

LEASE

GUNSTON COMMERCE CENTER LEASING OPPORTUNITY

10718 Richmond Hwy Lorton, VA 22079



LEASE RATE

\$25.00 SF/yr

Deniz Senyurt, CCIM

(571) 271-6604

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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,000 - 40,000 SF
Lot Size:	84,347 SF
Building Size:	40,000 SF

PROPERTY DESCRIPTION

Located in Gunston Commerce Center, this four-story, LEED Silver headquarters-quality building offers approximately 40,000 SF total with 10' ceiling heights, high-end finishes, and balconies with river views—a rare combination of image, functionality, and employee appeal. The property also features covered parking, premier signage opportunities, and a campus setting that supports a strong day-to-day operating environment.

Strategically positioned at the intersection of I-95 and Route 1, the building delivers exceptional regional access and visibility—viewed by over 35,000 vehicles daily—and sits near some of Northern Virginia's most consistent demand drivers: approximately 5 miles to NGA and Fort Belvoir, and a 10-minute drive to Marine Corps Base Quantico and Fort Belvoir. Ideal for organizations seeking a highly connected, brand-forward location for headquarters, operations, training, or client-facing office use.

SPACES

	LEASE RATE	SPACE SIZE
10718 Richmond Hwy Lorton VA Whole Building	\$25.00 SF/yr	2,000 - 40,000 SF
1st Floor 10718 Richmond Hwy Lorton VA	\$25.00 SF/yr	2,000 - 4,000 SF
2nd Floor 10718 Richmond Hwy Lorton VA	\$25.00 SF/yr	12,000 SF
3rd floor 10718 Richmond Hwy Lorton VA	\$25.00 SF/yr	12,000 SF
4th Floor 10718 Richmond Hwy Lorton VA	\$25.00 SF/yr	12,000 SF

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LOCATION DESCRIPTION

Positioned on Richmond Highway (US-1) with ~35,000 vehicles per day visibility, 10718 Richmond Hwy delivers the kind of exposure and access tenants look for when convenience matters. It sits in Gunston Commerce Center—a well-known business park with restaurants/on-site food options and a strong base of government contractors, federal agencies and private sector users —and offers direct connectivity to I-95, I-395, and I-495.

With quick access to NGA and Quantico, it's a practical, mission-adjacent address for defense contractors. Its convenient location also supports predictable staff and patient access for health care providers, and it's an easy-to-find, easy-to-reach location for congregants from across Northern Virginia attending, making the building a perfect fit for religious organizations.

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PROPERTY HIGHLIGHTS

- 40,000 SF total (distributed among 4 floors)
- 10' ceilings
- HQ-quality building with high-end finishes
- LEED Silver; award-winning sustainability features
- Balconies with river views
- Covered parking spaces
- Premier signage opportunities
- Direct I-95 + Route 1 connectivity
- 215,000+ vehicles/day visibility
- ~5 miles to NGA & Fort Belvoir; ~10 minutes to Marine Corps Base Quantico
- Covered 20, Surface 100 parking

