



FETTLER PARK

I & II

3850 & 3800 Fettle Park Drive
Dumfries, VA 22025





Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present this opportunity to purchase Fettler Park I & II (the “Property”), a two-building, 99,623 RSF Class A office complex located at 3800 and 3850 Fettle Park Drive in Dumfries, VA.

Built in 2006, Fettle Park I & II are 86% leased to 18 tenants with 4.3 years of weighted average lease term (WALT) and are strategically located at the intersection of I-95 and Route 234, providing unmatched accessibility to the entire DC Metro region. The Property is equipped with fiber connection, premium headquarters-quality finishes, abundant parking (4.1/1,000 ratio), and convenient access to a nearby amenity base offering a wide array of fast-casual lunch options. Direct proximity to federal demand drivers including Marine Corps Base Quantico (9-minute drive), Fort Belvoir, and the National Geospatial-Intelligence Agency (NGA) draws a large federal contractor tenancy base to the Woodbridge/I-95 Corridor submarket, which boasts a single-digit vacancy rate (6.1% as of Q1 2024). Accordingly, Fettle Park I & II offer investors the unique opportunity to acquire institutional-quality assets conveniently located in a submarket poised to outperform on a go-forward basis.

INVESTMENT HIGHLIGHTS



Two 3-Story, Institutional-Quality Class A Office Assets Totaling 99,623 RSF



86% leased to 18 Tenants with 4.3 years of WALT



First Class Tenant Fit Outs Featuring SCIF Space and Highly Secure Suites



Woodbridge/I-95 Corridor Office Market Boasts a 6.1% Vacancy Rate and 6.3% Rent Growth Over Last Three Years



Strategically Located at the Intersection of I-95 & Route 234, Providing Convenient Connectivity to the Entire DC Metro Region



Abundant Nearby Amenities Including Chick-Fil-A, Subway, Tropical Smoothie Café, Starbucks, and Panera Bread, Create a Dynamic and Engaging Workplace Location



Situated in Direct Proximity to Federal Demand Drivers – 9 Minutes from Marine Corps Base Quantico and 25 Minutes from Fort Belvoir and National Geospatial-Intelligence Agency (NGA)

PROPERTY OVERVIEW

Address

3800 & 3850 Fettler Park Drive,
Dumfries, VA 22025

Submarket

Woodbridge/I-95 Corridor

County

Prince William

Year Built

2006

Stories

3

RBA

99,623 RSF

% Leased

86%

Number of Tenants

18

WALT (from 9/1/2024)

4.3 Years

Typical Floor Plate

+/- 12,000 RSF

Parking

4.1/1,000

Site Area

6.56 Acres

Zoning

PBD



IRREPLACEABLE LOCATION



OUTSTANDING REGIONAL CONNECTIVITY AT THE INTERSECTION OF I-95 & ROUTE 234



ABUNDANT NEARBY AMENITY BASE OFFERING DIVERSE DINING AND HOSPITALITY OPTIONS



LESS THAN 10 MINUTES TO MARINE CORPS BASE QUANTICO

DRIVE TIMES

Shoppes at Quantico Center	2 Minutes
I-95 Interchange	3 Minutes
Fortuna Center Plaza	4 Minutes
Marine Corps Base Quantico	9 Minutes
Potomac Mills Mall	12 Minutes
Fort Belvoir	25 Minutes
National Geospatial-Intelligence Agency	25 Minutes
Ronald Reagan Washington National Airport (DCA)	30 Minutes
Pentagon	32 Minutes
Downtown DC	35 Minutes

FORTUNA CENTER PLAZA



Route 234
Over 35,000 VPD



SHOPPES AT QUANTICO CENTER



FETTLER PARK

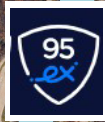


Marine Corps Base Quantico
9 Minute Drive South

95

Potomac Mills Mall

Fort Belvoir & National Geospatial - Intelligence Agency (NGA)



