

For Lease | Office Space

## Quantico Gateway I-III: Class A Office Space • Quantico Marine Base

18354 Quantico Gateway Dr Triangle, VA 22172

Premier Office Park located near Quantico Marine Base on US-1 • Minutes from I-95



**FOR  
LEASE**  
\$22-24 PSF  
4,160-20,294 SF



### THE FACILITY

#### 18300 Quantico Gateway Dr I

Suite 100: 9,600 SF fully furnished, office space on first floor with 6 conference rooms (5-14 person tables included), two large open areas with 45 cubicles, classroom with 11 two person desks, and kitchenette/breakroom. Vacant and ready for immediate occupancy. Furniture can be included in the rent or removed at no additional cost.

#### 18354 Quantico Gateway Dr II

Suite 101: 4,160 SF, 12 offices, 3 former SCIF rooms, and conference room and 3 external entrances/exits. Vacant and ready for immediate occupancy. Fourth floor contains a total of 6,534 SF in open space design. Large open rooms ideal for church or training center. Vacant and ready for immediate occupancy.

#### Quantico Gateway III

Additional Pad site can accommodate an additional 41,320 SF building. Sitework complete with parking, stormwater installed.

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



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### PHOTOS – BUILDING AMENITIES



### AMENITIES

- Class A office space for lease
- Vacant and ready for immediate occupancy in the Quantico Gateway Office Buildings
- Ideal for defense and government contractors, medical professionals, churches, attorneys, real estate agents, or accountants seeking a strategic and professional setting
- Both buildings are professionally maintained, offer flexible layouts, and provide ample parking for tenants and visitors
- Minutes from newly opened Rose Gaming establishment offering premier dining, entertainment and hotel accommodations
- Each building has 4800 amps of power ideal for large server rooms



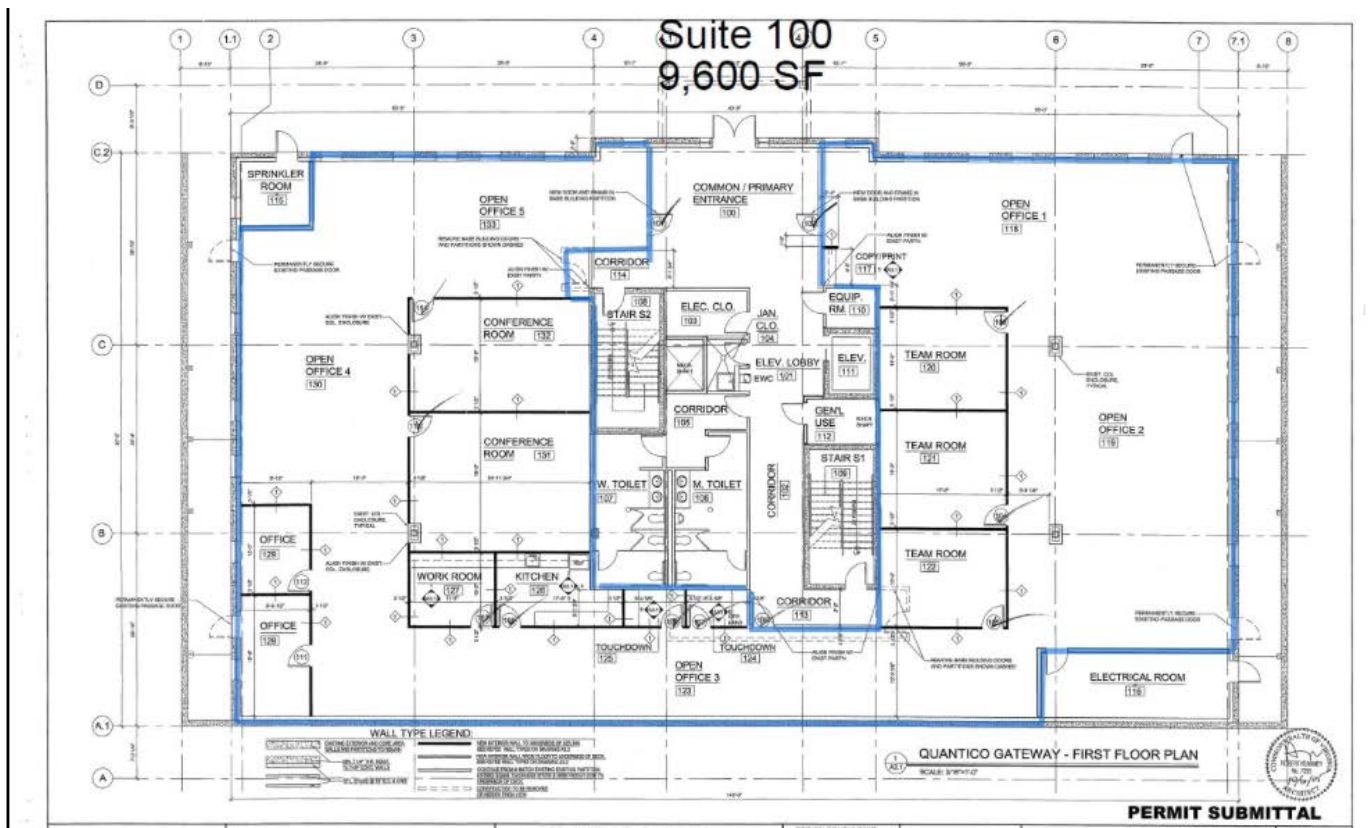
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## Quantico Gateway I Suite 100



