



**COLDWELL BANKER
COMMERCIAL
ELITE**



VERSATILE FLEX OFFICE OPPORTUNITY **FOR SALE OR LEASE | 2,470 SF**

3619 Richmond Hwy, Suite 107 | Stafford, VA 22554

ASKING PRICE
\$570,000

ASKING RENT
\$15/PSF NNN

This well-appointed **2,470 SF flex office condominium** offers a versatile and recently renovated workspace in the heart of North Stafford. Designed to accommodate a range of professional and light industrial users, the suite provides an efficient combination of office and warehouse functionality.

The layout features multiple private offices, open workstation areas, a kitchenette, and dedicated storage space, supporting both collaborative and operational needs. A **14-foot roll-up door at the rear** allows for convenient loading, deliveries, or light industrial use, making the space particularly well suited for service providers, contractors, and hybrid office/warehouse users.

Strategically located along **Richmond Highway (Route 1)** within the established **Oakhill Business Park**, the property offers excellent visibility and a professional business environment. Its proximity to **Marine Corps Base Quantico** and just **2.5 miles from Interstate 95**, with access via Exits 143 and 148, provides strong regional connectivity for employees, clients, and logistics.

This offering presents an ideal opportunity for businesses seeking a flexible, move-in ready space in one of Stafford County’s most accessible and established commercial corridors.

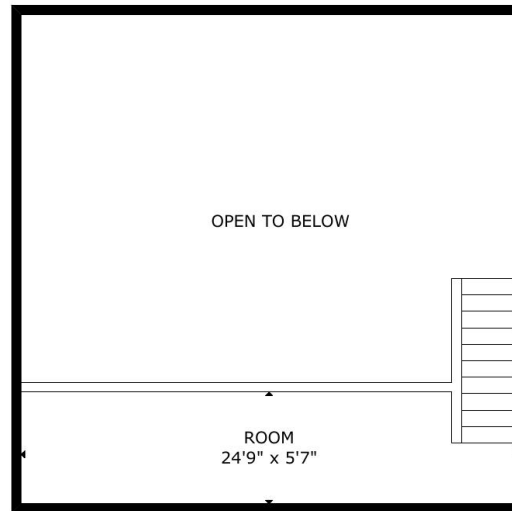
KEY HIGHLIGHTS

- 2,470 SF recently renovated flex office condo
- Versatile layout with private offices and open workstations
- 14’ rear roll-up door for loading and light industrial use
- Ideal for office, contractor, or service-oriented users
- Prime location on Richmond Highway (Route 1) in North Stafford
- Just 2.5 miles to Interstate 95 with access via Exits 143 & 148
- Excellent accessibility and regional connectivity
- Zoned M-1

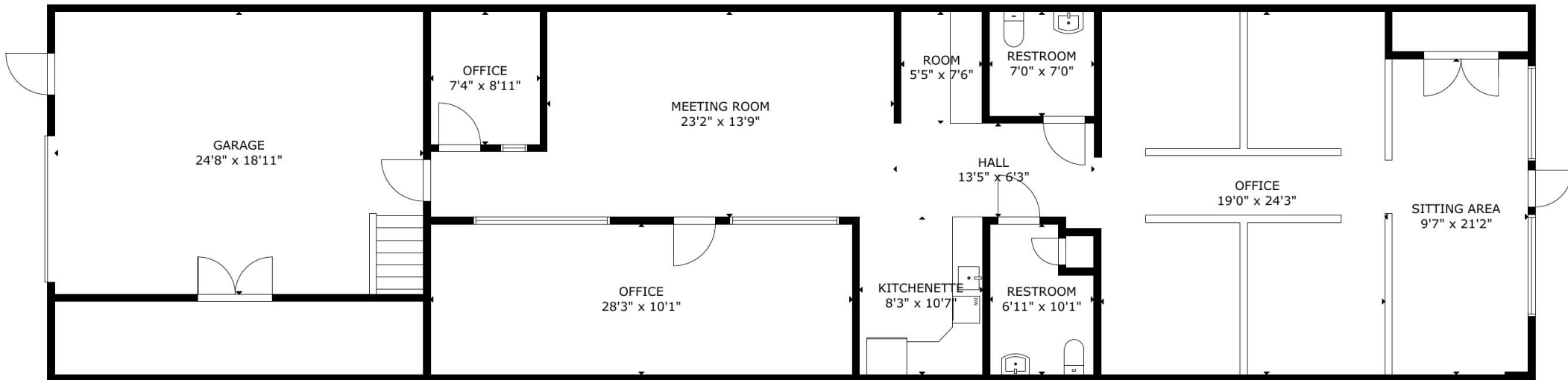
PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	28,120	71,654	217,257
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	8,878	21,596	66,769
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$131,336	\$143,855	\$156,066

