

FOR LEASE
OFFICE



475 AQUIA

475 AQUIA TOWNE CENTER DRIVE | STAFFORD, VIRGINIA

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



THALHIMER



PROPERTY HIGHLIGHTS

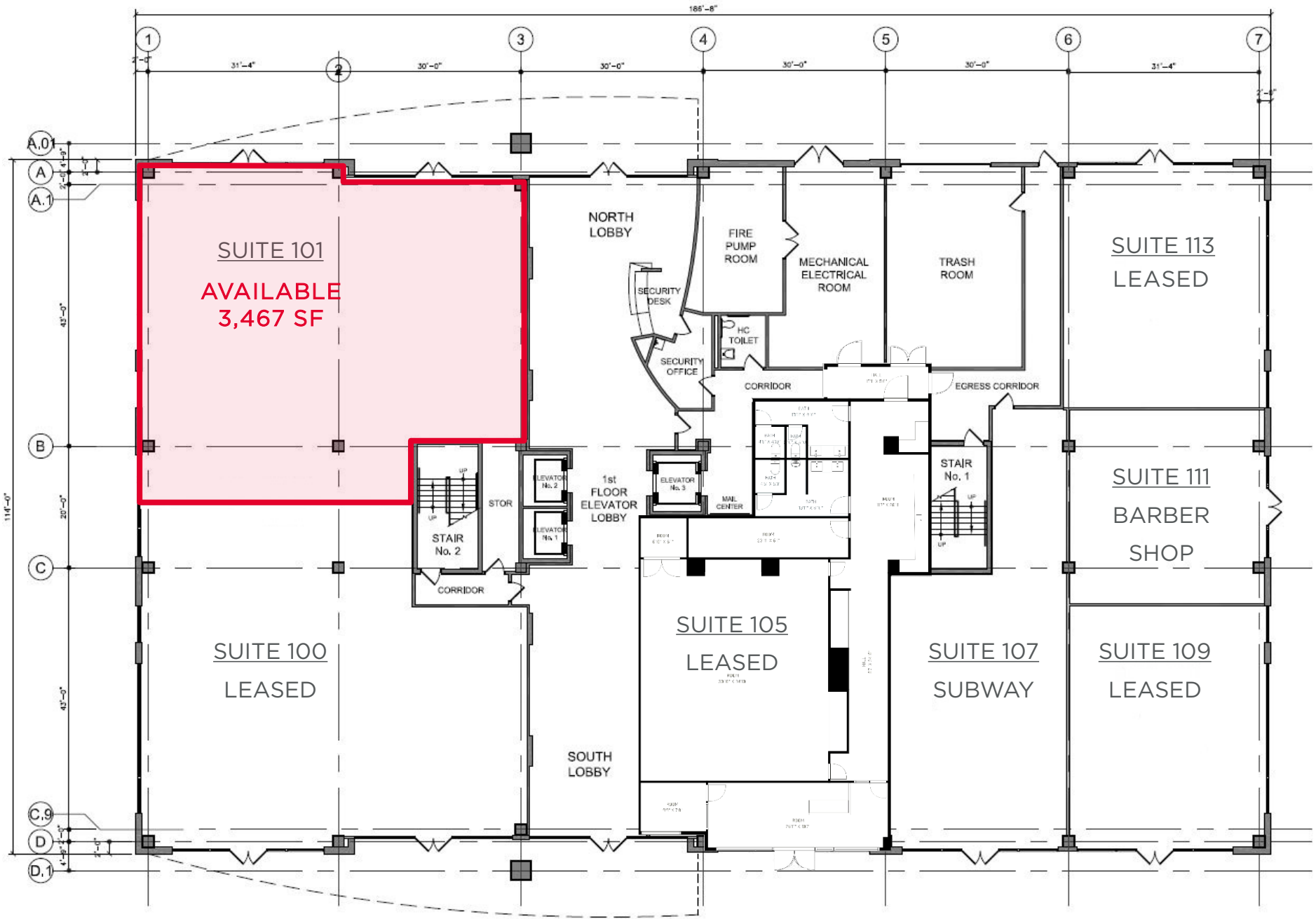
- Move-in-Ready Opportunities plus Custom Configurations
- Specialized security areas in-place as well as Building Security
- Full 5th Floor available
- Direct access from I-95, via Exit 143A
- Great access to Quantico / FBI / NCIS (15 mins), Fort Belvoir (30 mins), Pentagon (40 mins)
- Easy access to 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