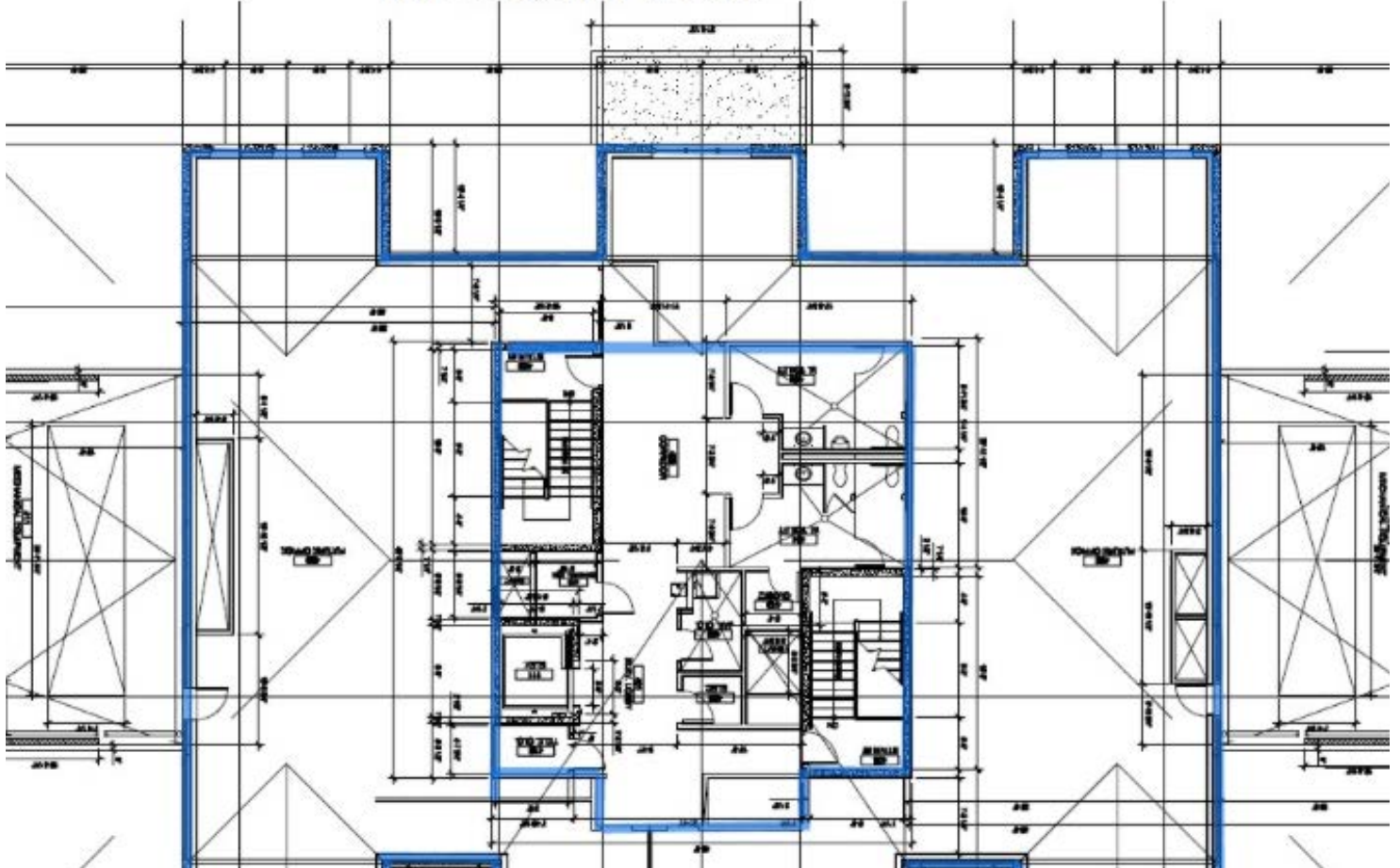
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### FLOOR PLANS **Quantico Gateway II Suite 400**

4th Floor- 6,534 SF Available



[Property Website](#)

[Video of Quantico Gateway I Suite 100](#)

[Video of Quantico Gateway I Suite 101](#)

[Video of Quantico Gateway III](#)

[Map Link](#)



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