



MID-ATLANTIC ACQUISITIONS LLC

10718 RICHMOND HWY. | LORTON, VA
GUNSTON COMMERCE CENTER



39,991 SF
FOR SALE OR LEASE



Traci Morris Cole | 703.328.7884 | tmcole@midacq.com



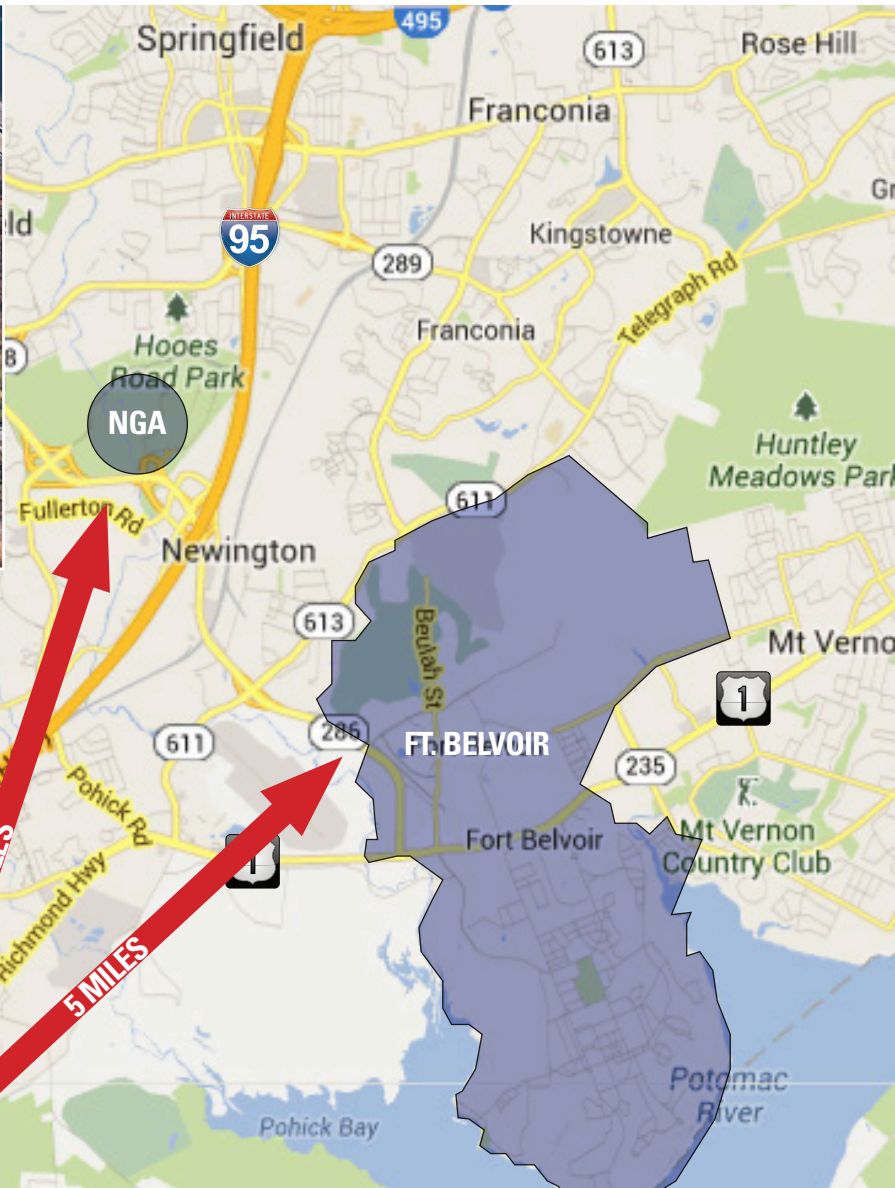
PROPERTY HIGHLIGHTS:

- **Headquarters-caliber Finishes:** Offering balconies with river views, covered parking spaces, premier signage opportunities, and award-winning sustainability features (LEED Silver), the Property is ideal for a headquarters use.
- **Design Flexibility and Efficiency:** The building is extremely flexible, offering 28' x 30' column spacing, 12,000 square-foot floor plates and minimum 10' finished ceiling heights throughout.
- **Tenant Utilization:** Five Guys has invested heavily in the space to fulfill its vision for its global headquarters. The space contains all of the corporate executives, a state-of-the-art conference and training facility, collaborative "coffee house" meeting areas, corner balconies overlooking the beautiful Occoquan River, and a corporate-themed first floor reception lounge.

