

Stonegate I

15050 Conference Center Drive | Chantilly, VA

100% Leased
Mission-Critical
Asset

INVESTMENT SALES OFFERING

A NATIONAL OFFICE INVESTMENT ADVISORY GROUP OFFERING

EXECUTIVE SUMMARY

Cushman & Wakefield’s Office Investment Advisory Group is pleased to offer for sale **Stonegate I**, a 142,477 SF, Class A office asset in Chantilly, VA. Stonegate I is 100% leased to **Peraton, a Top 100 Defense Contractor, through August 2035**. Peraton is one of the largest providers of information technology and cybersecurity services for the federal government with a majority of their leased space built out as SCIF space at the asset. This mission critical asset occupies a ground zero location next to the National Reconnaissance Office (NRO), the Central Intelligence Agency (CIA), and the Federal Bureau of Investigation (FBI). Since its construction in 2000, the asset has maintained 100% occupancy, reflecting its strategic importance to both the tenant and the agencies it supports. Stonegate I offers investors a rare opportunity to acquire a secure, mission-critical asset with long-term income, high renewal probability, and national security relevance.

| | |
|-----------------|-----------------------|
| SF | Total Contractual NOI |
| 142,477 | \$39.9MM |
| WALT | Fully Extended WALT |
| 10 Years | 20 Years |
| Year Built | Typical Floor Plate |
| 2000 | 23,746 SF |

100% Leased
to **Peraton** through 2035

INVESTMENT HIGHLIGHTS



National Defense Location

The Westfields submarket is home to the NRO, CIA, and FBI in addition to numerous government contractors: Booz Allen Hamilton, General Dynamics, SAIC, Boeing, and Deloitte. This location is coveted by these companies due to the immediate access to key decision makers and contract requirements. The dynamics and tight supply of office options in this submarket have made it the tightest submarket in the Northern Virginia Region with a vacancy rate of 6%.



Single Tenant SCIF Facility

Stonegate I is 100% leased to Peraton who utilizes the asset as a Sensitive Compartmented Information Facility, ("SCIF") serving mission critical contracts to federal agencies. The tenant has been the only occupant since construction in 2000 and has spent their TI dollars on upgrading the SCIF capabilities. Tenant has renewed four times at the asset with two more renewal options available to be exercised at the end of the lease term.



Fiber Access

Fiber infrastructure on the same lines as the National Reconnaissance Office and the adjacent Peraton occupied building allows for SCIF facilities and mission critical work to be conducted on site.



Institutionally Owned

Institutionally owned and maintained with major capital expenditures completed including a recent roof replacement, parking lot repairs, and elevators, available at a significant discount to replacement cost.



**100% Leased,
10 Years of WALT**
Single Tenant SCIF Facility

INTELLIGENCE COMMUNITY & DEFENSE CONTRACTOR EPICENTER



 **AEROSPACE**

**GENERAL
DYNAMICS**

**Booz
Allen**

Deloitte

GSA

Stonegate I

Peraton

SAIC

 **BOEING**



Stonegate I

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