



MID-ATLANTIC  
ACQUISITIONS LLC

FOR  
SUBLEASE

3700 FETTLER PARK DR. | DUMFRIES, VA



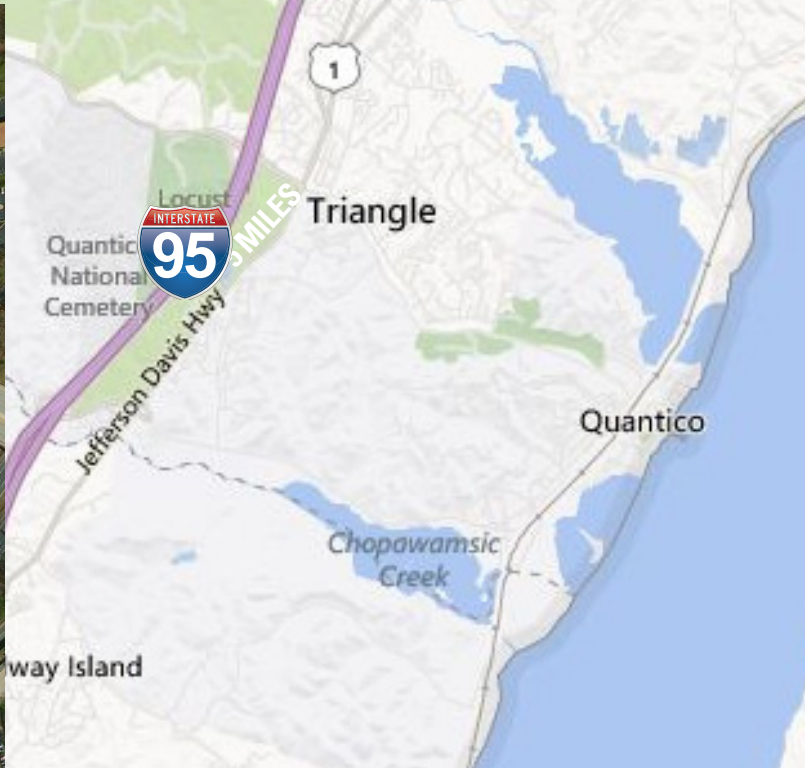
