

FOR LEASE
OFFICE



475 AQUIA

475 AQUIA TOWNE CENTER DRIVE | STAFFORD, VIRGINIA

*CLASS A OFFICE/RETAIL
MULTIPLE OFFICE SPACES & STREET LEVEL RETAIL*



THALHIMER



AVAILABILITIES

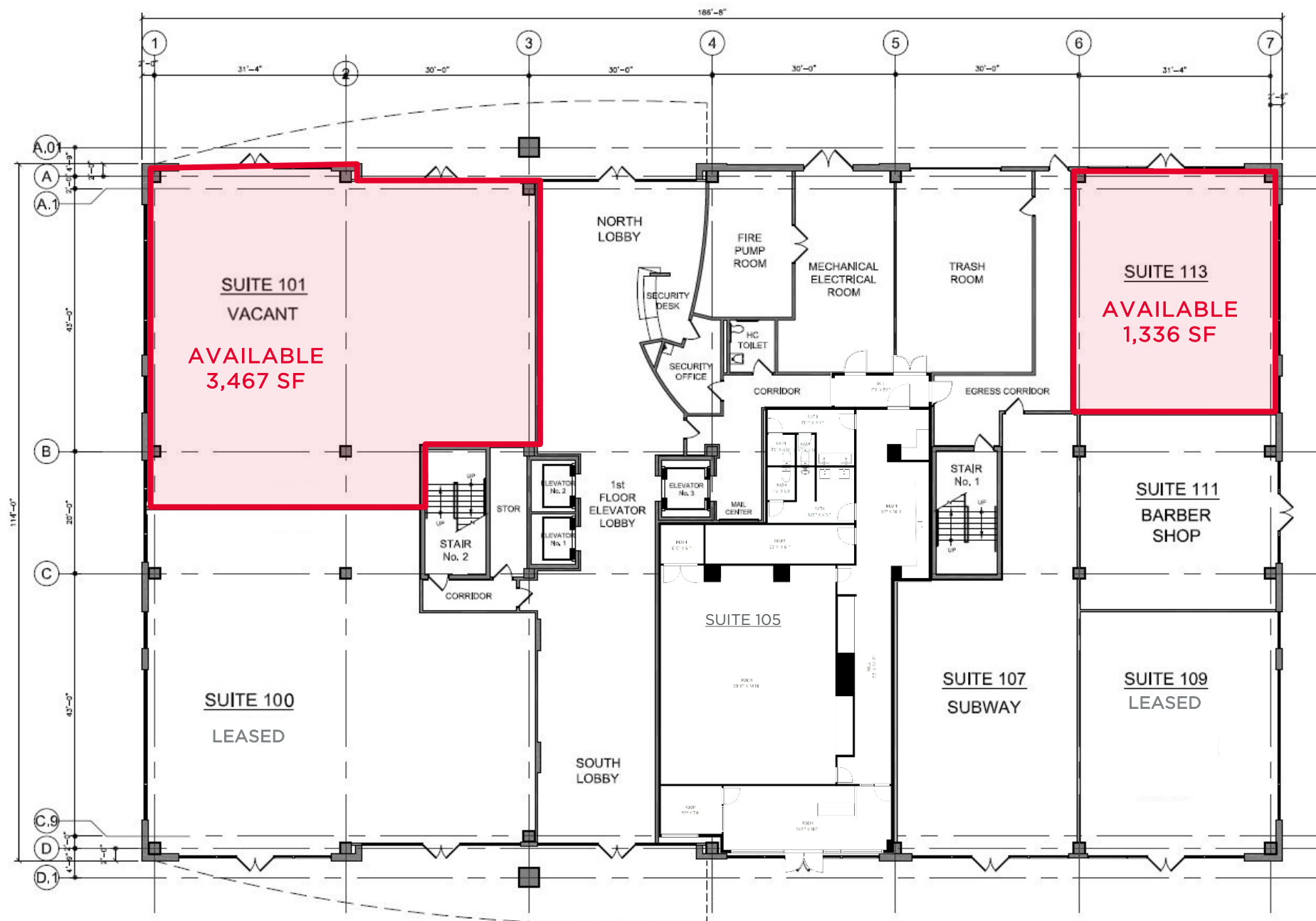
SUITE	SF	RATE *	CONFIGURATION
101	3,467	\$23.00 Full Service	Shell
113	1,336	\$23.00 Full Service	Move-in ready
201	12,941	\$23.00 Full Service	Move-in ready
501	20,554 (Full Floor)	\$23.00 Full Service	Move-in ready