AVAILABILITIES

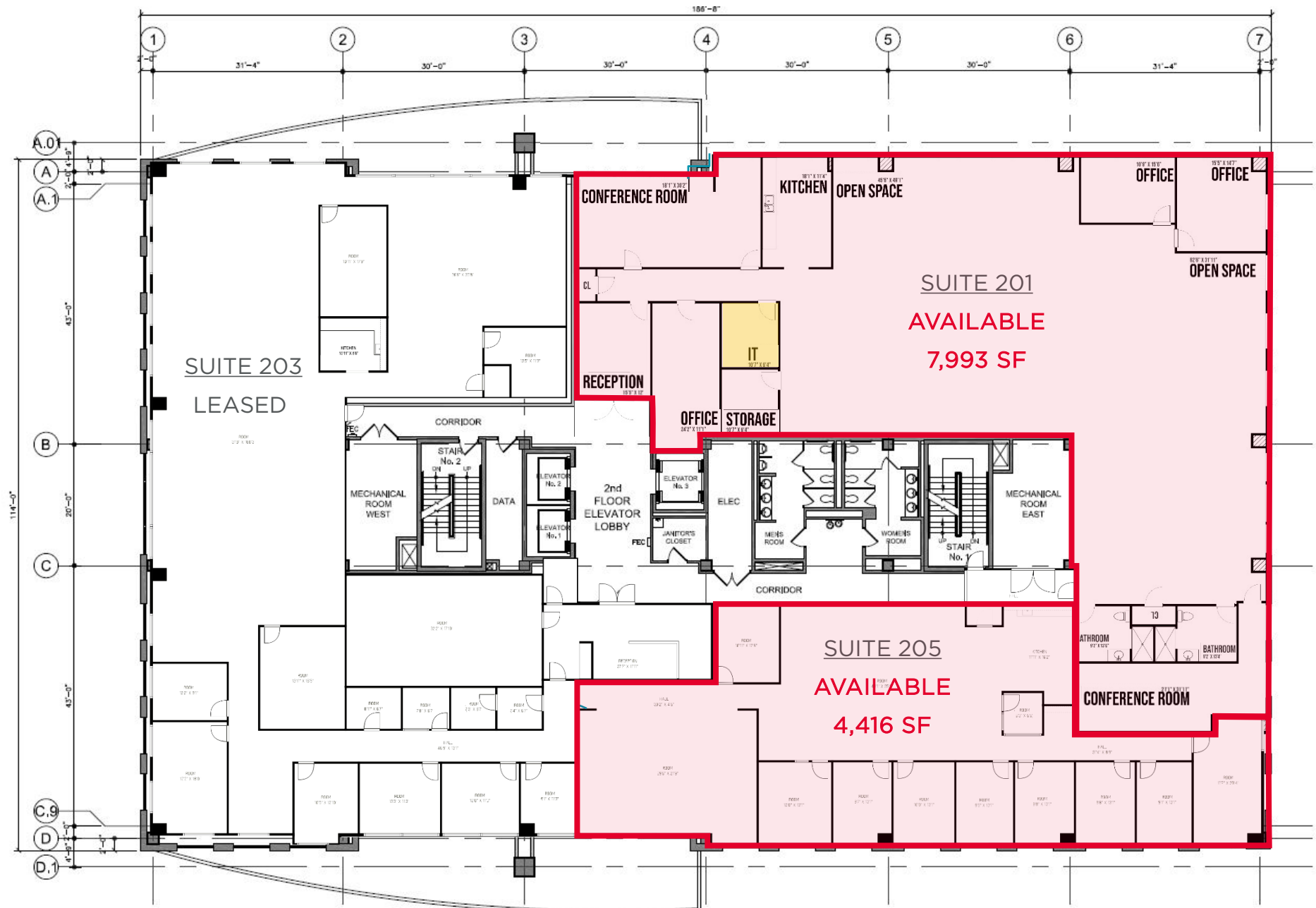
SUITE	SF	RATE *	CONFIGURATION
101	3,467	\$23.00 Full Service	Shell
201	7,993 - 12,409	\$23.00 Full Service	Move-in ready
205	4,416 - 12,409	\$23.00 Full Service	Move-in ready
400	3,572	\$23.00 Full Service	Move-in ready
501	20,554 (Full Floor)	\$23.00 Full Service	Move-in ready