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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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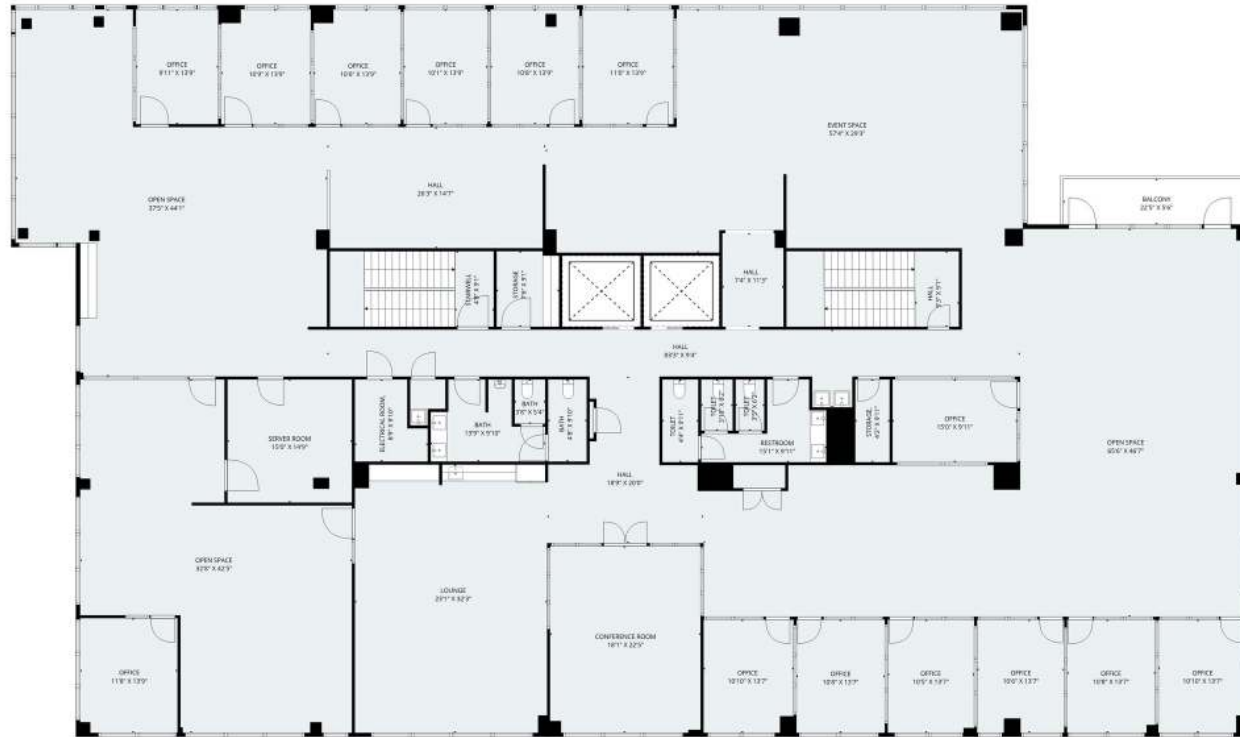
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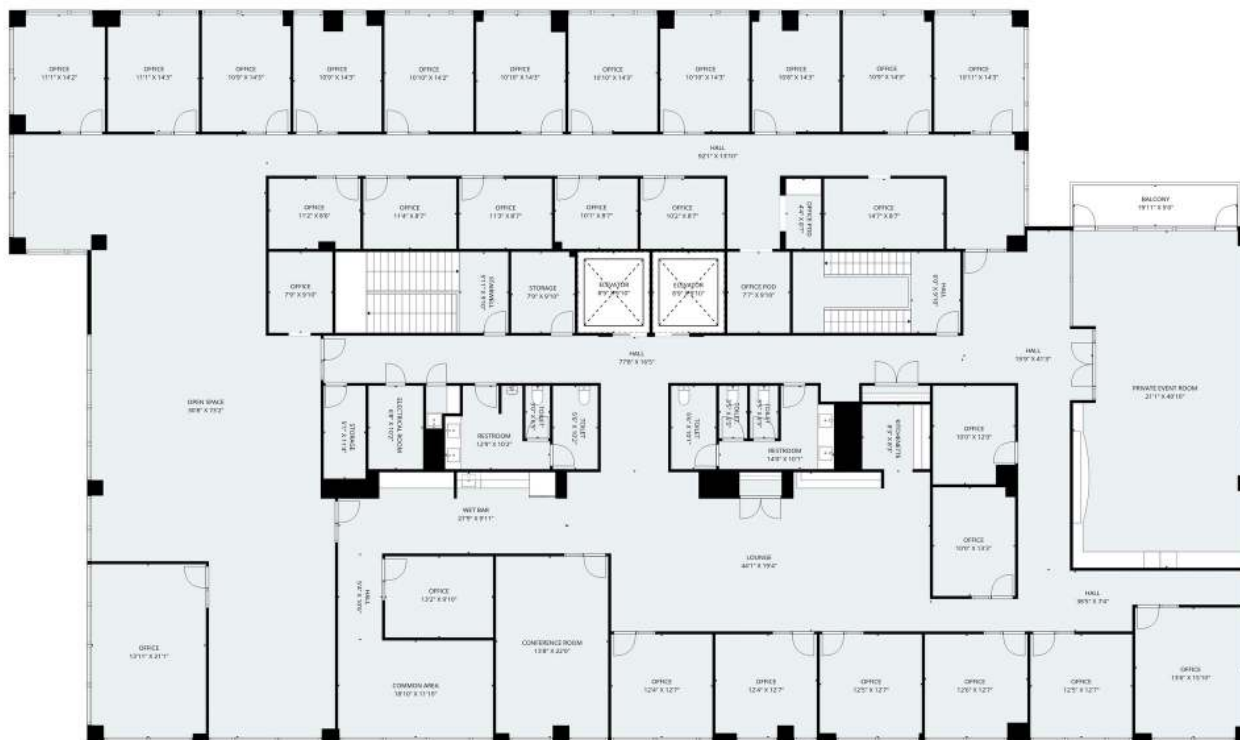