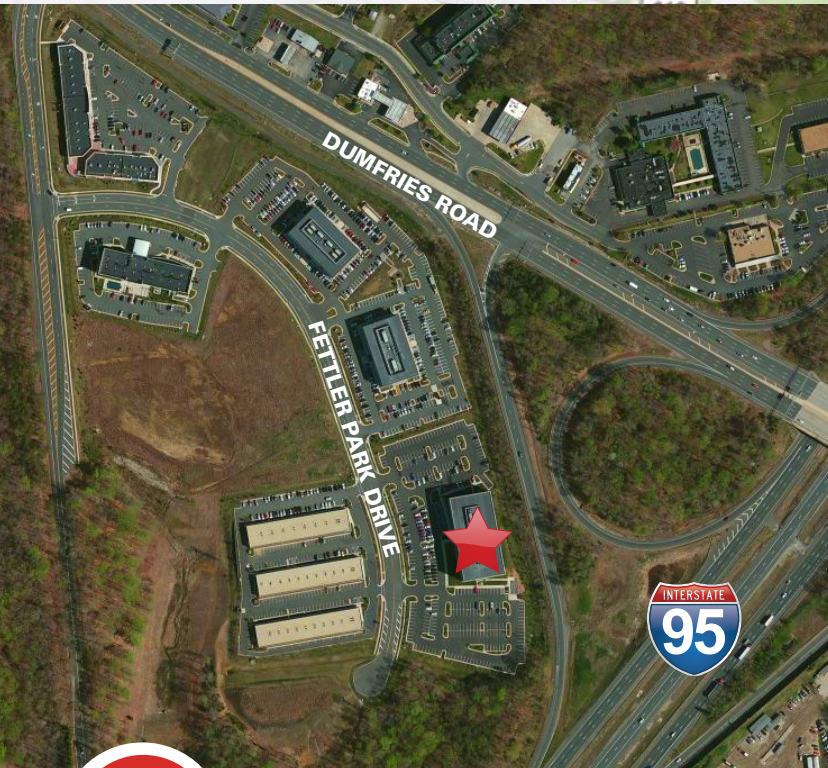
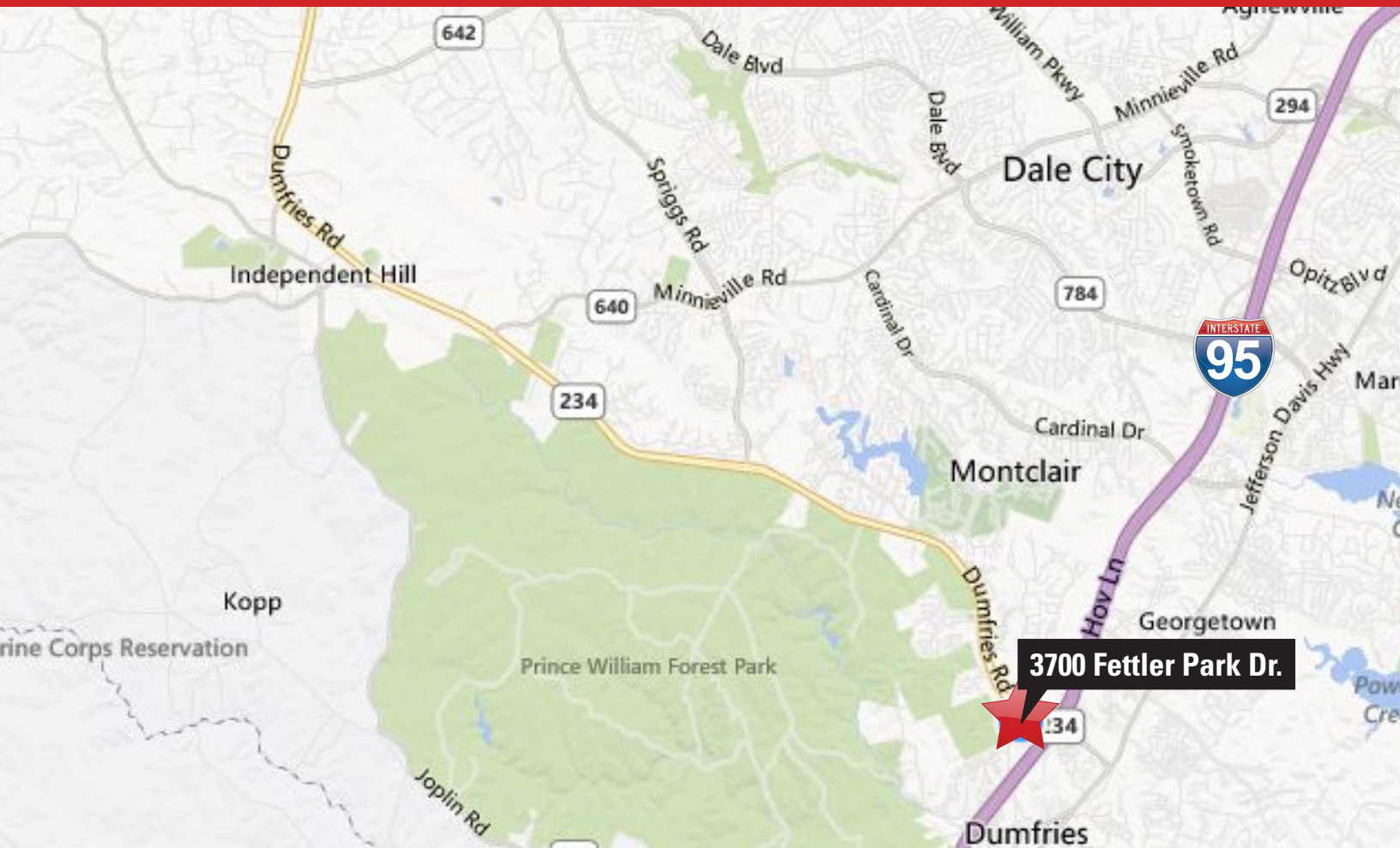
#### Space Features

