

Where Intelligence Meets **Infrastructure**



STONEGATE III

15054 CONFERENCE CENTER DRIVE

 CUSHMAN &
WAKEFIELD

 WASHINGTON
PROPERTY
COMPANY

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

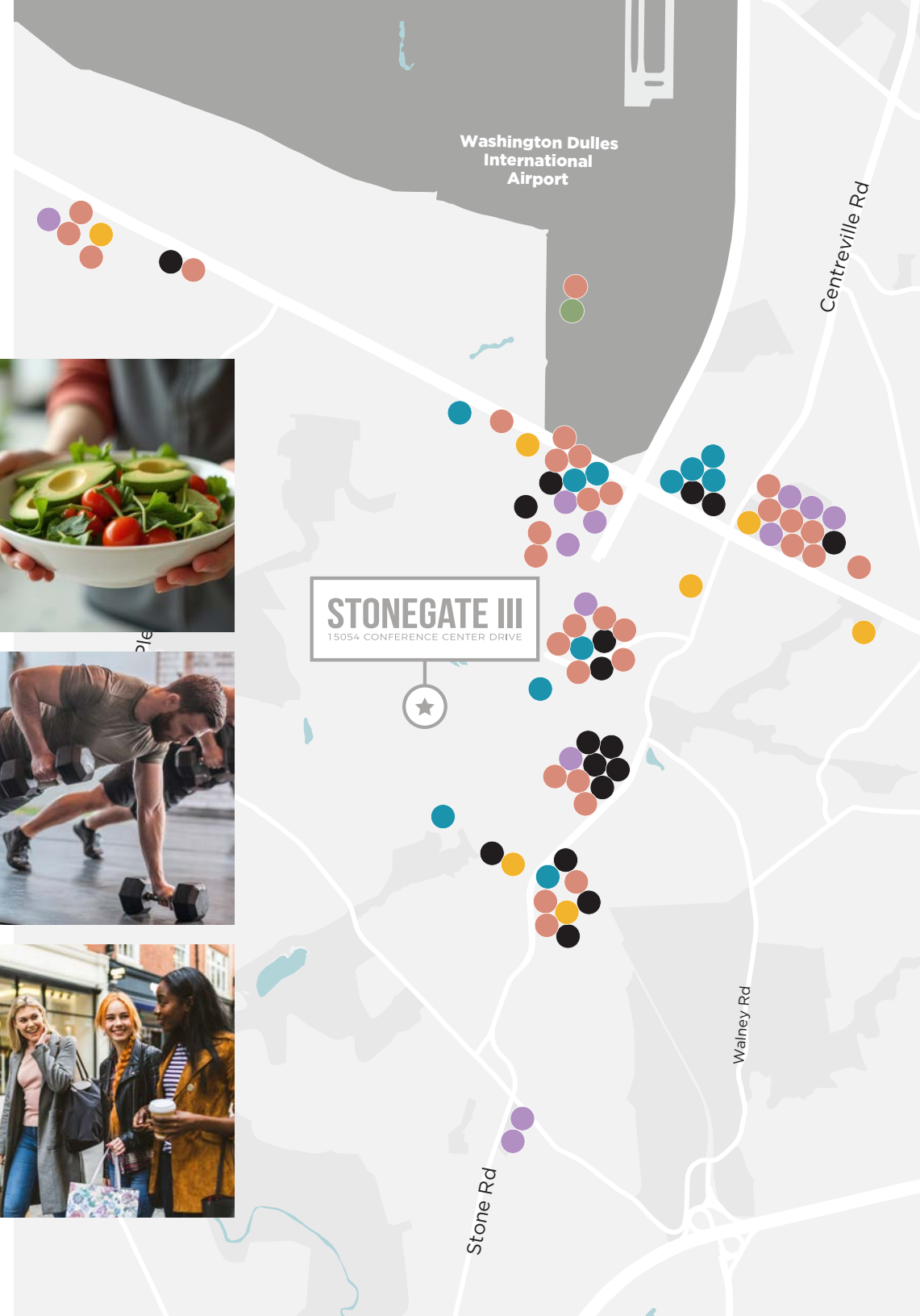
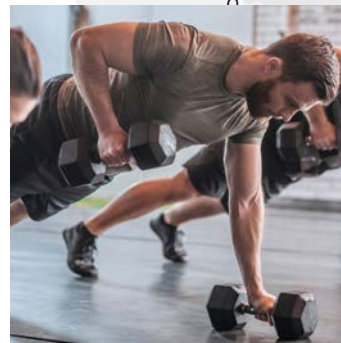
HOTELS

12

RETAIL

1

ENTERTAINMENT



STONEGATE III

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