

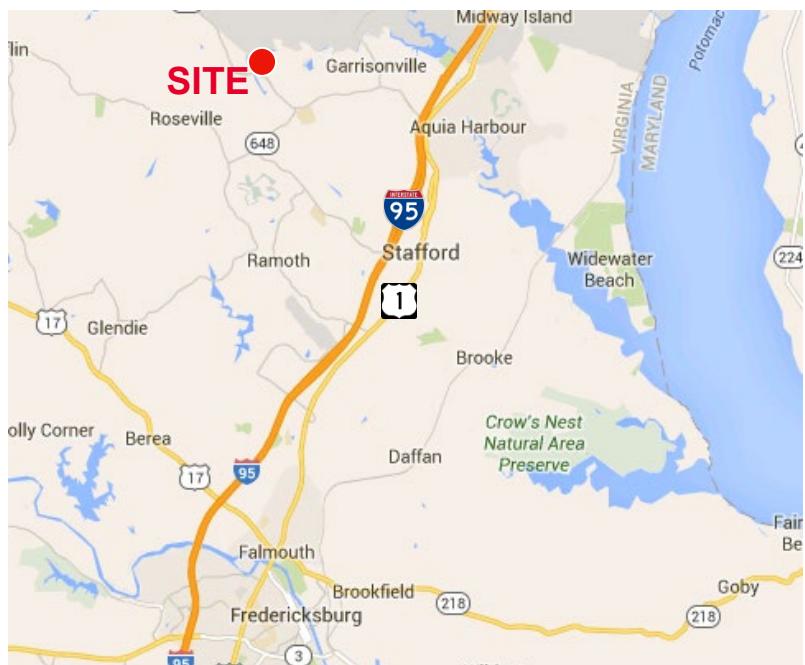


### Property Features

- 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 <sup>nd</sup> Floor Suites: 5,297; 5,710; 11,007 1 <sup>st</sup> 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  
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## 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

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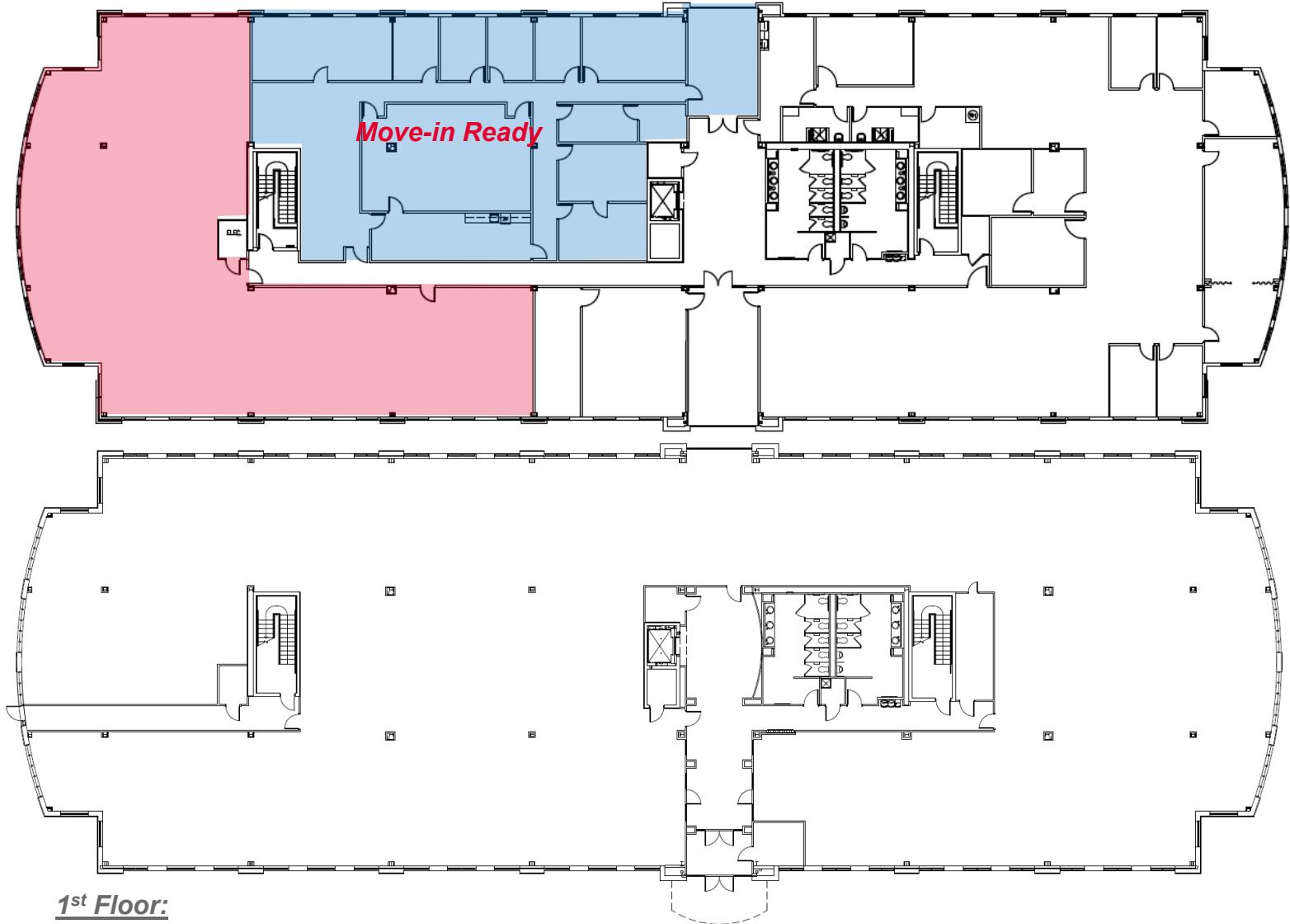
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**2nd Floor:**

*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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