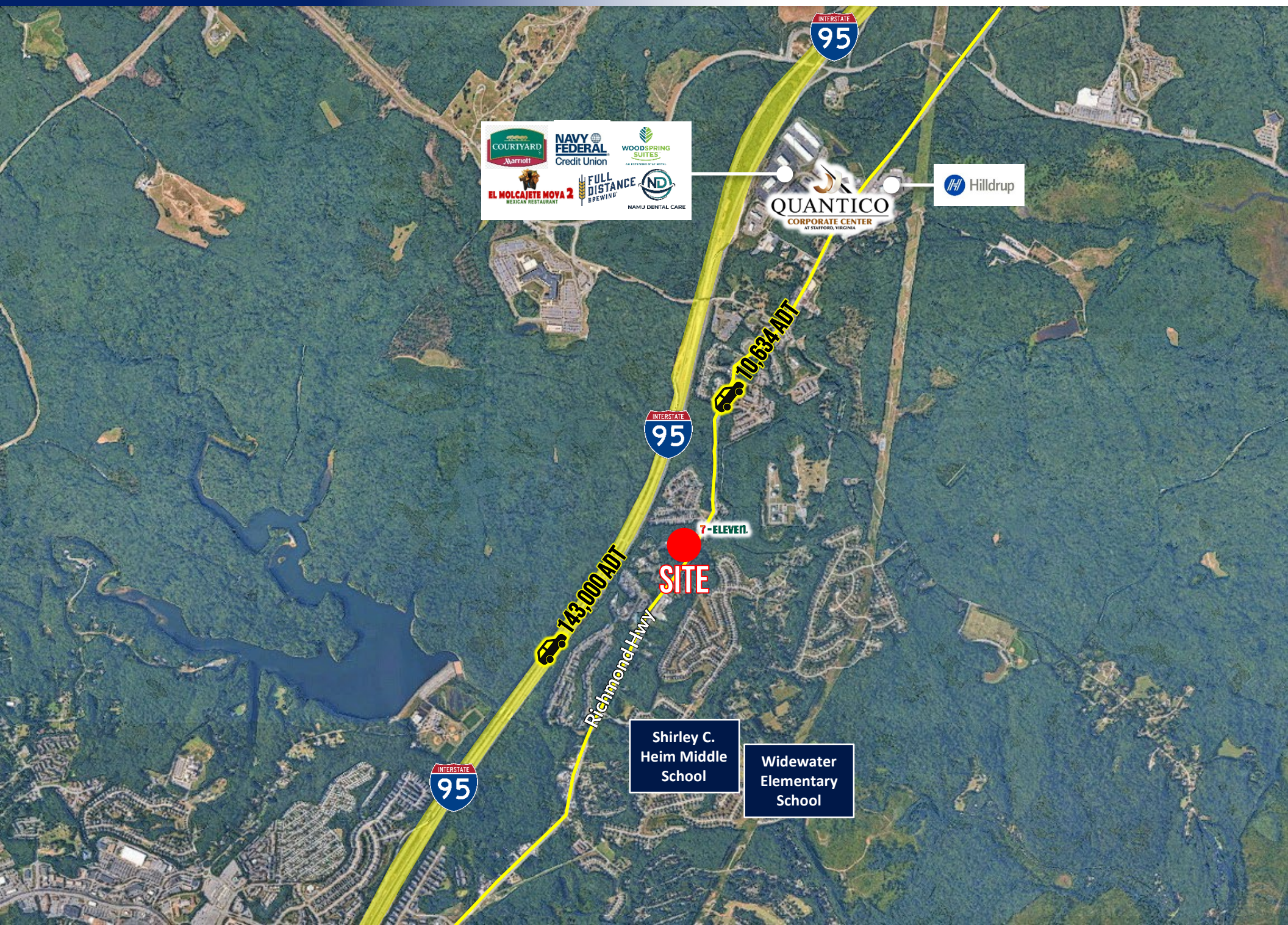




FLOOR 2



FLOOR 1





3-D TOUR





OFFERING MEMORANDUM

VERSATILE FLEX OFFICE OPPORTUNITY

3619 RICHMOND HWY, SUITE 107 | STAFFORD, VA 22554

FOR MORE INFORMATION PLEASE CONTACT:



BEN KEDDIE, SIOR, CCIM

Executive Managing Director

☎ 540.295.2577 (Mobile)

✉ bkeddie@cbecommercial.com

<https://cbcelite.com>



RYAN KRAUSE

Sales Associate

☎ 540.621.9903 (Mobile)

✉ rkrause@cbecommercial.com

<https://cbcelite.com>



**COLDWELL BANKER
COMMERCIAL
ELITE**