



MID-ATLANTIC ACQUISITIONS LLC

17001 INTERSTATE DR. | DUMFRIES, VA

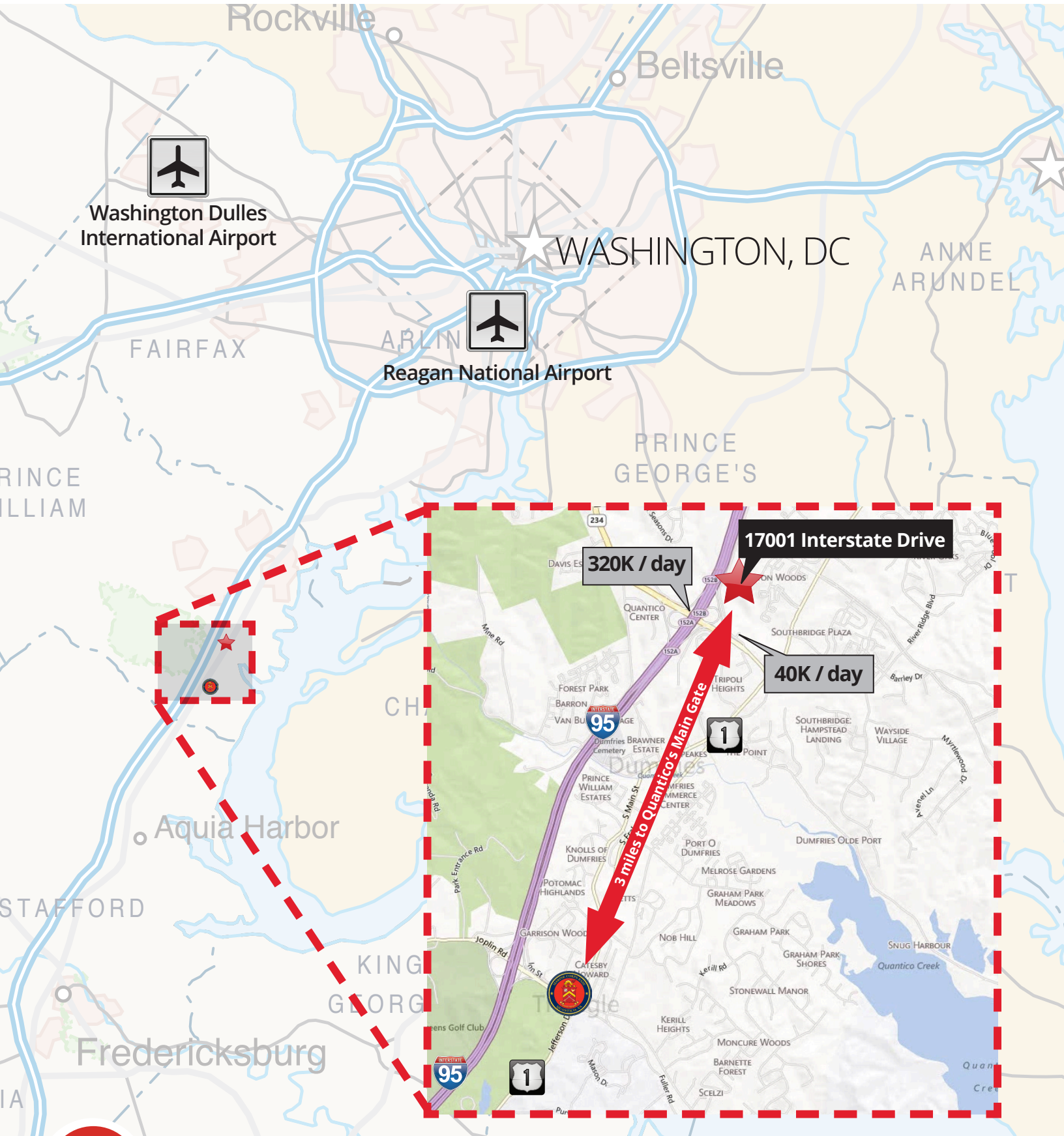


INCREDIBLE
PROXIMITY TO:



Use/Zoning	Office/R&D/Medical (M-2)
Construction Type	II B - Unlimited (VSUBC 2009)
Use Group	B, S-1, F-1 Non- Separated
Fire Protection	Fully-Sprinklered NFPA 13
Parking	Can achieve over 4.0 per 1000
Exterior Finish	8" thick concrete tilt panels with inset brick and TexCote Exterior Finish
Total Area	123,068 SF
Second Floor	14,625 SF AVAILABLE

Clear Heights	Second Floor: 12'-0" (9'-0" Ceilings)
Floor Load	First Floor: 6" slab on grade (4000 PSI) Second Floor: 125 PSF (live load) Roof: 30 PSF (live load)
Power	Dominion Virginia, 6000 Amp, 480/277V, 3 phase, 4 wire service.
Green/LEED	Designed to attain LEED Core and Shell - Silver Level





40K / day

DUMFRIES RD.