*Rates exclude janitorial services

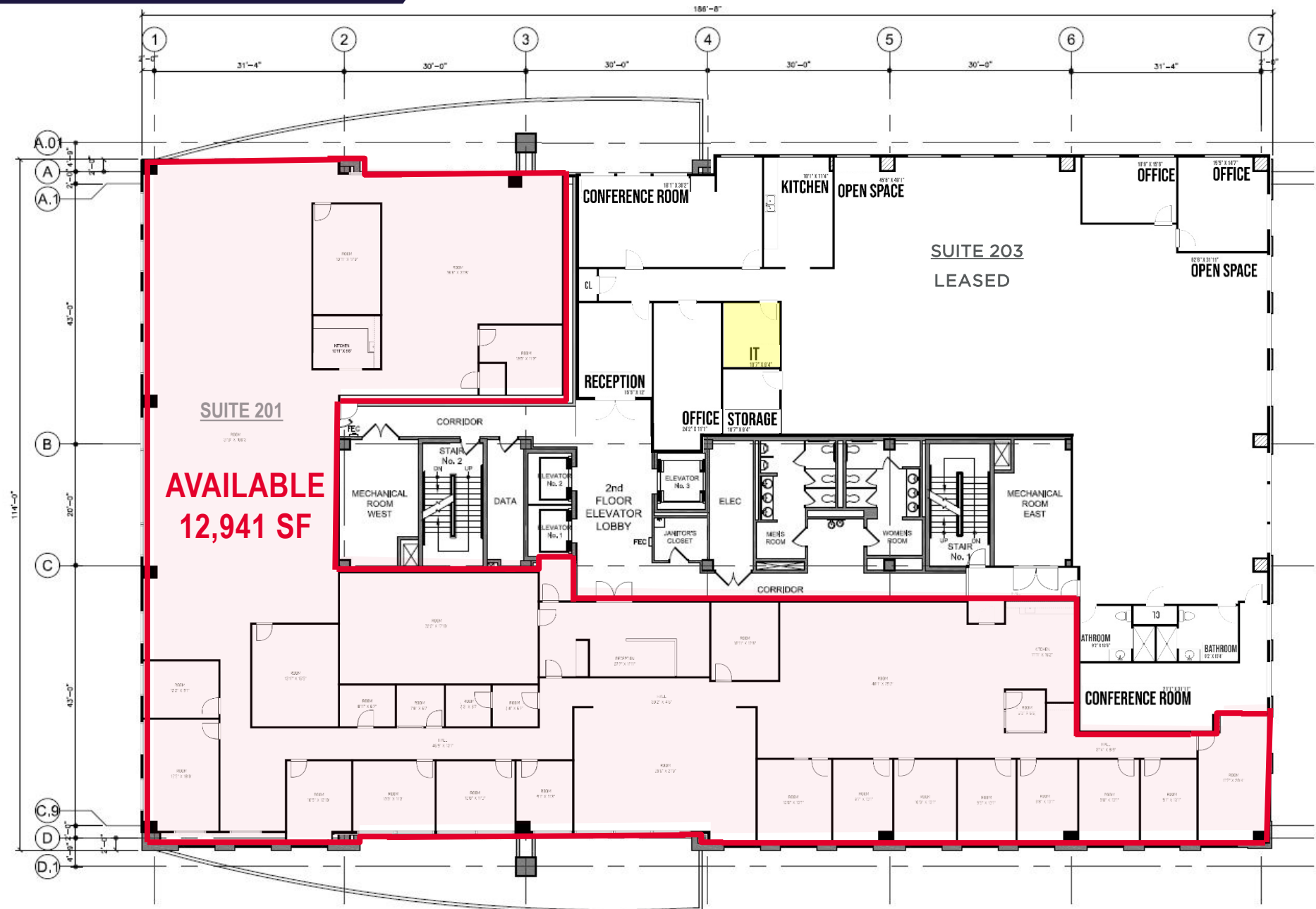
PROPERTY HIGHLIGHTS

- Move-in-Ready Opportunities plus Custom Configurations
- Specialized security areas in-place as well as Building Security
- Full 5th Floor available
- Direct access from I-95, via Exit 143A
- Great access to Quantico / FBI / NCIS (15 mins), Fort Belvoir (30 mins), Pentagon (40 mins)
- Easy access to MWHC Hospital via Rt. 1 (10 mins)
- Best-in-Class Building - Interior and Exterior
- Restaurants, Hotels, & Amenities within walking distance
- On-site Building Engineer/Maintenance
- New Landlord with flexibility and experience

