

# QUANTICO CORPORATE CENTER

## 400 CORPORATE DRIVE, STAFFORD, VA 22554

### 4,255 SF FINISHED MEDICAL OFFICE

**INCLUDES:** Private entrance directly from parking lot and building main entrance, spacious waiting room, 9 exam rooms with sinks and cabinetry, 2 nurses stations/lab, 2 physician offices, breakroom, staff and patient bathrooms. High end cabinetry, low maintenance vinyl plank flooring (LVT) and more.

*Additional build to suit space available on both the first and second floors.*

**FEATURES:** The 400 Corporate Drive Corporate Drive building is located at Quantico Corporate Center home to 1.4 million square feet of Class A office buildings providing an excellent opportunity to market medical and dental services to the thousands of employees working at numerous defense, information technology, security contractors and supporting agency services as well as the Stafford Technology & Research Center. In addition, the 719,000 MDI building with over 2,500 employees is within 1.5 mile from QCC. The 400 Corporate Drive multi-tenant building Tenants include government contractor Claxton Logistics, Sun Dental and the Merit School.

**CONSTRUCTION:** This 39,600 SF, two story, steel framed building with brick exterior, brick veneer and decorative parapet details has been designed with the needs of government contractors for flexible, secure space. The

building design maximizes the tenant layout flexibility while minimizing the core footprint. The building and tenants will benefit from complete access control at all exterior entrances, stairwells and elevator.

**INTERIOR:** This beautifully designed building is protected with a full sprinkler system. HVAC and electrical systems are designed for maximum comfort and preference. Lighting, doors, HVAC and interior finishes are contemporary, with stained, flush wood doors, ceramic tile and metal accents, accentuated with a carefully chosen color and textile theme. Entry foyer and corridor finished with ceramic tile floors, vinyl wall covering, suspended and vaulted ceilings, finished wood suite entry doors. Tenant corridors carpeted, painted with suspended ceilings.

<b>DEMOGRAPHICS:</b>	<b>3mile</b>	<b>5mile</b>	<b>10mile</b>
<b>Population</b>	15,164 <i>16,607</i>	56,418 <i>62,127</i>	237,131 <i>265,043</i>
<b>Households</b>	4,261 <i>4,728</i>	17,934 <i>19,828</i>	75,222 <i>84,229</i>
<b>Av. HH Income</b>	\$90,651	\$97,535	\$112,916

2014 Estimate    *2019 Estimate*





**HIGHLIGHTS:**

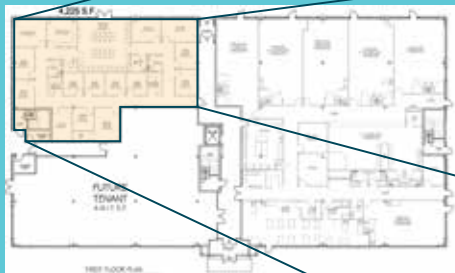
- B-2 zoning
- Two story Class A building
- Ample Parking
- Excellent Demographics

**LOCATION:**

- Located at Quantico Corporate Center close to main entrance
- Less than 1 mile to Quantico Marine Corps Base South Gate Entrance
- Close proximity to 719,000 SF Military Department Investigative Agencies (MDIA) Facility
- Easy access from Rt 1 and I-95 exit 148
- Within 45 minute drive to Washington DC, the Pentagon and Fort Belvoir
- Signalized entrance on Rt 1 (Jefferson Davis Hwy)
- Located in one of the fastest growing counties in Virginia



**FLOOR PLAN**



HAVE A LOOK INSIDE ↘



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