LOCATION HIGHLIGHTS:

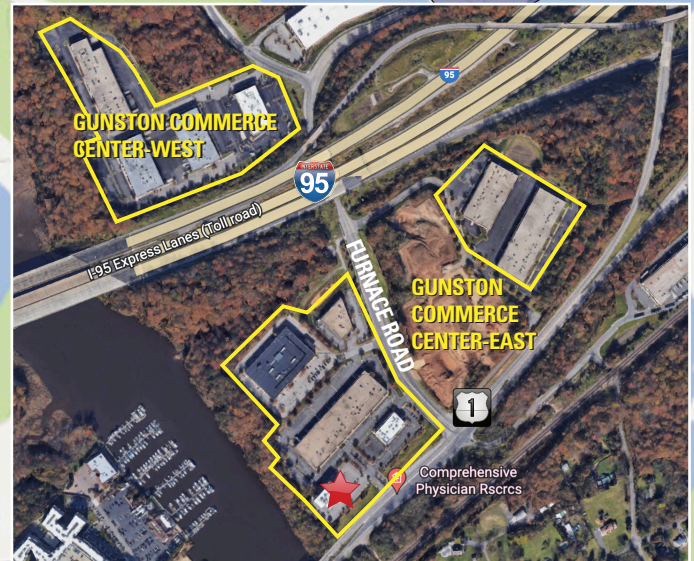
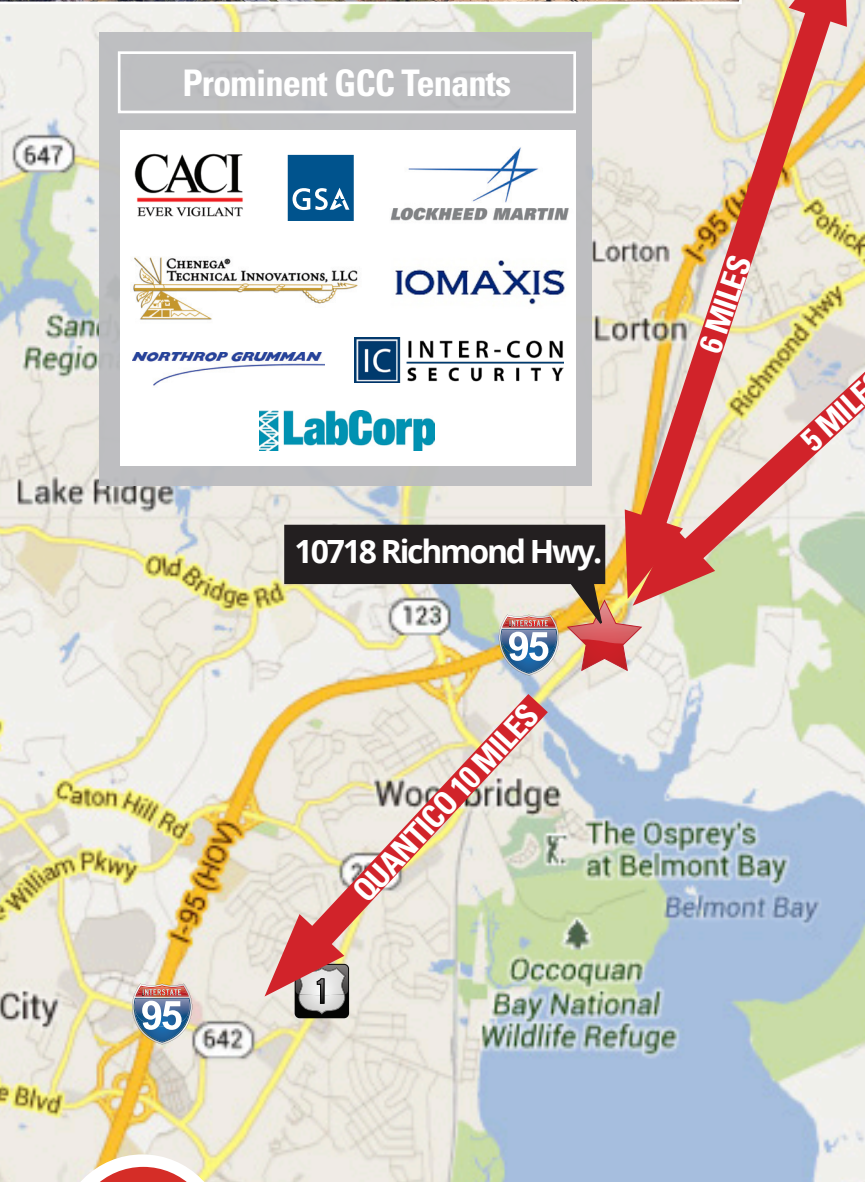
- **Gunston Commerce Center:** Approximately 800,000 square foot amenitized office/flex/warehouse park with on-site food service which is home to prominent government contractors, federal government agencies, and private sector tenants.
- **Superior Transportation Access:** Situated on Rt. 1, with direct access to I-95, I-395, and I-495 (The Capital Beltway) and the region's airports. Gunston Commerce Center also offers free shuttle service to Virginia Railway Express (VRE).
- **Proximate to Perpetual Demand Drivers:** The asset is ideally situated in the midst of the region's largest perpetual demand drivers; the Property is just 5 miles from the NGA and Fort Belvoir, and 10 minutes drive from Marine Corps Base Quantico.
- **Outstanding Prominence and Visibility:** Situated astride Interstate 95 and Route 1, the Property is viewed by over 215,000 vehicles daily.



