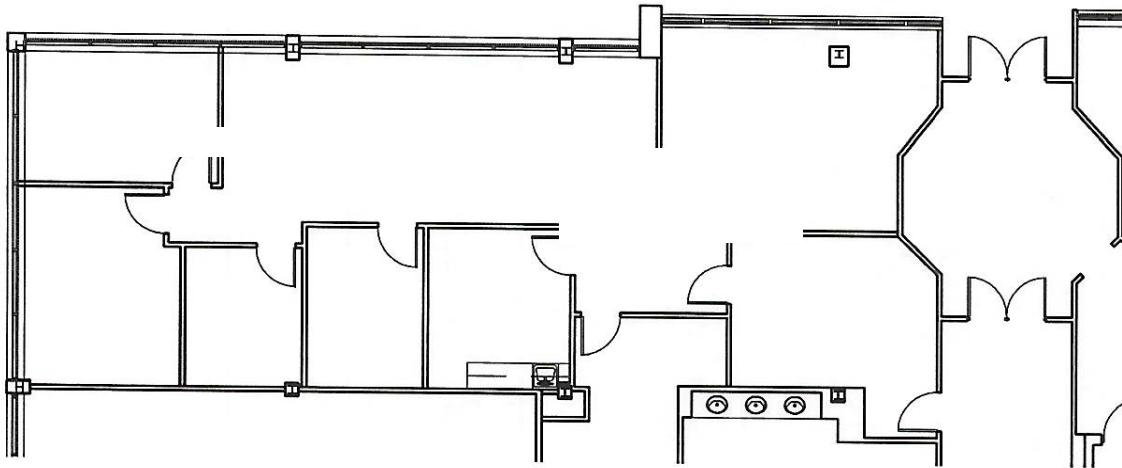


SPEC SUITE 103
2,192 RSF

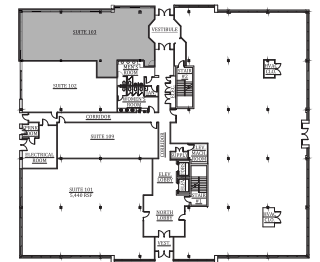
SUITE 102
1,459 RSF

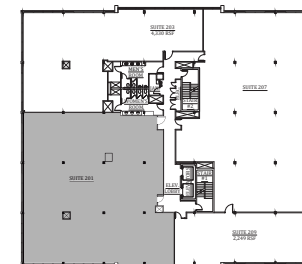
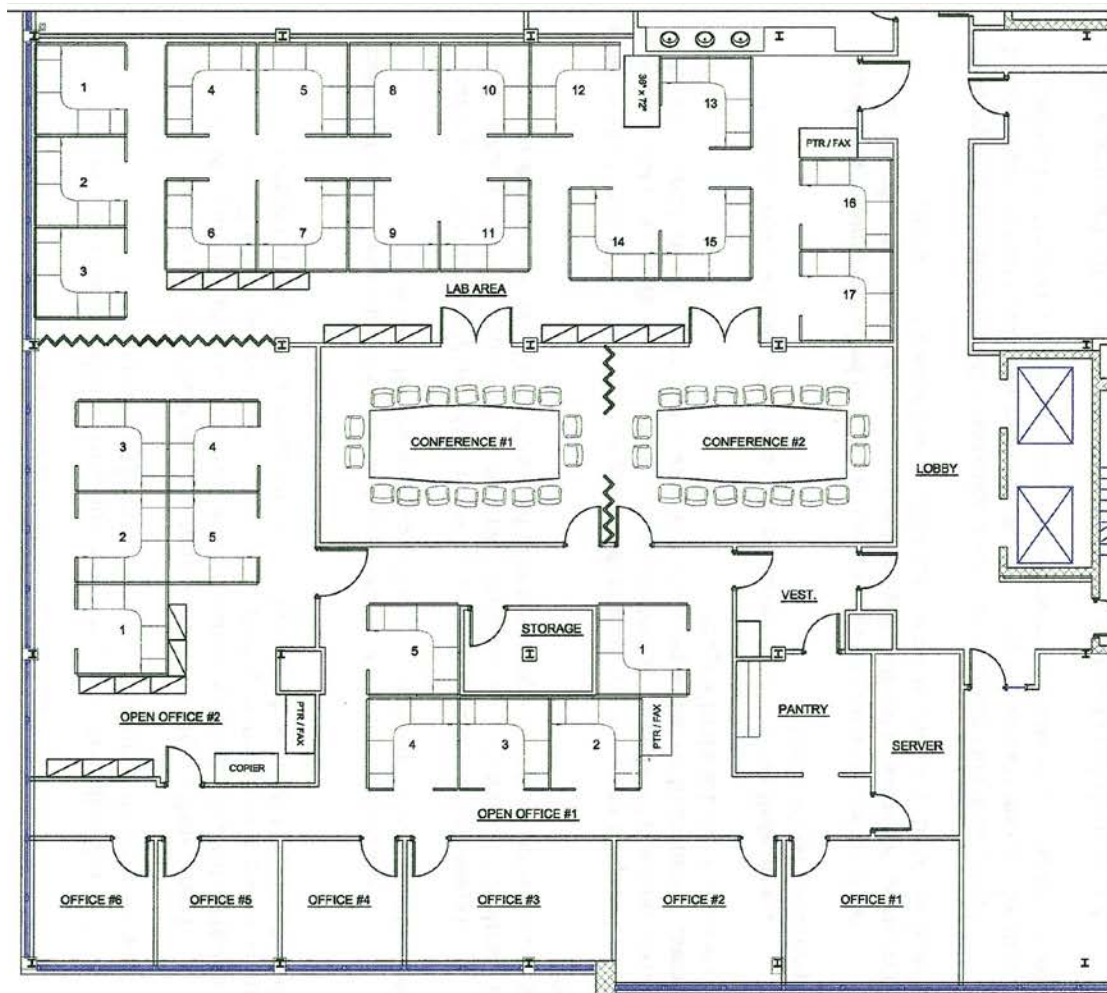
SUITE 101
4,560 RSF