*Rates exclude janitorial services

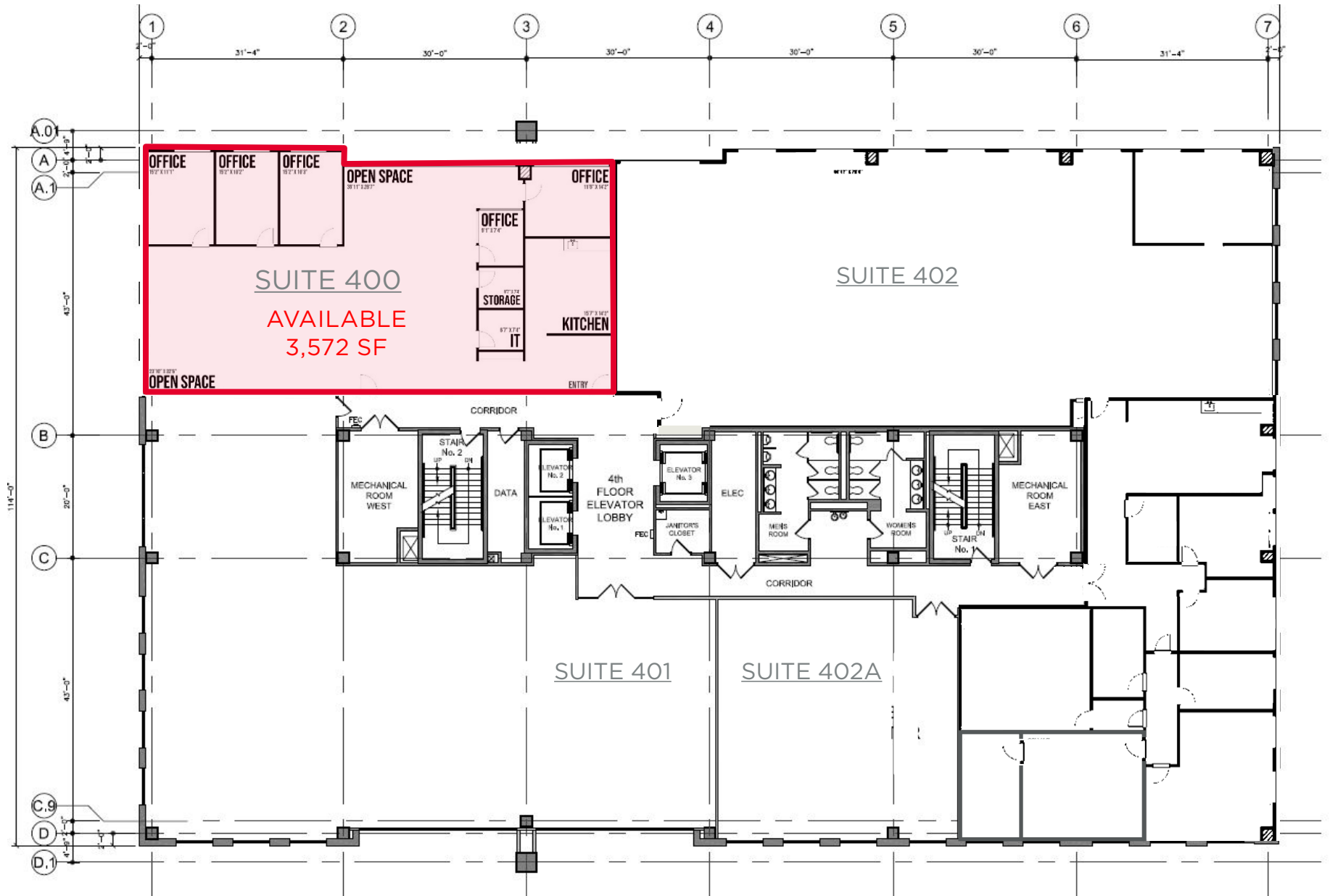
TOTAL BUILDING SIZE	100,830 SF
BUILDING CLASS	A
BUILT	2008
STORIES	5
PARKING SPACES	467
STAFFORD COUNTY BPOL (Business, Professional, Occupational License Tax)	\$0
TENANT IMPROVEMENT ALLOWANCE	\$40.00/RSF Additional TIA can be financed into the rate (Landlord cash to fund TI without any lender approval)