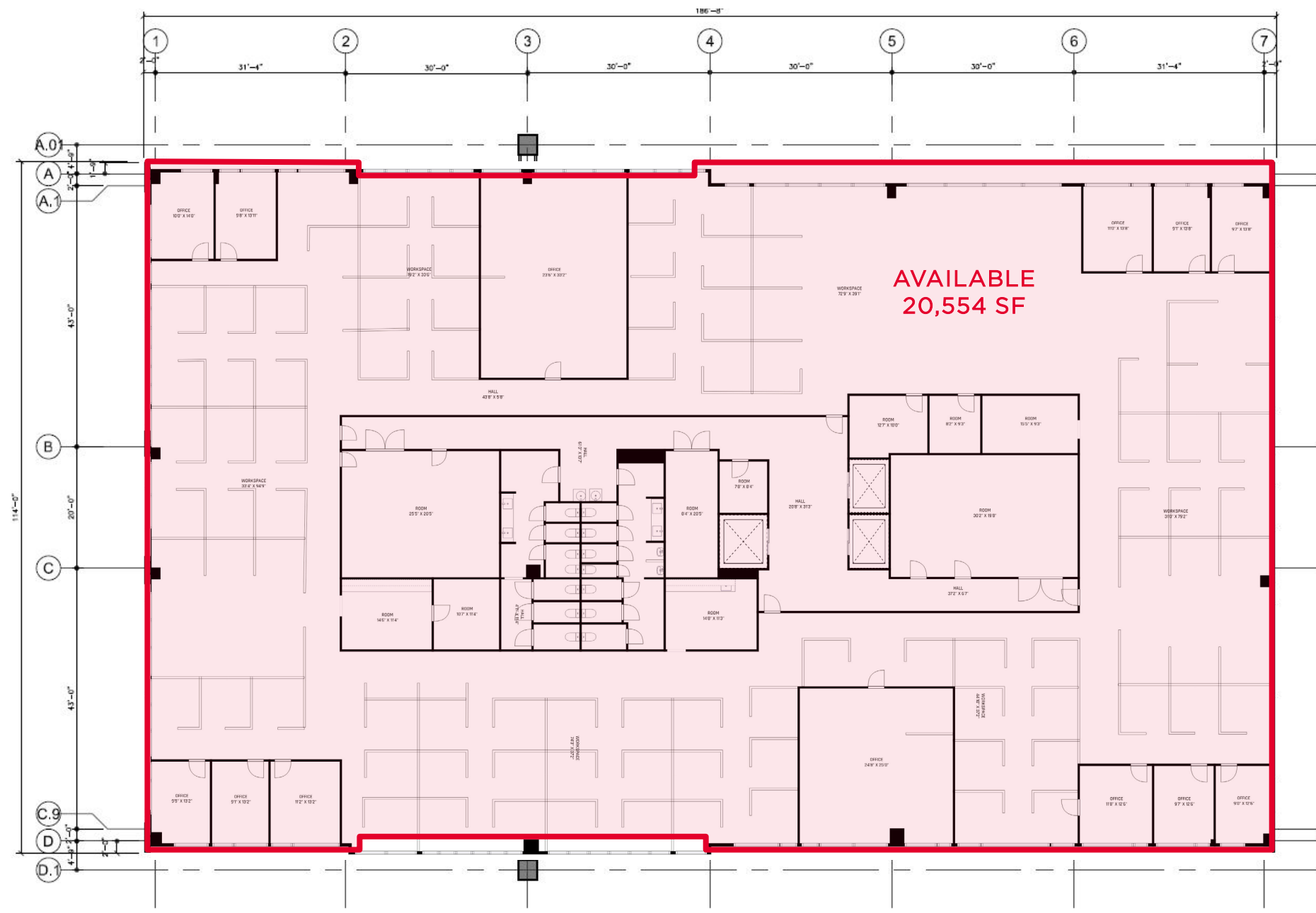
TOTAL BUILDING SIZE	100,830 SF
BUILDING CLASS	A
BUILT	2008
STORIES	5
PARKING SPACES	467
STAFFORD COUNTY BPOL (Business, Professional, Occupational License Tax)	\$0
TENANT IMPROVEMENT ALLOWANCE	\$40.00/RSF Additional TIA can be financed into the rate (Landlord cash to fund TI without any lender approval)



1ST FLOOR PLAN



2ND FLOOR PLAN



5TH FLOOR PLAN



For more information, please contact:

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