Where Intelligence Meets **Infrastructure**

Built for Security.
Designed for Impact.

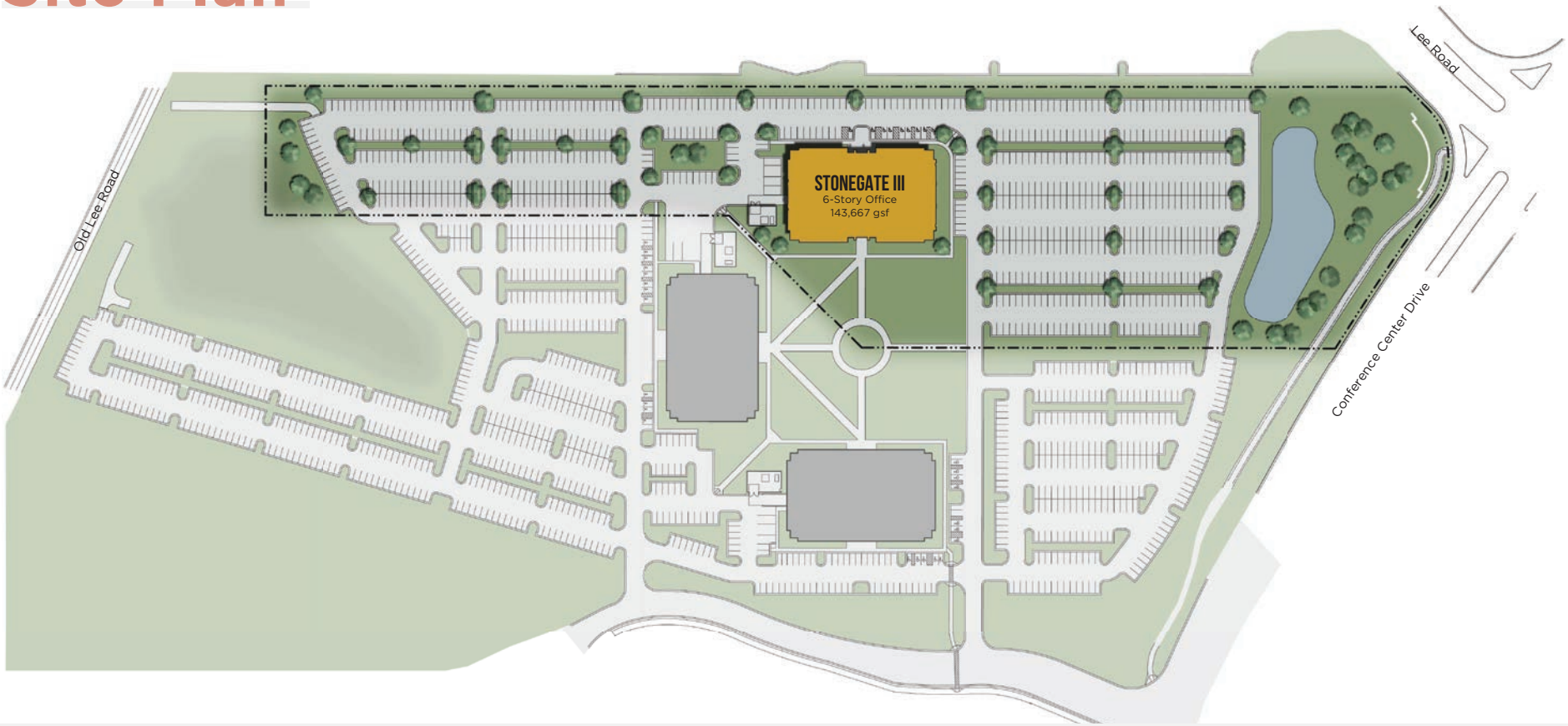
Stonegate III is a 143,667 SF, six-story office building tailored for full tenant control. Whether you're seeking a secured perimeter, SCIF-ready infrastructure, or layered access zones, this build-to-suit opportunity is designed with mission-critical operations in mind.

Located in Westfields, directly across from the NRO and within minutes of CIA and FBI facilities, the property offers the strategic positioning and customizable specs required by today's defense, intelligence, and federal tenants.

- Warm shell delivery or fully secured buildouts
- Slab-to-slab heights up to 16 feet, ideal for advanced systems
- High-efficiency design with LEED Silver Core & Shell certification
- Flexible floorplates for open or segmented layouts
- Lobby ready for tenant-specific access controls
- Surface parking supporting high-occupancy or shift-based needs

Stonegate III

Site Plan



VIEW SPEC SHEET

VIEW FLOOR PLANS

At the Heart of **National Security**

Stonegate III offers a secure, high-profile location in the heart of Northern Virginia's national security corridor.

- Across from the National Reconnaissance Office (NRO)
- 10 minutes to CIA Headquarters
- 15 minutes to FBI Field Office
- Less than 10 minutes to Dulles International Airport
- 30 minutes to Washington DC
- Immediate access to Routes 28, 50, and the Dulles Toll Road

With thousands of cleared professionals in the area and daily collaboration between federal agencies and contractors, this location offers unmatched access to the people and partners who shape national security.