EXIT 152

Shell condition, with:

- Premier Signage Available Prominent on I-95 (Along I-95 and Interstate Drive, Exit 152)
- Amenities Close By



17001 Interstate Drive

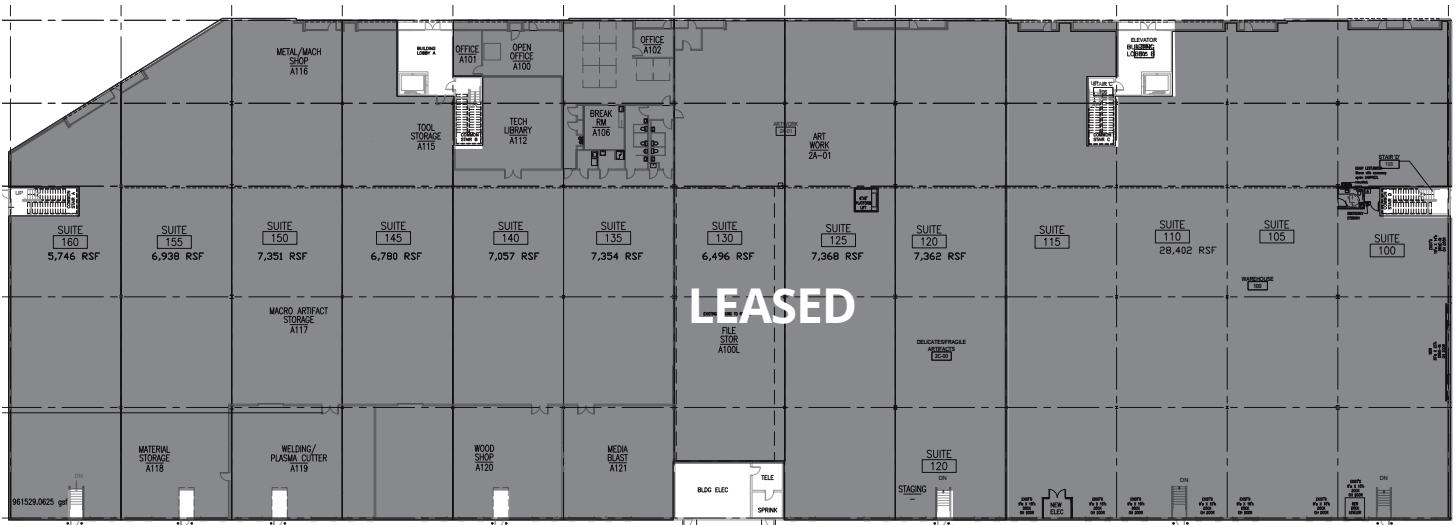


160K / day - NB

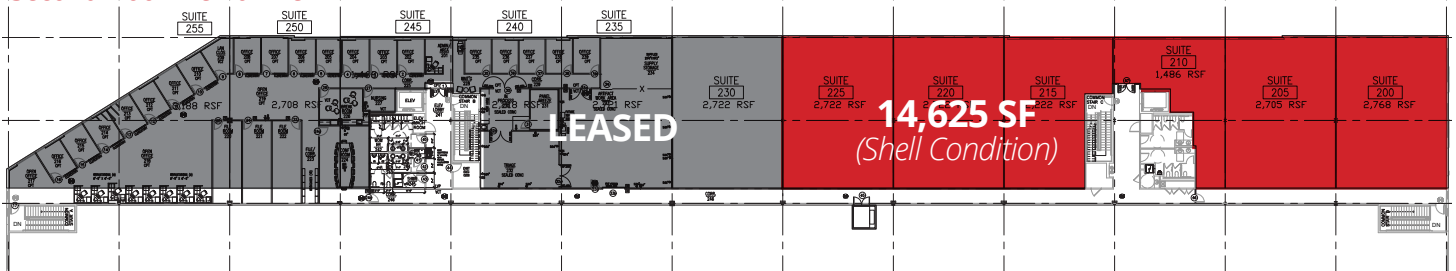
160K / day - SB



First Floor



Second Floor Mezzanine



OPEN TO BELOW

Space Available

14,625 SF on 2nd Floor Mezzanine (*shell*)

Rental Rate

Negotiable

Space Type

Office | R&D | Medical

Lease Type

NNN or FS Available

Date Available

NOW LEASING

Parking

4.0 ratio

