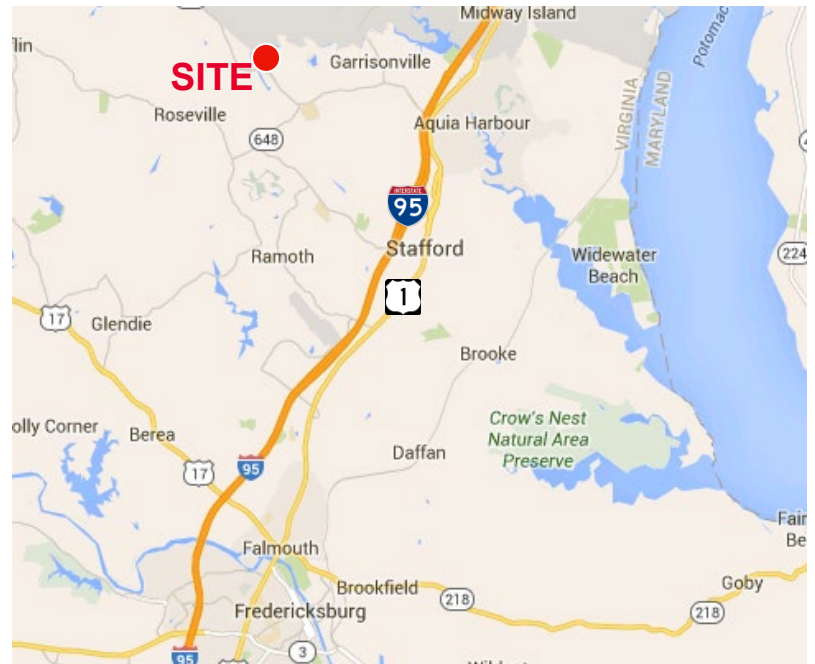




Property Features

- 45,000 SF building with contiguous spaces from 5,297 RSF to 20,670 RSF
- Class A finishes, design and construction
- Well parked at 4.5/1000
- Turnkey lease rates
- VAV heating and air system (1,000 SF max zone size)
- NSCBT is a 50-acre office park (325,000 SF) located near Quantico Marine Base
- Home to Marine Corps Systems Command



Specifications

Available SF	2 nd Floor Suites: 5,297; 5,710; 11,007 1 st Floor Suites: 20,670
Lease Rate	\$27.00 PSF Full Service
Timing	Available immediately
Year Built	2008

For more information, contact:

WILSON GREENLAW, CCIM
540 322 4156
wilson.greenlaw@thalhimer.com

Eagle Village
1125 Jefferson Davis Highway, Suite 350
Fredericksburg, VA 22401
www.thalhimer.com

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FOR LEASE
North Stafford Center For
Business & Technology
39 Tech Parkway | Stafford, VA 22556



Government Tenants in NSCBT

PM AMMO

PfM Command Element Systems

PM Global Combat Support Systems

PfM LCES

PM Advanced Amphibious Assault Vehicles

PM Chemical Biological Radiological and Nuclear

For more information, contact:

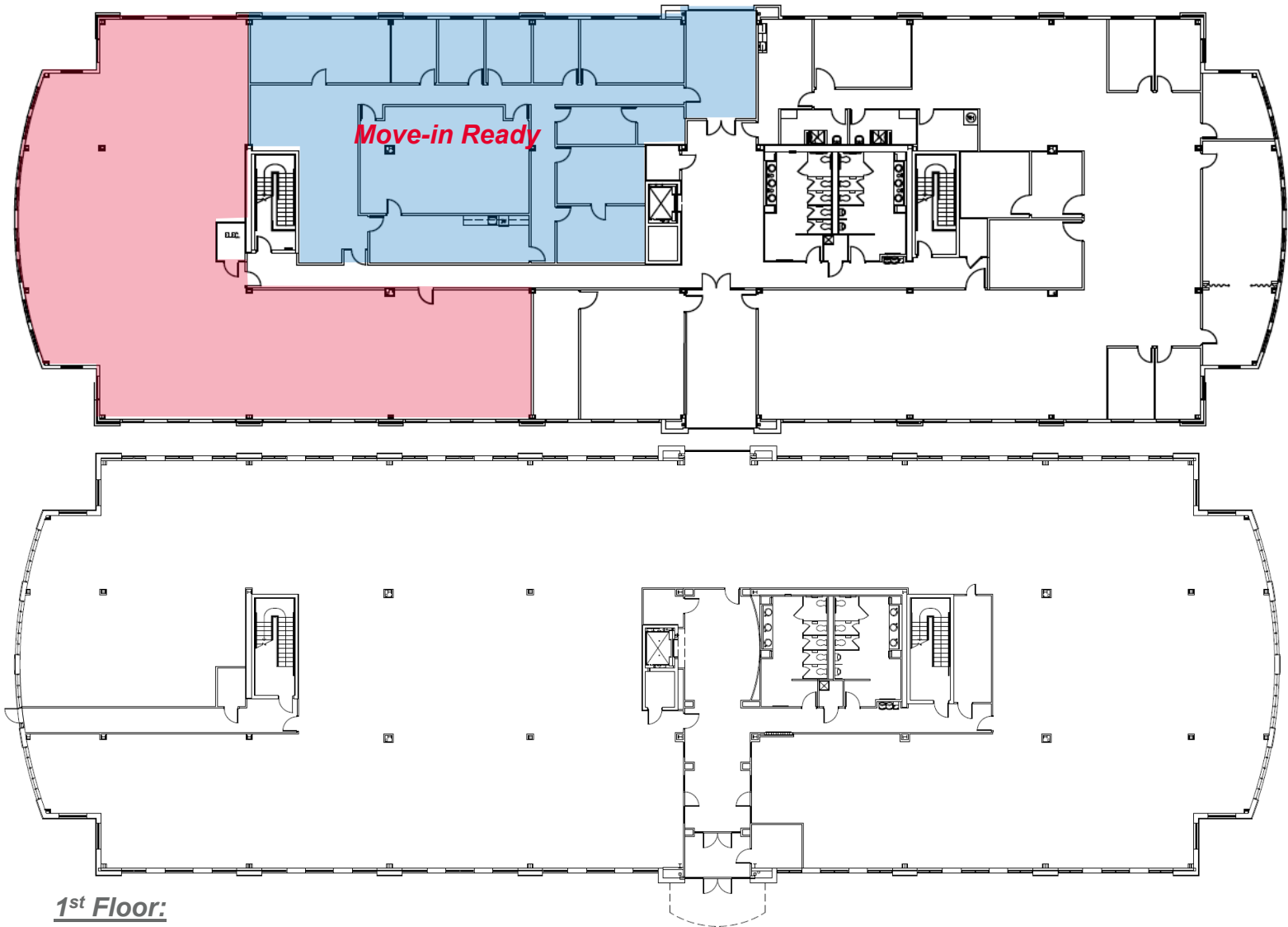
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2nd Floor:

Red Space: 5,215 USF; 5,710 RSF – Shell Space – Available in 120 Days

Blue Space: 4,837 USF; 5,297 RSF – Available Immediately



1st Floor:

Full Floor Available

18,791 USF; 20,670 RSF

Shell Space – Available in 120 Days

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