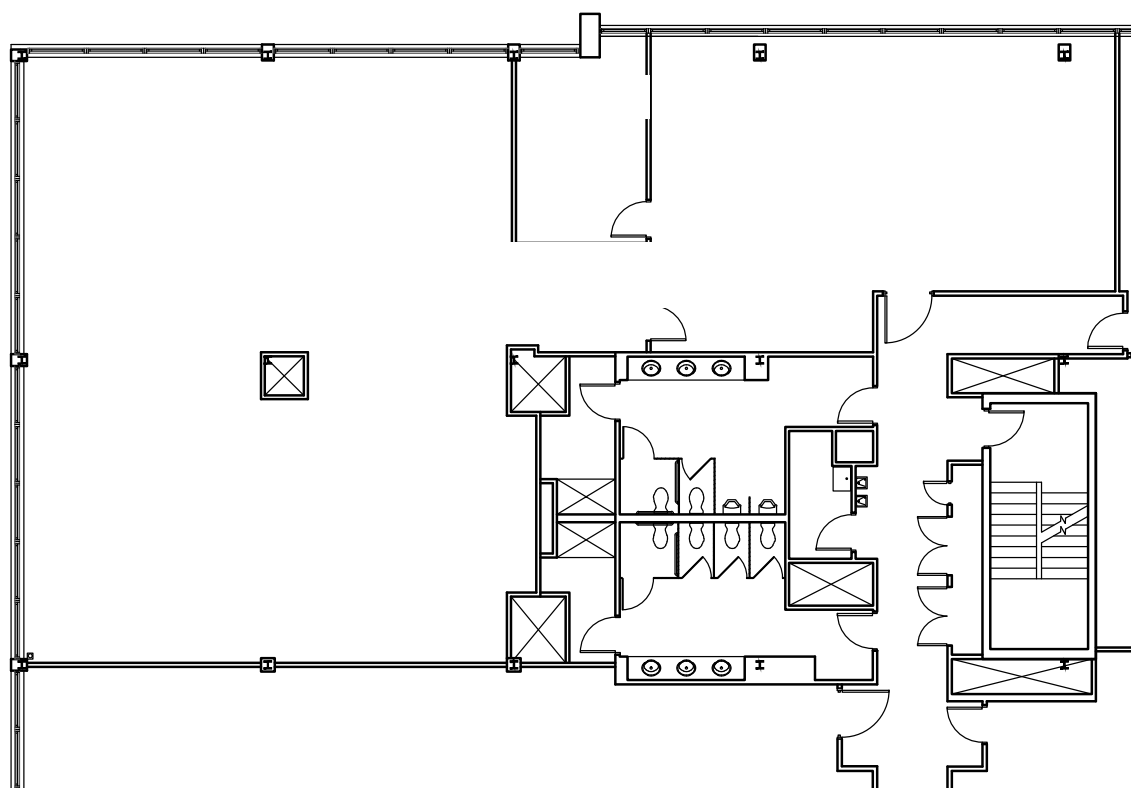




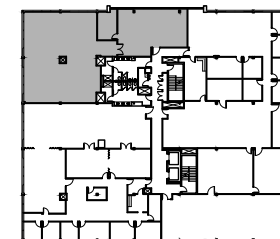
SPEC SUITE 103
2,192 RSF



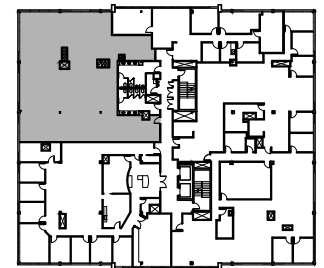
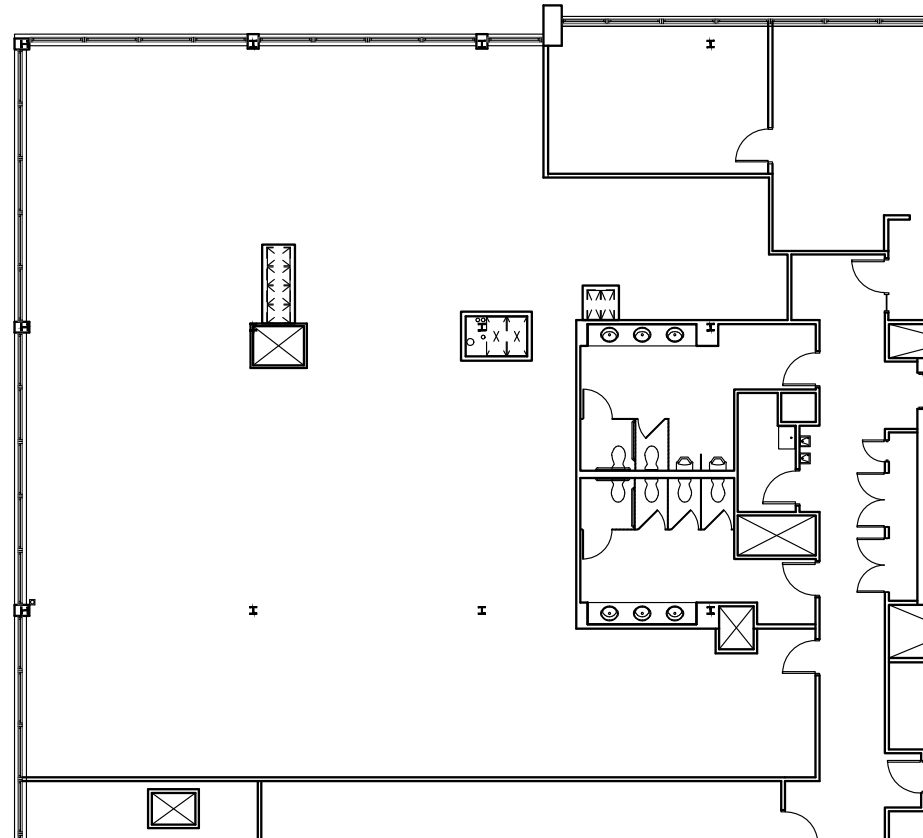




SUITE 203
4,158 RSF



SUITE 303
4,400 RSF



NEXT TIER | CONNECT

@ QUANTICO

NEXT TIER HD

Next Tier Real Estate Investors | Hornbaker Group | DJS Group

FOR MORE INFORMATION, CONTACT:



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