

**525 CORPORATE DRIVE | STAFFORD, VA 22554**  
LOCATED IN: QUANTICO CORPORATE CENTER

**FOR LEASE**



**±4,918 - 9,837 RSF AVAILABLE | Class A Office Space**

FOR MORE INFORMATION:

David Newman  
E: [dnewman@coldwellbankerelite.com](mailto:dnewman@coldwellbankerelite.com)  
P: 703.283.9922

Cameron Coleman  
E: [ccoleman@coldwellbankerelite.com](mailto:ccoleman@coldwellbankerelite.com)  
P: 443.340.5966





## PROPERTY OVERVIEW

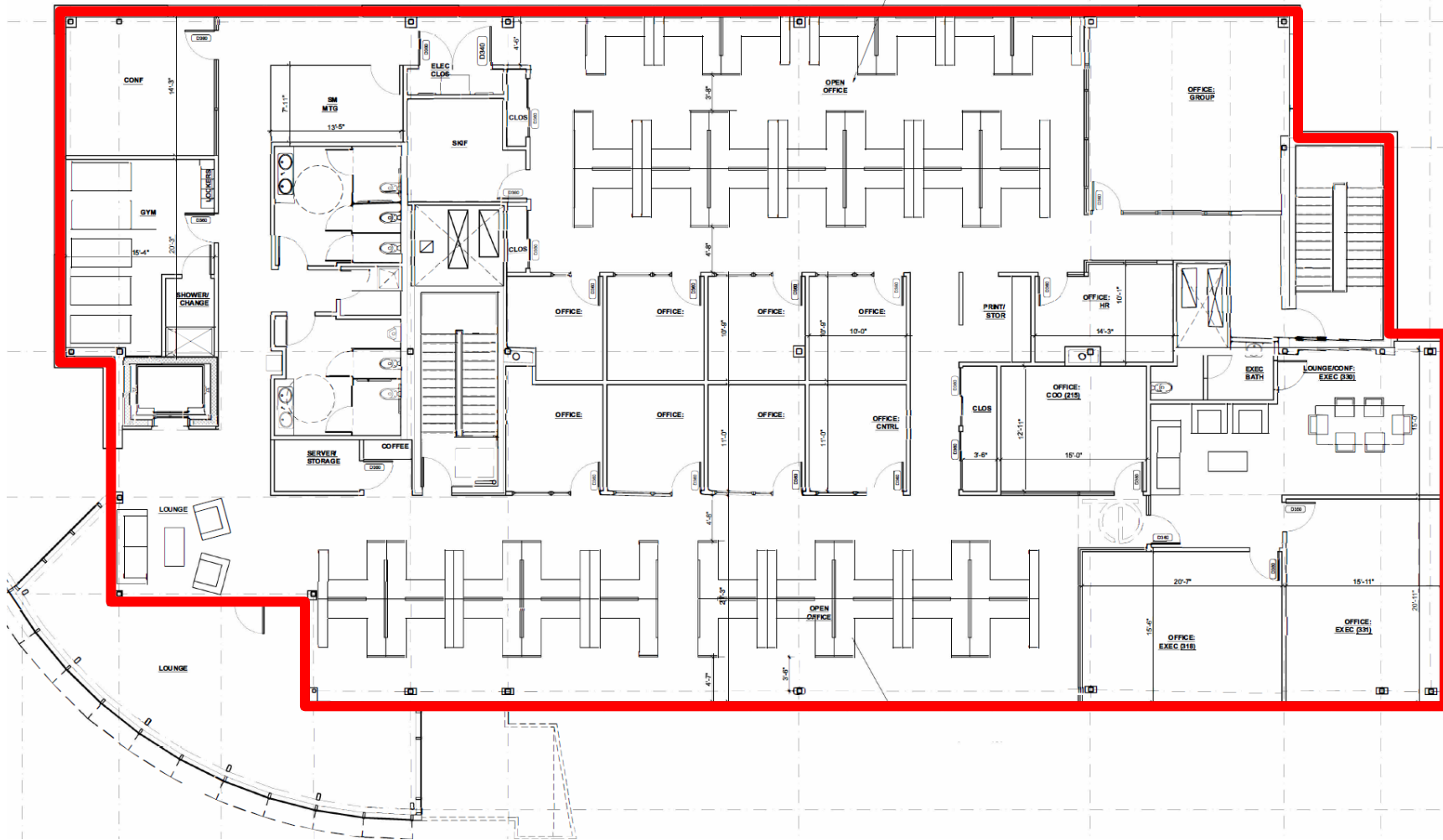
525 Corporate Drive is a Class A office building located in the Quantico Corporate Center (QCC) and is approximately 600 yards to Marine Corps Base Quantico South Gate. QCC consists of over 500,000 RSF of Class A Office, hotel & retail space.

