

**FOR LEASE**

## OFFICE SPACE

18354 QUANTICO GATEWAY DR TRIANGLE, VA 22172



**LEASE RATE**    **\$22.00 SF/YR**

### OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	4,725 - 9,450 SF
Year Built:	2007
Building Size:	41,320 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8188-67-1019

### PROPERTY OVERVIEW

Position your business in a premier Class A office building in Triangle, VA. This 9,450 SF turnkey, third floor office space features a kitchen/break room, conference room, private men's and women's restrooms, and a secure elevator with direct floor access. The space is fully furnished, professionally maintained, and offers ample parking. The landlord is open to dividing it into two 4,725 SF suites, providing flexibility for tenants. Ideal for businesses needing quick access to I-95, those working with Marine Corps Base Quantico, or companies requiring a mix of private offices and collaborative workspace.

### LOCATION OVERVIEW

Prime location directly off Richmond Hwy at a signalized intersection, offering seamless access to I-95 via Exit 150A (Triangle/Quantico). Just 1 mile from the main gate of Marine Corps Base Quantico and a 45-minute drive to the Pentagon, this location provides excellent connectivity for commuters and businesses alike.

### PRESENTED BY:

**CARMELA PATRICK**  
COMMERCIAL AGENT  
703.330.1224  
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR LEASE

# OFFICE SPACE

18354 QUANTICO GATEWAY DR TRIANGLE, VA 22172

## ADDITIONAL PHOTOS



PRESENTED BY:

**CARMELA PATRICK**

COMMERCIAL AGENT

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

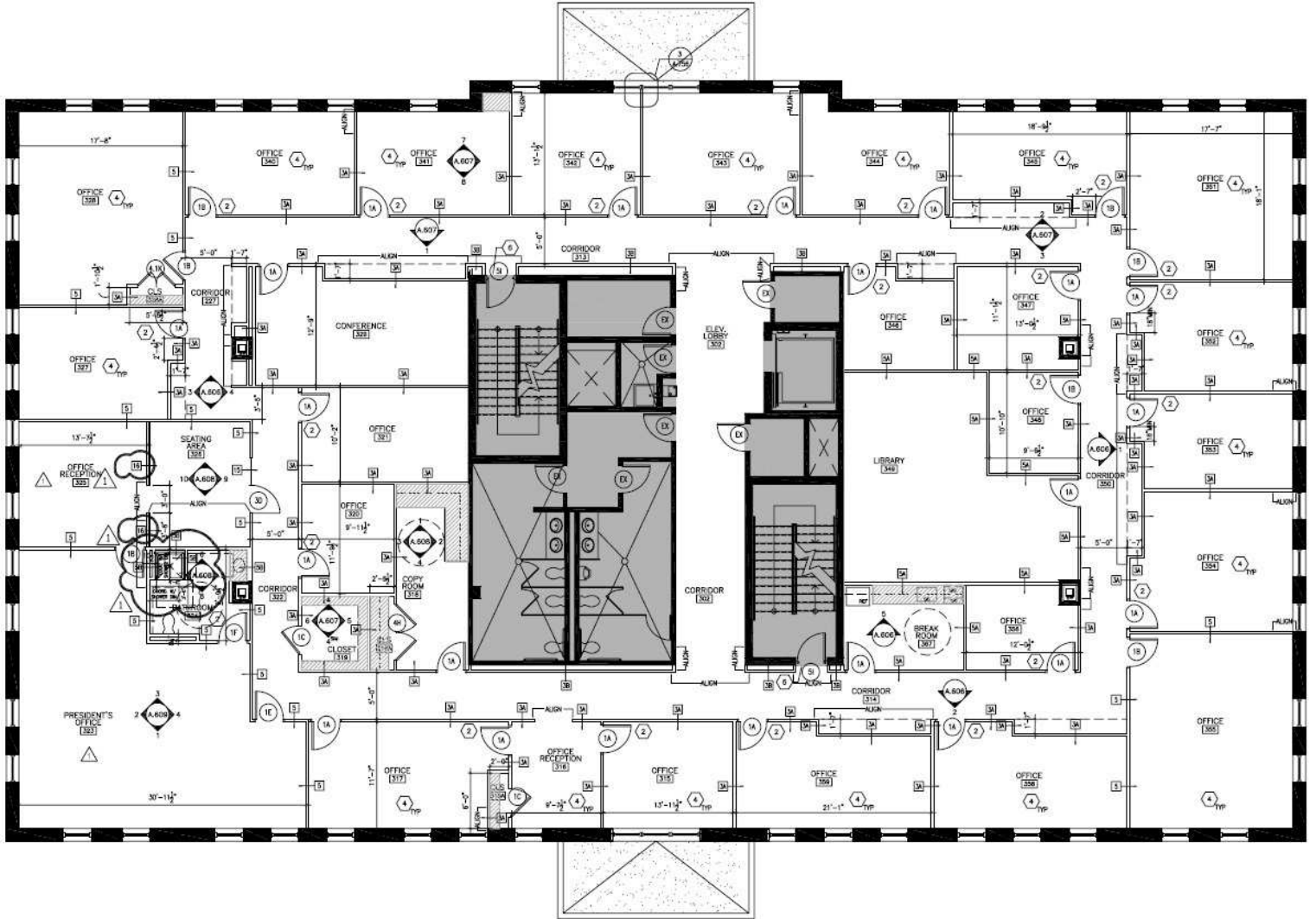
[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR LEASE

# OFFICE SPACE

18354 QUANTICO GATEWAY DR TRIANGLE, VA 22172

## FLOOR PLAN



1 3RD FLOOR- PARTITION PLAN  
A.153 SCALE: 1/8" = 1'-0"

PRESENTED BY:

**CARMELA PATRICK**

COMMERCIAL AGENT

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



**WEBER  
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR LEASE

# OFFICE SPACE

18354 QUANTICO GATEWAY DR TRIANGLE, VA 22172

## LOCATION MAP



**PRESENTED BY:**

**CARMELA PATRICK**

**COMMERCIAL AGENT**

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)