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Building 3 Coming to Quantico Corp. Center

By Erika Morphy

STAFFORD COUNTY, VA-Silver Cos. is drawing up specs for development of a third office building at Quantico Corporate Center, an office park it is constructing along 1-95 some 600 yards from the South Gate of Marine Corps Base Quantico. Silver Cos. has already leased up the first building and has reached 80% occupancy in Building 2. All together, the company has inked about 100,000 square feet there since November.

It doesn't have a pre-lease or anchor tenant for the third building, David Newman in Silver Cos.' sales and leasing office, tells GlobeSt.com. "Our second building, though, delivered in March 80% pre-leased and we have solid prospects for the additional 20%. So we feel confident there will be demand for more space."

Recent tenants include EG&G, a division of URS Corp., the Marine Corps Systems Command and General Dynamics Information Technology Division. EG&G will be moving multiple facilities from Dumfries, VA into Building 2 in July 2009. It will be combining nine different programs supporting the United States Marine Corps and the Department of Defense in its new 34,808 square feet there. Cushman & Wakefield provided transaction and project management services to EG&G. The Marine Corps Systems Command is moving one of its program offices off the Quantico Base to 19,998 square feet in Building 2 at Quantico Corporate Center. General Dynamics Information Technology Division signed a 9,282-square-foot expansion lease to the 25,400 square feet it leased in February 2009.

Newman said construction on Building 3 will probably begin in mid-2010, with delivery roughly nine months later. Specs are still being developed, he says, although there will likely be a LEED element to the design. He declined to provide development costs for it or for the first two buildings. At roughly 140,000 square feet and four-stories, building 3 will be similar to the first two, he adds. Construction financing has not been finalized yet, Newman says. "We are working on that."

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