I-95
Over 170,000 VPD

RICHMOND HIGHWAY

CANDLEWOOD SUITES



Waffle House



Red Roof



Walmart

DUMFRIES ROAD



234



DUMFRIES



SURROUNDED BY FEDERAL DEMAND DRIVERS



National Geospatial-Intelligence Agency (NGA)
25 Min Drive

Fort Belvoir
25 Min Drive

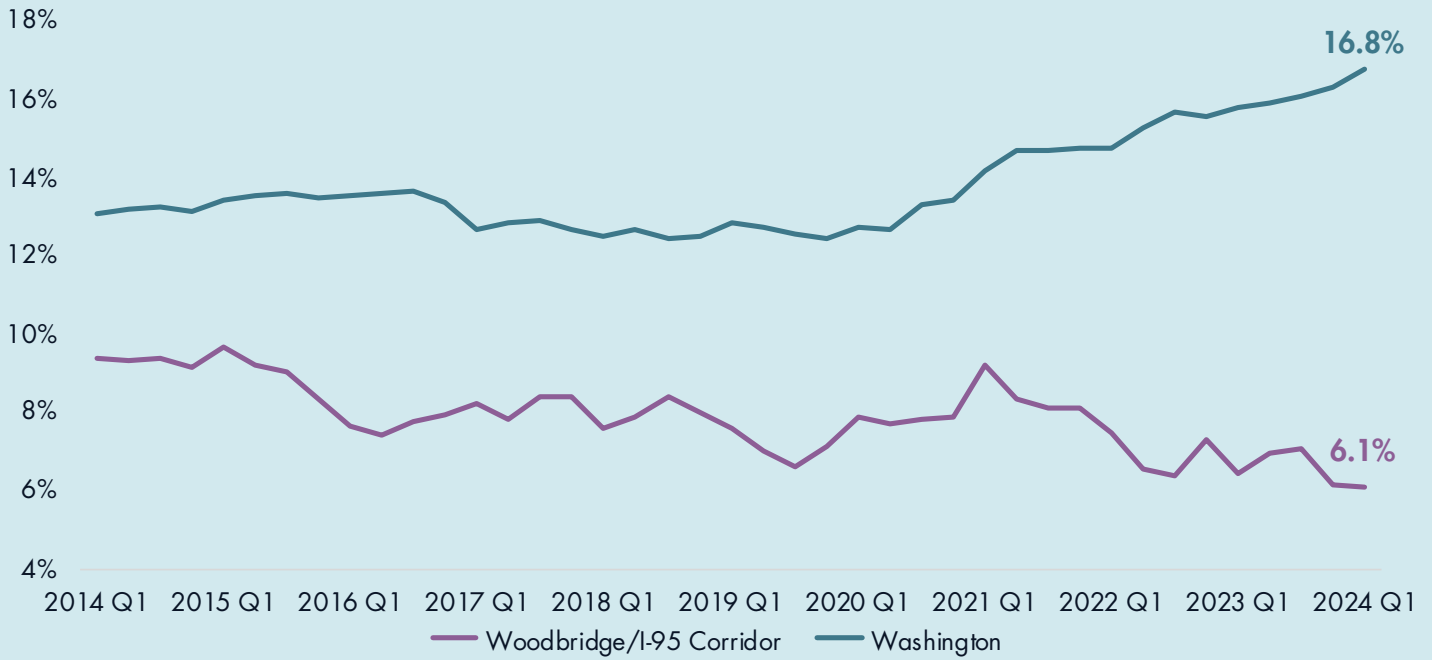
Marine Corps Base Quantico
9 Min Drive