The available 9,837 RSF of built-out Class A office space is located on the third floor and features numerous sought-after features including highly finished executed office suites; outdoor balcony space; prominent hallways with abundant natural light throughout; private offices; large conference facilities that can be divisible into smaller breakout rooms; open space and kitchen areas.

The campus features a highly advanced fiber optic infrastructure that was designed and built to offer tenants in QCC power and connectivity to multiple points along a private fiber network. This connection enables the secure transfer of data from QCC to critical points of interest throughout the Washington Metropolitan Region.

The building was built in 2011 with high-end interior finishes and lots of natural light. The buildings thoughtful design emulates the Iwo Jima memorial to show homage to the brave men, women and families of the US military, law enforcement and service members.

# FLOOR PLAN: 3<sup>RD</sup> FLOOR SPACE CURRENT LAYOUT



[PROPERTY VIDEO](#)

[3D TOUR](#)

**SUITE 301**  
9,837 RSF

## SPACE DETAILS - SUITE 301

- 9,837 RSF
- 11 Private Offices
- 3 Conference / Meeting Rooms
- 1 Previously built-out SCIF space
- Lounge Area
- 2 Large open office areas
- 1 Server / IT Room
- Exercise Room
- Shower / Changing Room

# FLOOR PLAN: 3<sup>rd</sup> FLOOR SPACE CONCEPTUAL LAYOUT FOR 2 TENANTS



**SUITE 301A**  
4,918 RSF +/-

## SPACE DETAILS - SUITE 301A

- 2 Conference Rooms
- 1 Previously built-out SCIF
- 5 Private Offices
- Large Meeting Room
- 21 Cubicles
- Printer/Copier Room
- Storage
- Shared Gym w/ Shower/Changing Room
- Shared Outdoor Balcony