- **7,300 SF on the 4th Floor** (can subdivide)
- Available Immediately; Space Newly Built Out
- Term: Flexible
- \$23.50/SF, Full Service
- Space includes 22 fully wired cubicles with ergonomic chairs
- Building located at I-95/Route 234 Interchange, just four miles north of the Marine Corp Base-Quantico
- New Holiday Inn located across the street in the park, Comfort Inn and Econolodge nearby
- Amenities within walking distance, hotels, restaurants, etc.
- Corporate neighbors include: Alion, SAIC, SURVICE Engineering, Jacobs Engineering, CGI, ICI Services and the Marine Corps Heritage Foundation
- 9' finished ceiling heights
- Ample parking

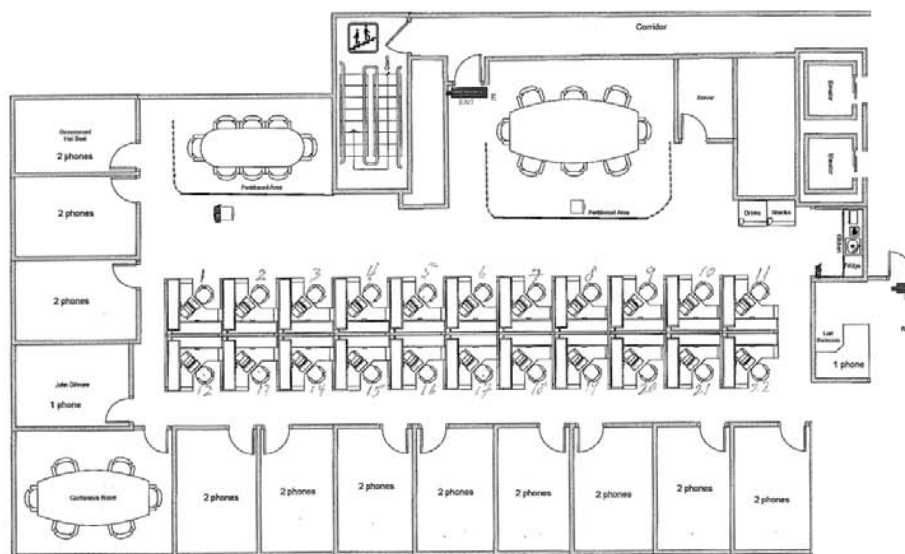
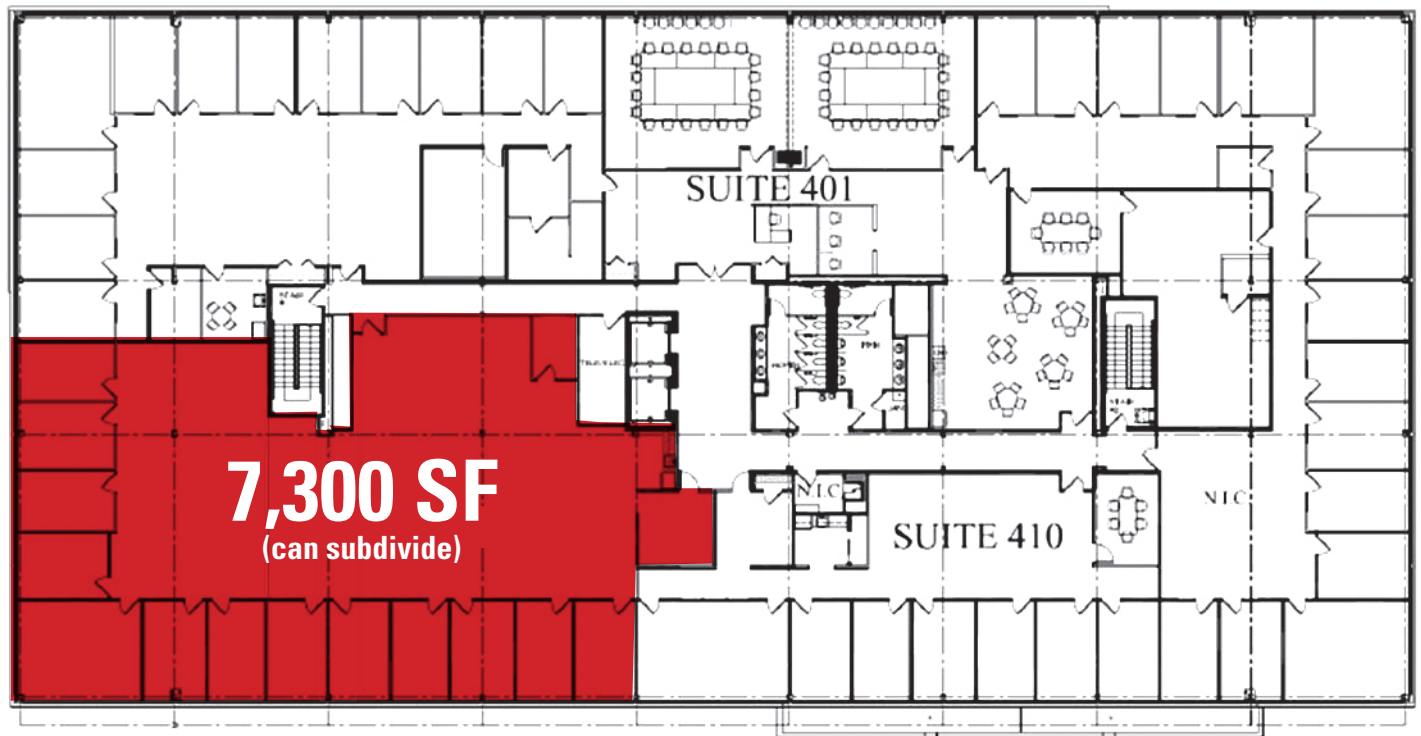
FURNITURE  
AVAILABLE  
PLUG & PLAY  
OPTION



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## 4th Floor



**Sample  
Layout**