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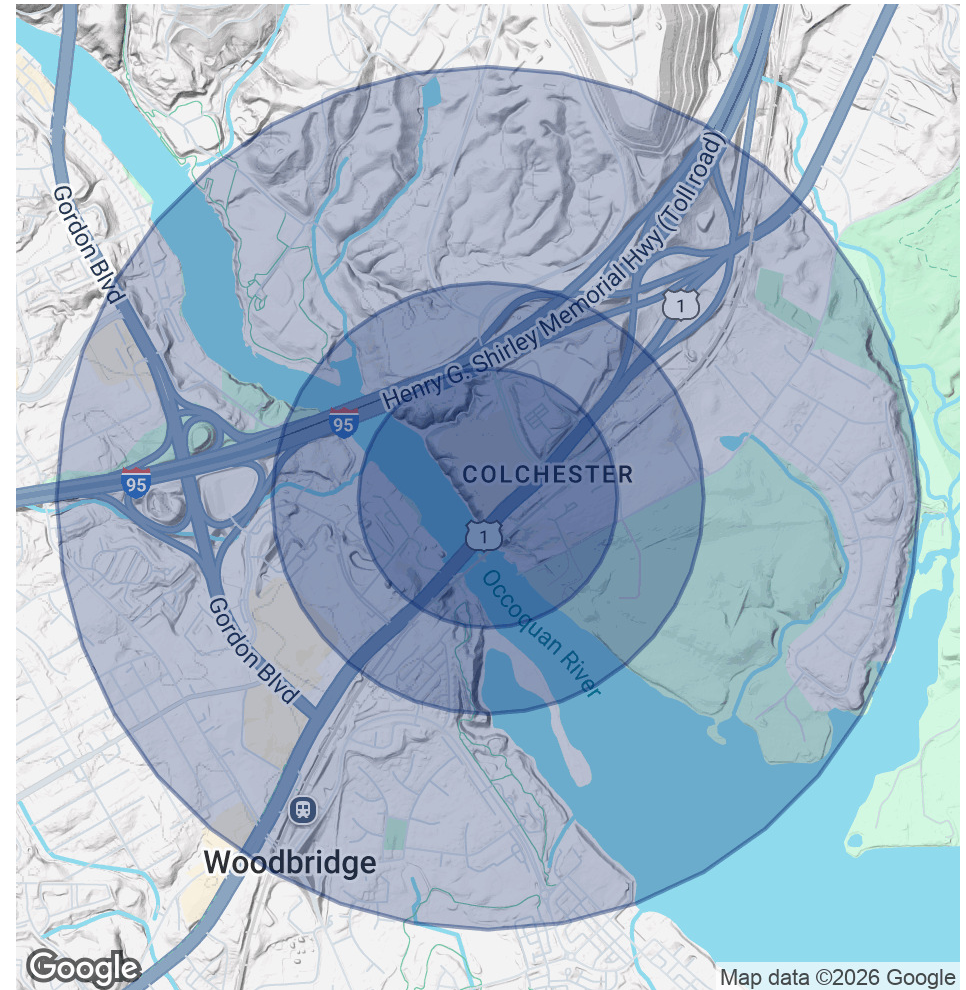
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	709	4,372
Average Age	35	38	39
Average Age (Male)	34	37	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	392	1,728
# of Persons per HH	1.7	1.8	2.5
Average HH Income	\$146,020	\$139,204	\$140,169
Average House Value	\$330,531	\$333,832	\$472,856

Demographics data derived from AlphaMap



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DENIZ SENYURT, CCIM

Commercial Real Estate

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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs