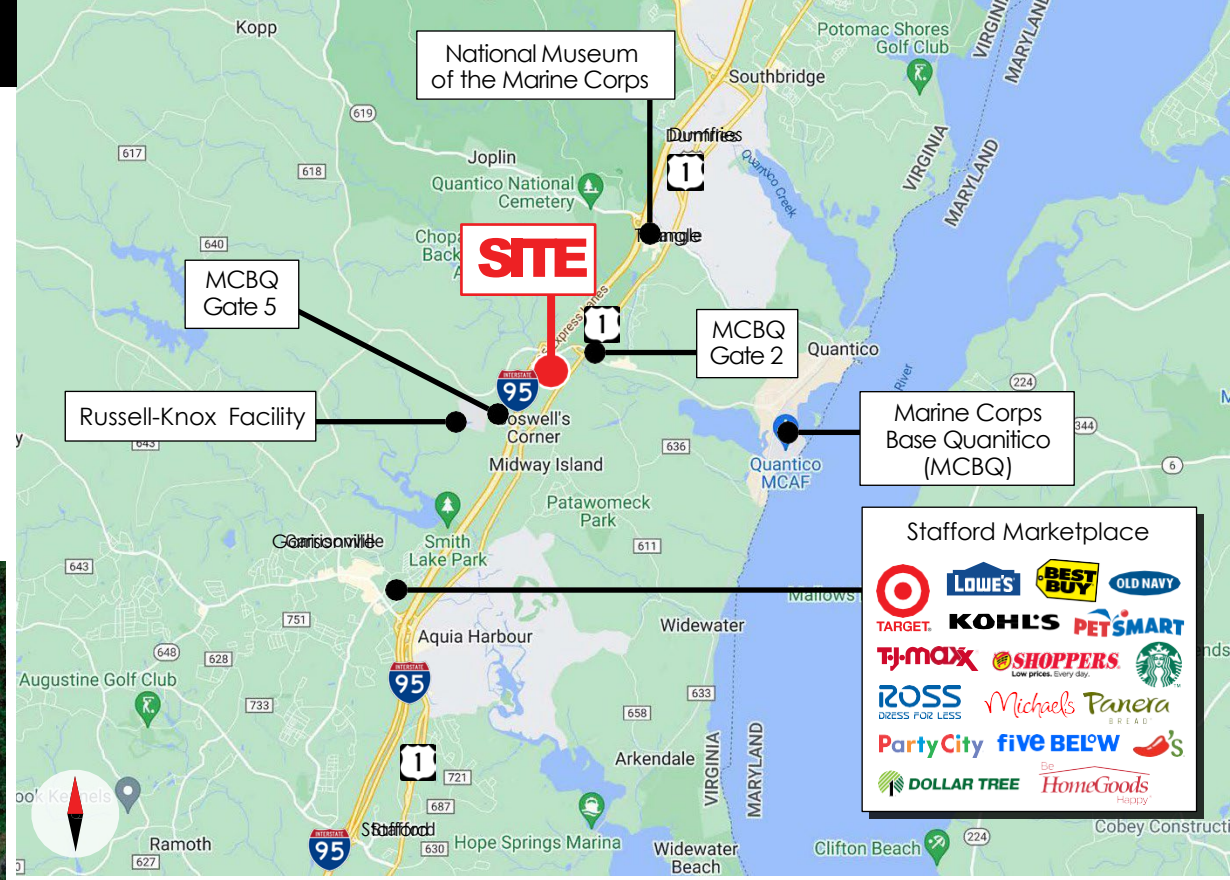
**SUITE 301B**  
4,918 RSF +/-

## SPACE DETAILS - SUITE 301B

- 1 Conference Room
- 3 Executive Offices
- 4 Private Offices
- 19 Cubicles
- Storage
- Shared Gym w/ Shower/Changing Room
- Storage
- Shared Outdoor Balcony

# PROPERTY LOCATION

- Convenient access from I-95 via exit 148 with restaurants, hotels, and other amenities
- Co-occupancy with Patricio Enterprises and Georgia Tech Research Institute
- Approximately 600 yards to Marine Corps Base Quantico South Gate in Stafford County, VA
- Located between three major international airports as well as the Stafford Regional Airport and Virginia Railway Express
- Within close driving proximity to Washington, DC., The Pentagon, Fort Belvoir, Dahlgren and Fort A.P. Hill





## PROPERTY AMENITIES

- Located in the Quantico Corporate Center with a host of restaurants, hotel & other amenities
- Built in 2011 with high-end interior finishes and lots of natural light throughout
- Features highly finished executive office suites; outdoor balcony space; prominent hallways with abundant natural light throughout; private offices; large conference facilities that can be divisible into smaller breakout rooms; open space and kitchen areas
- Certified HUBZone location

## Technical capabilities available through a 3rd party:

- Superior Internet Bandwidth
- Secure (DISA/DARPA) mission-related access and connections
- VOIP
- Dark Fiber
- Tier III Data Center Hosting



## Quantico Corporate Center - Join:

**COURTYARD**  
BY MARRIOTT

**WOODSPRING SUITES**

- Cozy Corner Restaurant
- El Molcajete Moya 2 Restaurant
- I Luv Teriyaki Restaurant
- Embassy Cigar Lounge
- Rain Salon & Day Spa
- Coffee Bar 1010