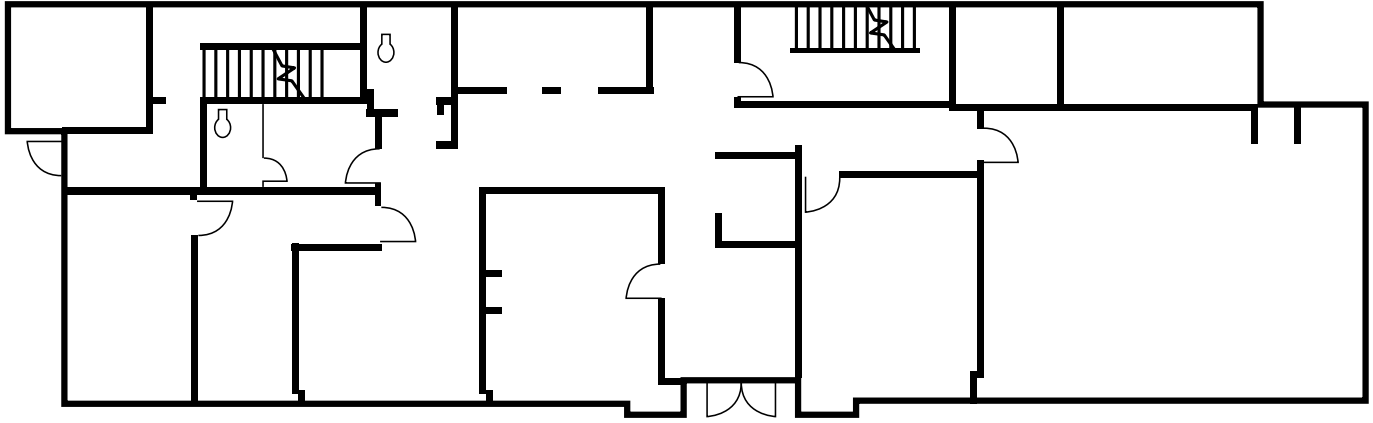


Prominent GCC Tenants

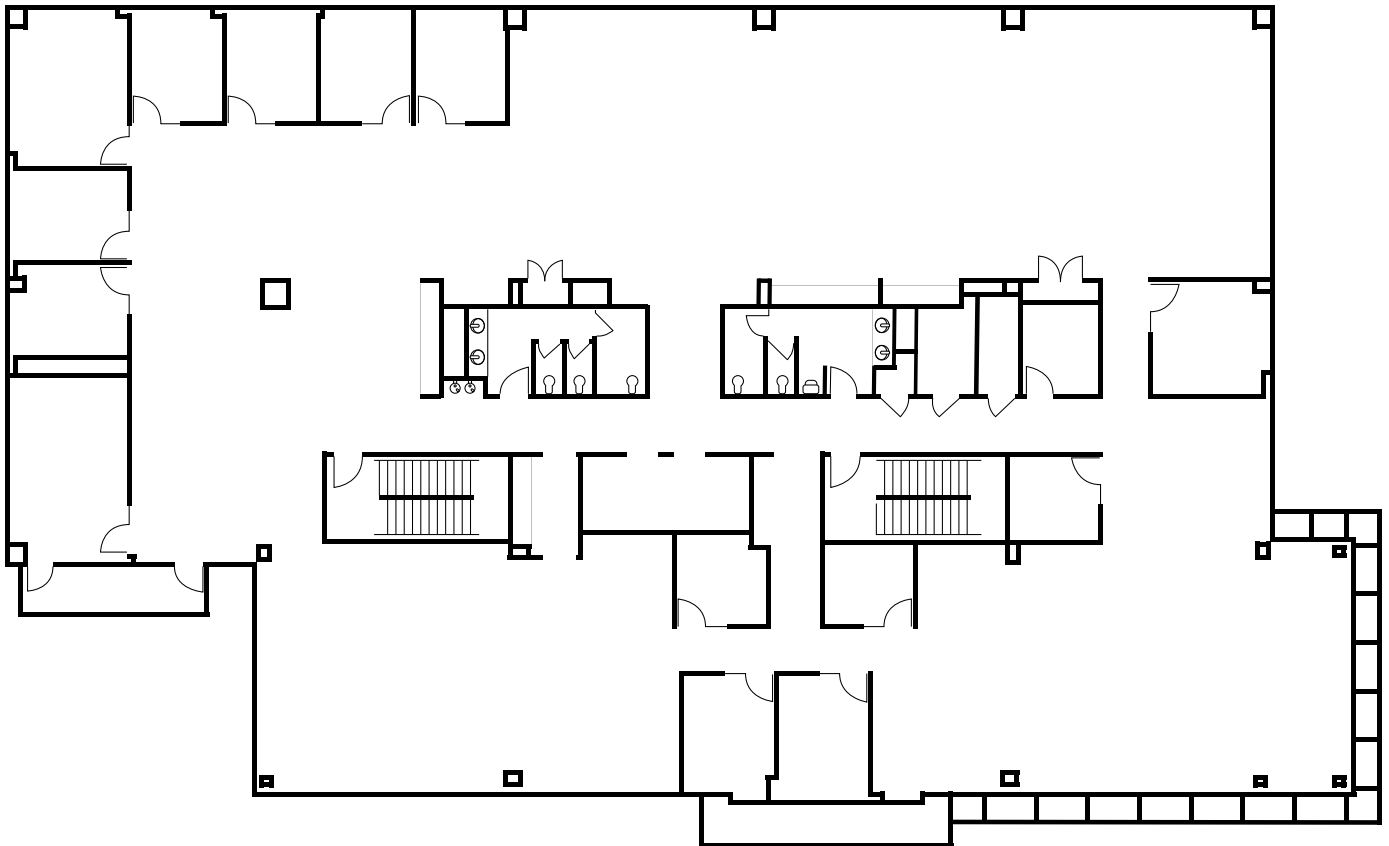
CACI EVER VIGILANT	GSA	LOCKHEED MARTIN
CHENEGA TECHNICAL INNOVATIONS, LLC	IOMAXIS	
NORTHROP GRUMMAN	INTER-CON SECURITY	
LabCorp		