FETTLER PARK I&II

FBI Academy

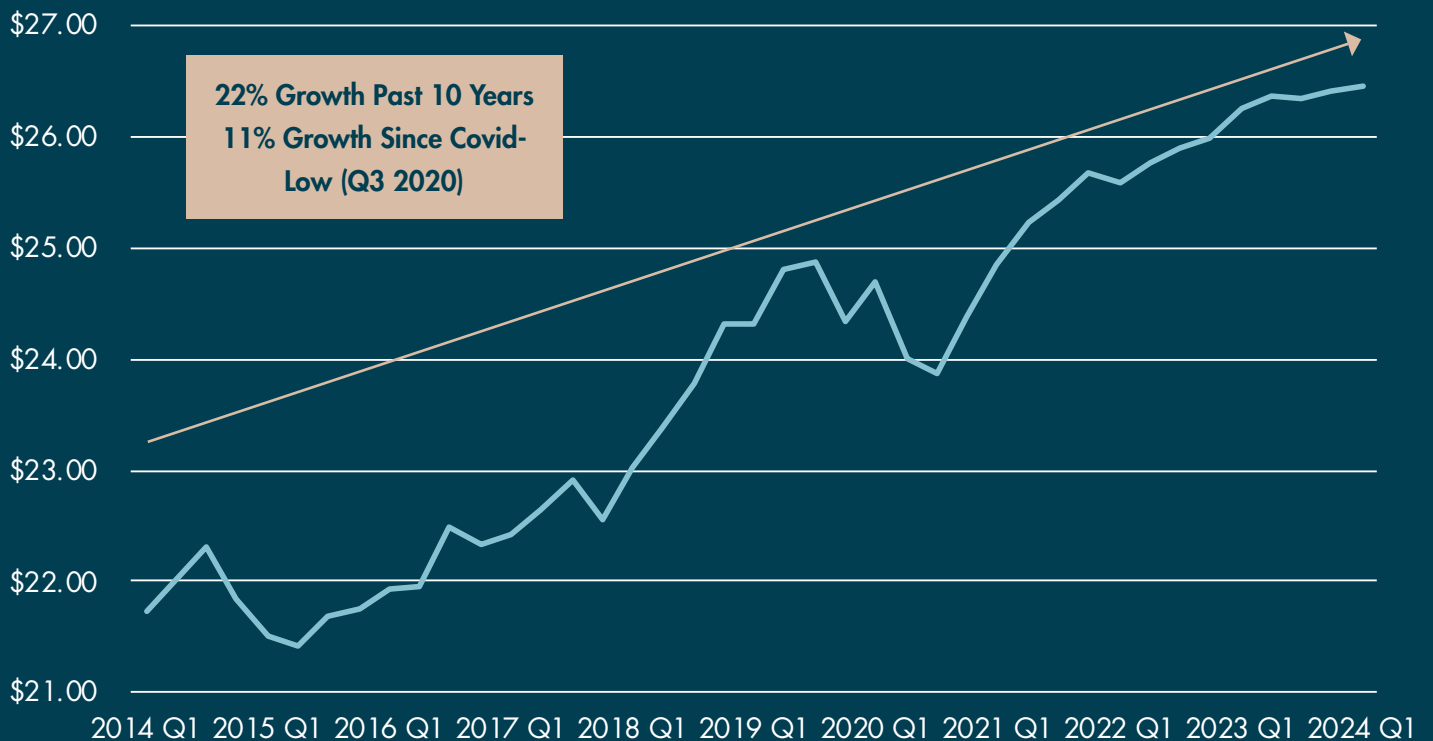
WOODBIDGE/I-95 CORRIDOR SUBMARKET OUTPERFORMS

VACANCY RATE
(WOODBIDGE/I-95 VS. DC MSA)

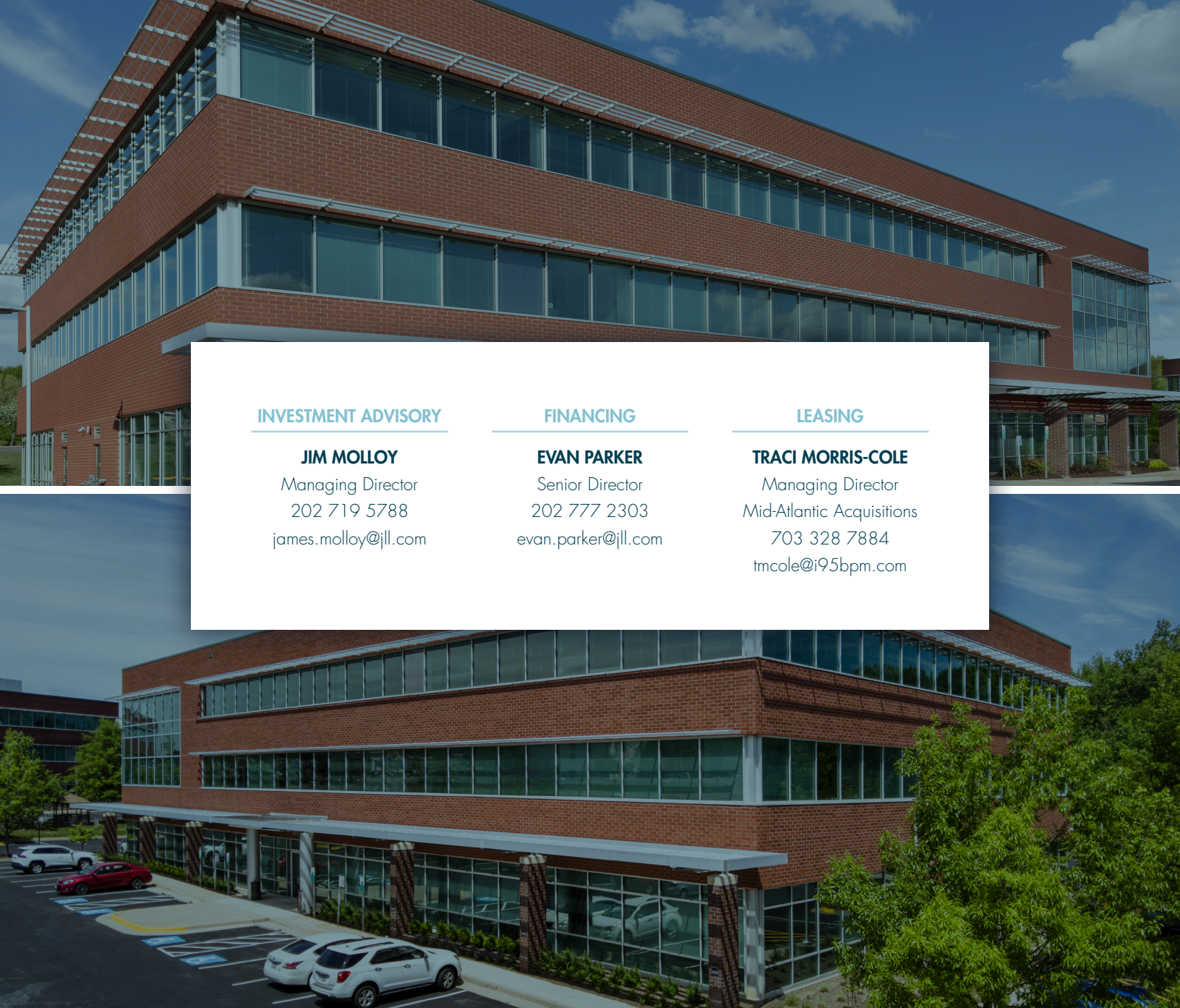


Source: CoStar

WOODBIDGE/I-95 CORRIDOR ASKING RENT PSF (FS)



Source: CoStar



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