Built Around the People Who **Power National Security**

The Dulles Corridor is home to one of the highest concentrations of security-cleared professionals in the nation. Fairfax County boasts a highly educated, tech-savvy population, with over 70% holding at least a bachelor's degree. Top universities including George Mason, Virginia Tech, and UVA ensure a continual influx of highly qualified graduates.

Local Workforce Advantages:

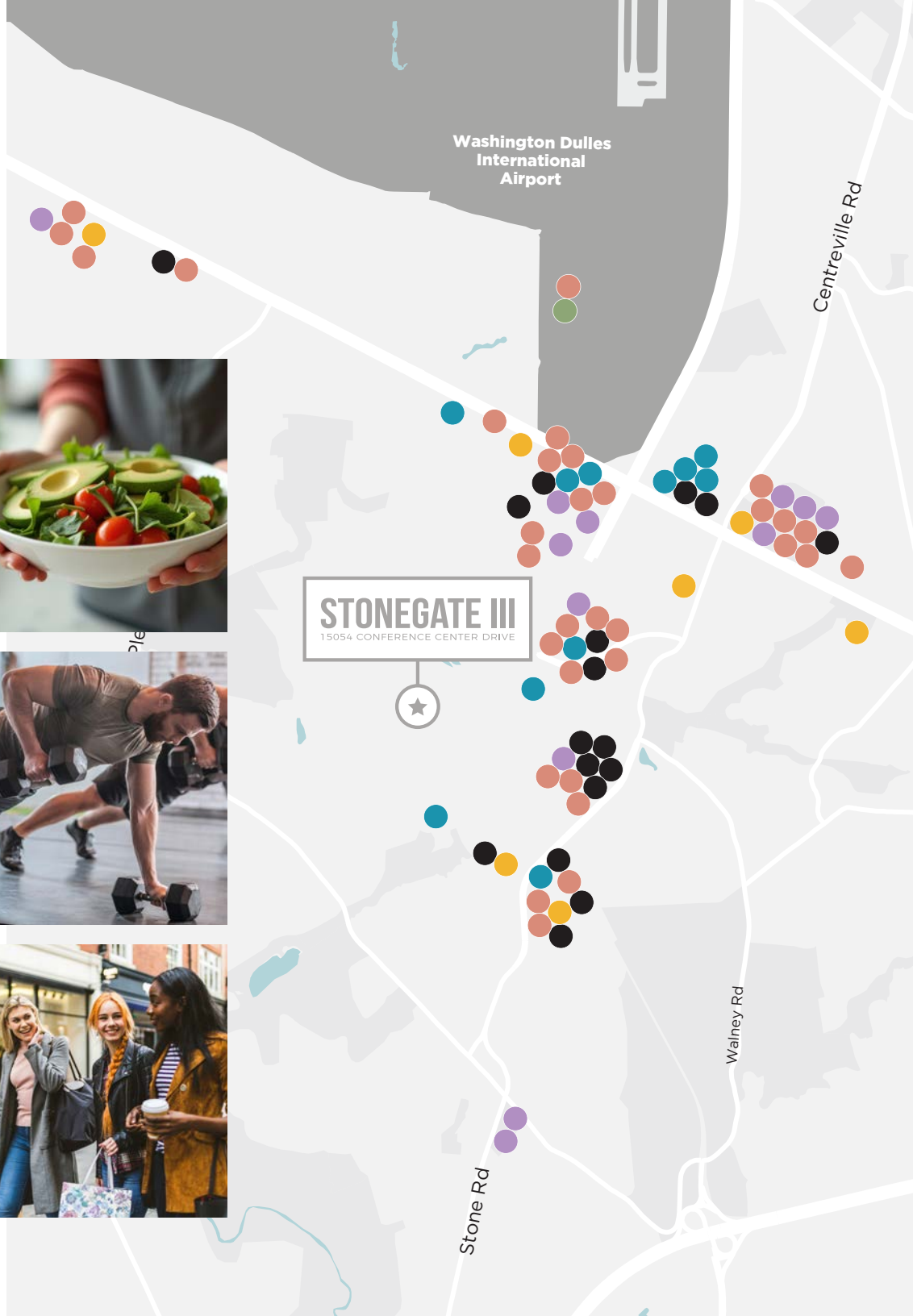
- Immediate access to a large pool of cleared professionals
- Deep talent base in cybersecurity, aerospace, AI, and engineering
- Ongoing education and upskilling supported by local universities
- Appealing suburban location helps attract and retain top-tier staff

In Good **Company**

Just minutes away, The Fields at Commonwealth Center offers Wegmans, quick-service restaurants, national retailers, and everyday conveniences. The nearby Westfields Marriott provides upscale lodging and 9,000 SF of event space, ideal for hosting partners, stakeholders, or extended team meetings.

From fast-casual to full-service, the surrounding area ensures your team never has to compromise on quality or convenience — even in a mission-focused environment.

17 RESTAURANTS	32 FAST FOOD	7 FITNESS
11 HOTELS	12 RETAIL	1 ENTERTAINMENT



STONEGATE III

15054 CONFERENCE CENTER DRIVE

SCOTT GOLDBERG
703 770 3467
scott.goldberg@cushwake.com

TOM WALSH
703 847 2760
tom.walsh@cushwake.com

NATE MARSHALL
703 215 8294
nathan.marshall@cushwake.com

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