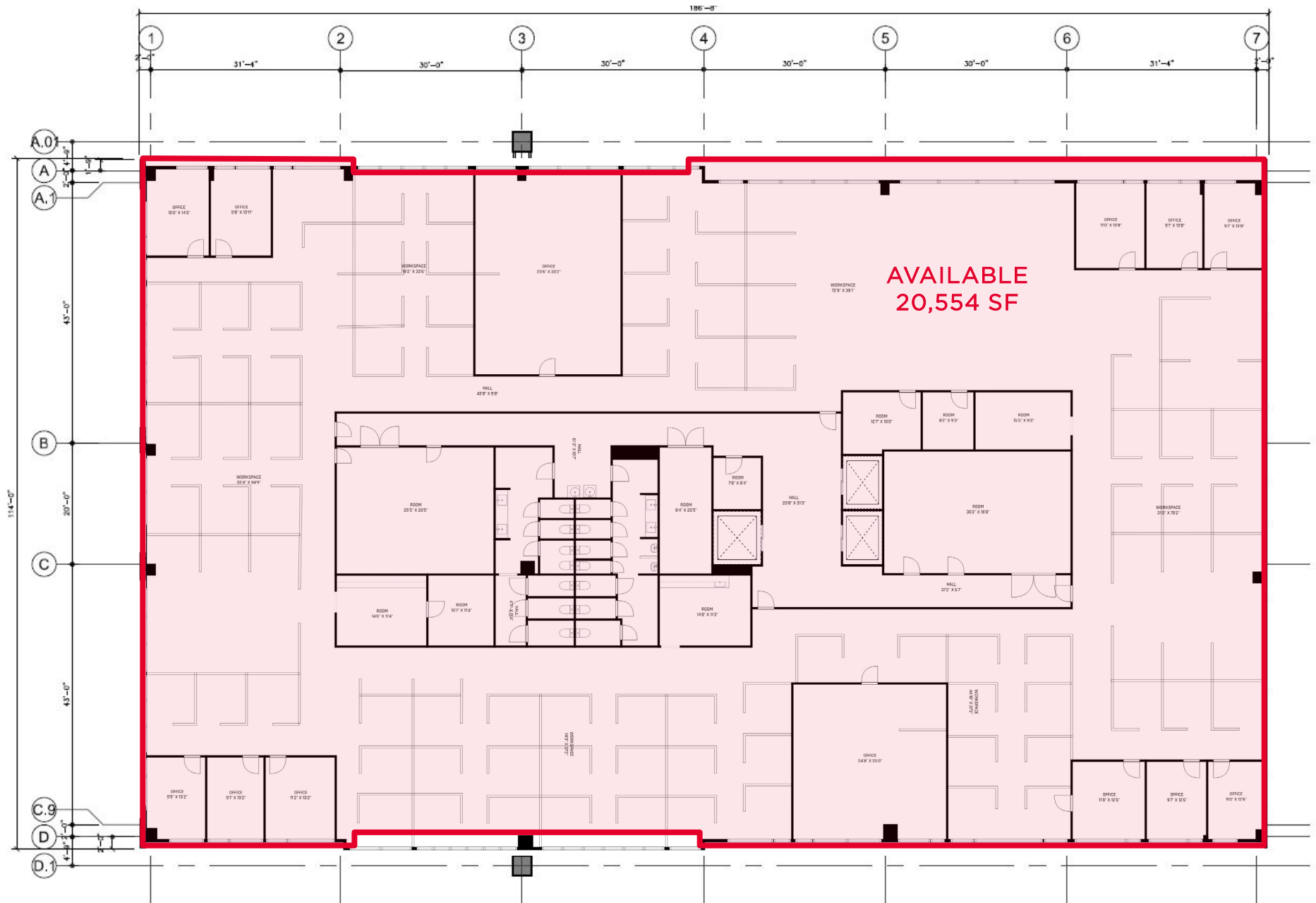
1ST FLOOR PLAN



2ND FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN



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