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## JMC Holdings Inks \$40M Deal for 135,732-SF Class-A Office Property at Quantico Corporate Center in Stafford

May 8, 2013

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*JMC Holdings Inks \$40M Deal for 135,732-SF Class-A Office Property at Quantico Corporate Center in Stafford*

JMC Holdings, LLC announced its **\$40 million** acquisition of 800 Corporate Dr. from the Silver Companies. 800 Corporate Dr. is a 135,732-square-foot Class-A office property, situated on a 7.5-acre parcel of land at Quantico Corporate Center in Stafford County, V.A. (QCCS), 600 yards from Marine Corps Base Quantico. The deal marks the NYC-based investment company's first venture outside the New York market.

JMC Holdings purchased the newly constructed property, which is fully leased by seven tenants that will remain in place under their current lease agreements. As part of the acquisition, JMC Holdings will retain Cushman & Wakefield as Property Manager for the building.

"JMC Holdings has been looking to expand its investment portfolio beyond New York. 800 Corporate Drive provided a well-timed opportunity to capitalize on a dynamic market with tremendous tenant demand for Class-A office space," said **Matt Cassin**, founder of JMC Holdings. "The long-term viability of the companies based at 800 Corporate Drive also appealed to us; two of the largest tenants have consistently ranked as top grossing U.S. Defense Contractors. With its location 35 miles south of D.C. and its adjacency to Quantico Marine Corps Base, we are thrilled about the acquisition and relative yield it provides."

800 Corporate Dr. is one of four brand new Class-A office properties located within the 85-acre Quantico Corporate Center. The office campus features 450,000 square feet of office space built to date, and a selection of onsite retail and restaurant offerings. Amenities at the four-story building include 544 surface parking spaces, back-up power, very efficient floor plates with a center core and great light throughout.

The building was completed in January 2012 and the Silver Companies quickly leased it to full occupancy by September 2012. The building's seven tenants range in size from 1,104 square feet to 70,252 square feet; all floors are multi-tenanted except for the first and second floors, which are both occupied by QinetiQ North America, a leading U.S. Defense Contractor working closely with the Marine Corps. Leases at 800 Corporate Dr. have average contract expiration dates of June 2020, which JMC Holdings assumed responsibility for and intends to carry out as specified.

**JMC Holdings** was represented by Kameron Zitelli of Berko & Associates throughout the transaction. The Silver Companies, a real estate owner and investment firm based in Fredericksburg, V.A., was represented as seller by David Newman, a Vice Present at Silver Companies, and by Joe Pfahler of Coldwell Banker Elite.

For more information about 800 Corporate Dr. and QCC, please visit:

[www.quantico.corporatecenter.com](http://www.quantico.corporatecenter.com).

For more information about JMC Holdings, LLC and its investment strategy, please visit:

<http://jmc holdings llc.com>.

#### **About JMC Holdings LLC**

Founded in July 2010 and led by two entrepreneurs with deep real estate and business management experience, JMC Holdings LLC ("JMC Holdings") is an entrepreneurial real estate company focused on value creation opportunities in dense urban markets on the eastern seaboard of the United States, with a primary focus on New York City. JMC Holdings approaches each asset class (residential, office and retail) as a unique business and identifies the highest and best use for each asset while developing an execution strategy to successfully meet investment goals.

#### **About Silver Companies**

Founded in 1941, Silver Companies is a privately-owned real estate investment firm with offices in Boca Raton, FL and Fredericksburg, VA. Silver's team of real estate professionals has extensive experience in the acquisition, development, financing, management, lease and sale of properties. During the last 10 years Silver Companies acquired and developed in excess of \$1.3 billion of real estate. Over the last 35 years Silver developed commercial properties comprising 11 million square feet and residential communities with more than 50,000 home sites. Today Silver manages a portfolio of properties worth in excess of \$500 million. Silver's investments include apartment communities, retail and office buildings, hotels and commercial land.

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