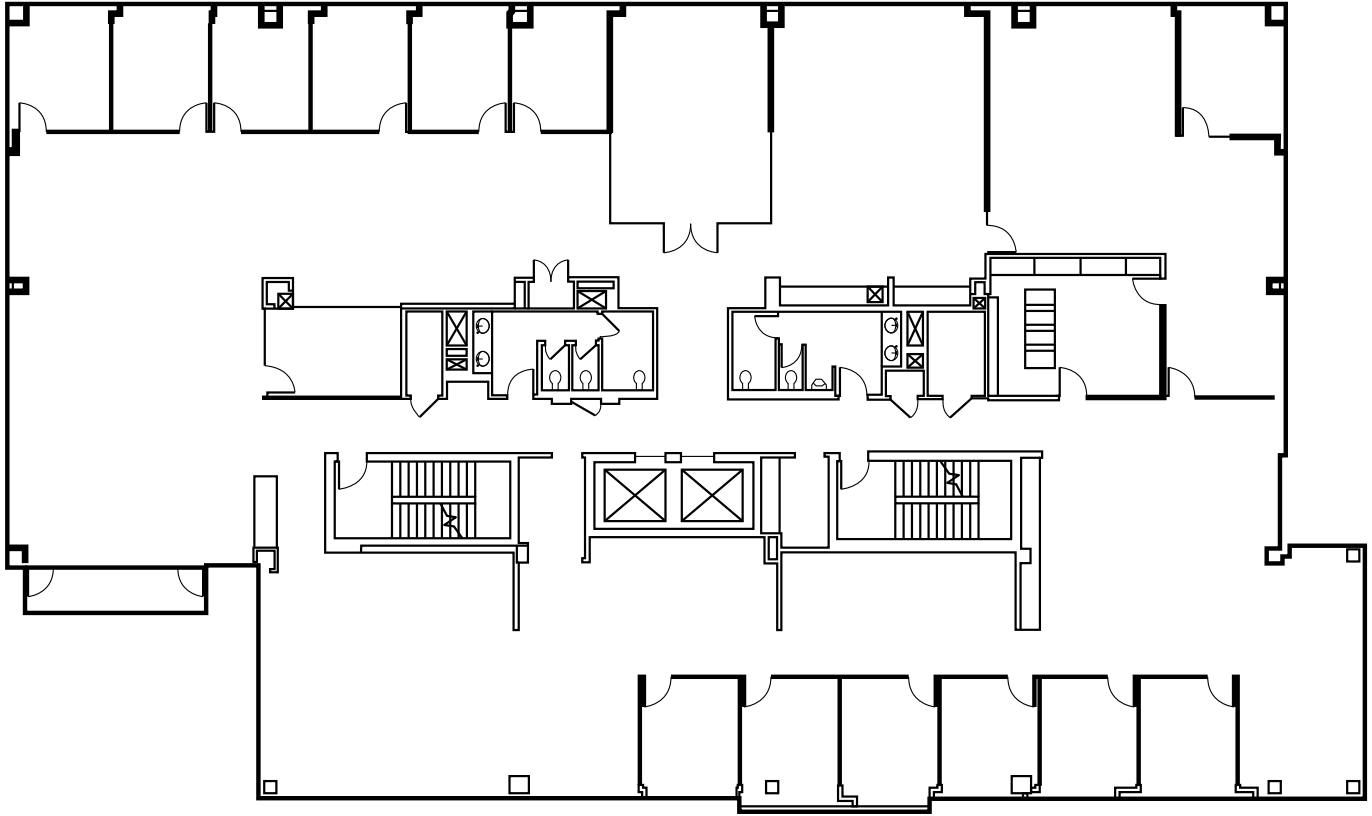
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