**SUBWAY**

**THE GLOBE AND LAUREL**

**NAVY FEDERAL**  
Credit Union  
ARMY  
MARINE CORPS  
NAVY  
AIR FORCE  
SPACE FORCE  
COAST GUARD  
VETERANS

### Major Companies

**SAIC**

**KALMAN**  
Kalman & Company, Inc.

**URS**

**Patricio Enterprises**

**GT** Georgia Tech  
Research Institute

**CLAXTON LOGISTICS**

**VENCORE**

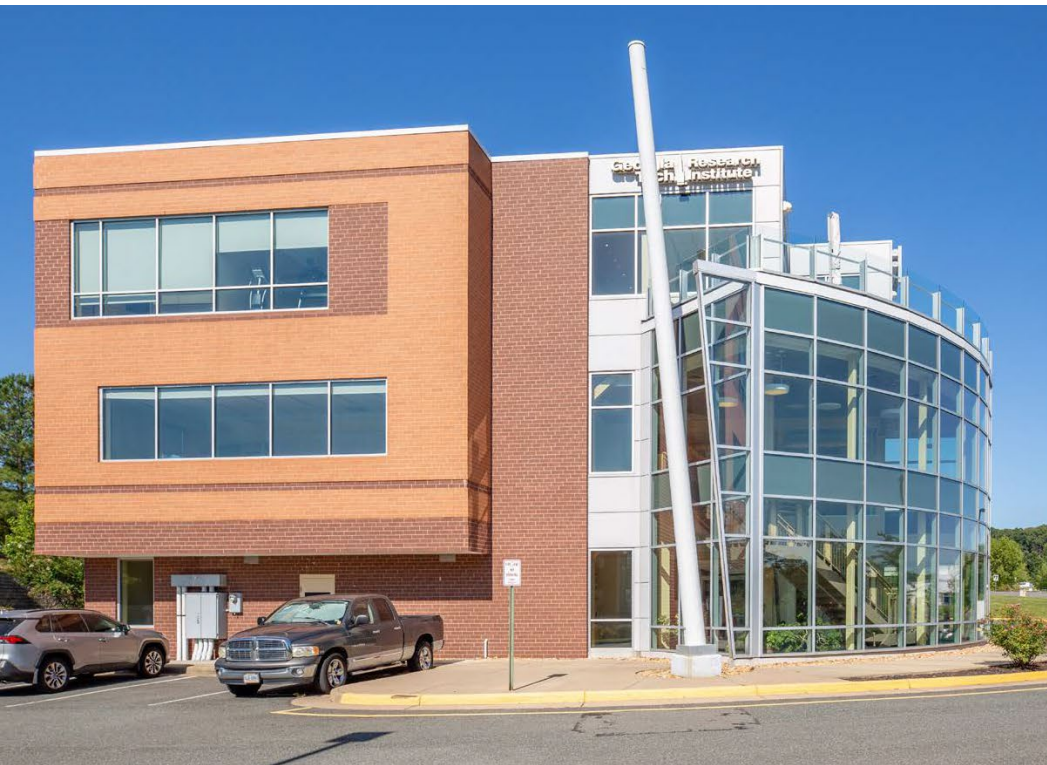
**MITRE**

**YOTTA**  
CONNECTIVITY, CLOUD & COMMUNITY

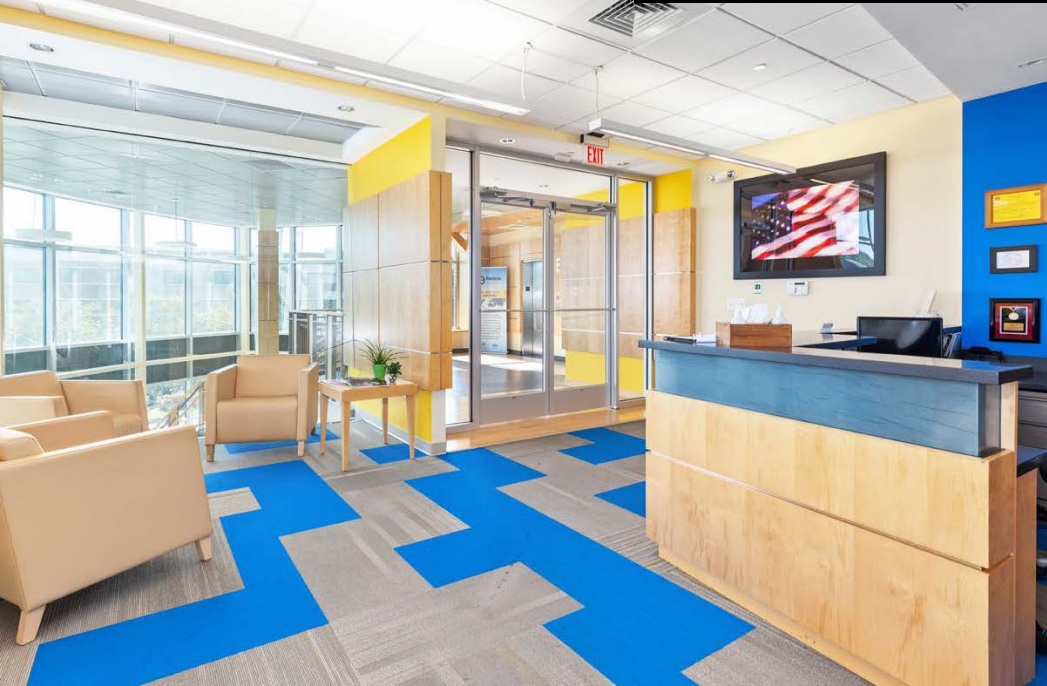
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**COLDWELL BANKER**  
**COMMERCIAL** ELITE

# EXTERIOR PROPERTY PHOTOS



# INTERIOR PROPERTY PHOTOS





# LOCATION AERIAL





# 525 CORPORATE DRIVE STAFFORD, VA 22554

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COMMERCIAL  
ELITE

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