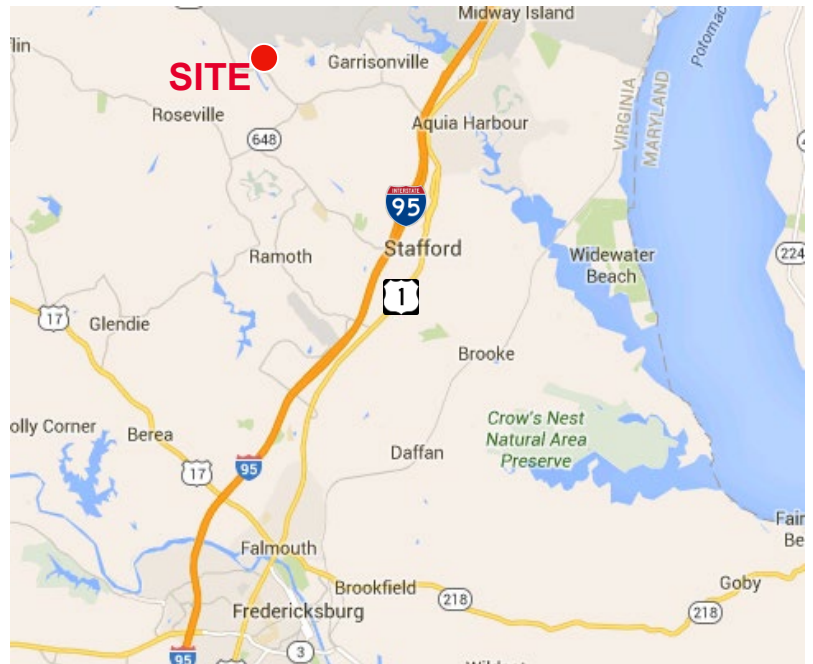




Property Features

- 45,000 SF building with contiguous spaces from 5,297 RSF to 20,670 RSF
- Class A finishes, design and construction
- Well parked at 4.5/1000
- Turnkey lease rates
- VAV heating and air system (1,000 SF max zone size)
- NSCBT is a 50-acre office park (325,000 SF) located near Quantico Marine Base
- Home to Marine Corps Systems Command



Specifications	
Available SF	2 nd Floor Suites: 5,710 1 st Floor Suites: 20,670
Lease Rate	\$27.00 PSF Full Service
Timing	Available immediately
Year Built	2008

For more information, contact:

WILSON GREENLAW, CCIM
 540 322 4156
 wilson.greenlaw@thalhimer.com

Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com



Government Tenants in NSCBT

- PM AMMO
- PfM Command Element Systems
- PM Global Combat Support Systems
- PfM LCES
- PM Advanced Amphibious Assault Vehicles
- PM Chemical Biological Radiological and Nuclear

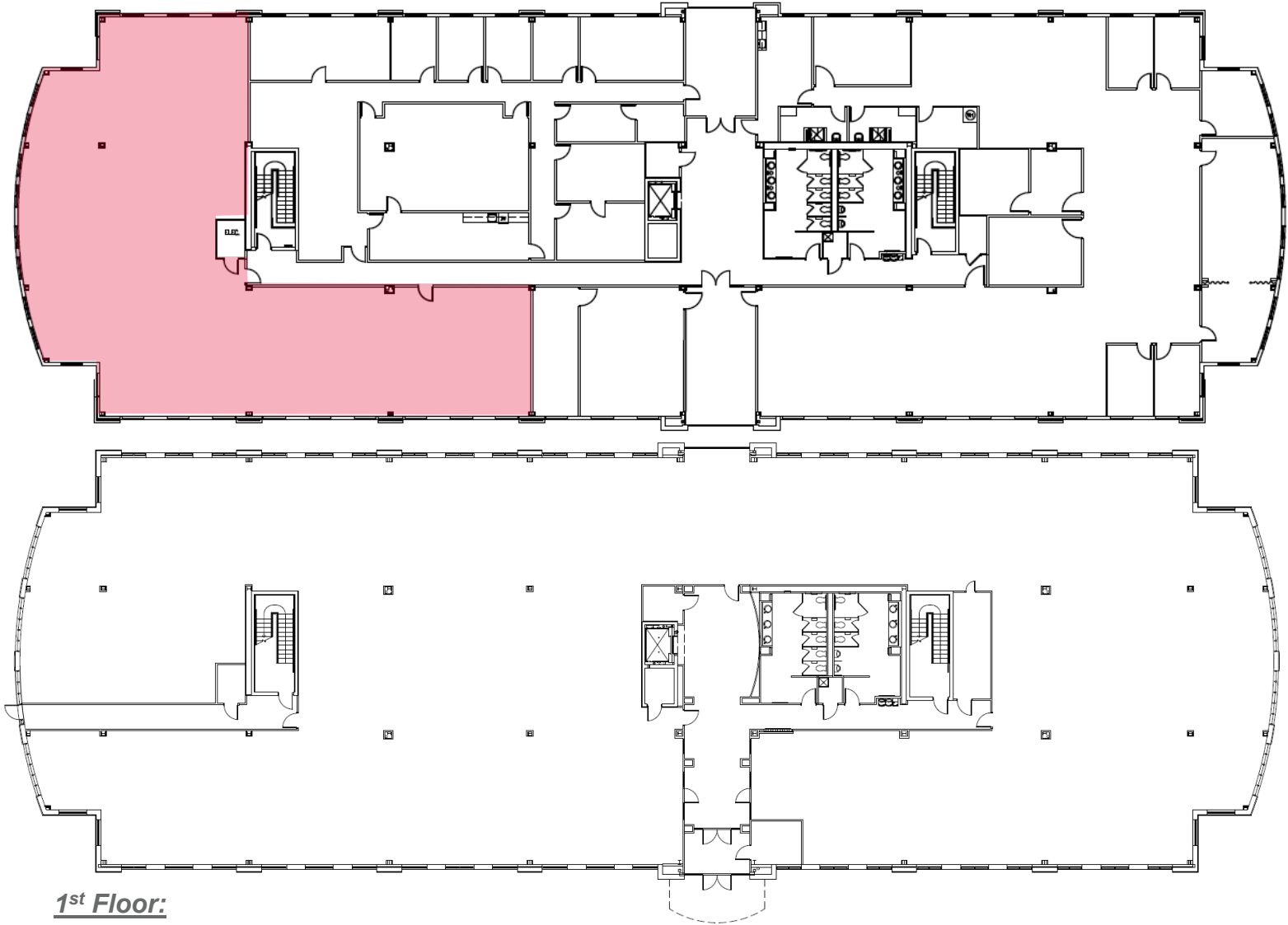
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2nd Floor:

Red Space: 5,215 USF; 5,710 RSF – Shell Space – Available in 120 Days



1st Floor:

*Full Floor Available
18,791 USF; 20,670 RSF
Shell Space – Available in 120 Days*

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