



**COLDWELL BANKER
COMMERCIAL**
ELITE



PRIME COMMERCIAL OFFICE SPACE LOCATED ON-BASE WITHIN QUANTICO

FOR SALE

305 5th Avenue, Quantico, Virginia 22134

Price: \$799,000
Square Footage: 5,280

Presenting a prime commercial property for sale at 305 5th Avenue, Quantico, VA, strategically located within the secure perimeter of Marine Corps Base Quantico. This 5,280 square foot office building is ideal for defense contractors, government agencies, or service providers seeking immediate proximity and access to key federal and military institutions.

The property features a well-appointed interior layout, including a reception area, ten private offices, two large training/classroom spaces, a conference room, kitchenette, ample storage, and three restrooms. Priced at \$799,000, this rare on-base offering provides a turnkey opportunity to serve the needs of the Marine Corps, Marine Corps Systems Command, Marine Corps Warfighting Lab, FBI Academy, DEA, and other critical installations.

Whether supporting mission-critical operations or offering professional services to base personnel, this asset delivers unmatched location, functionality, and connectivity in the heart of one of the nation’s most secure and strategic military hubs.

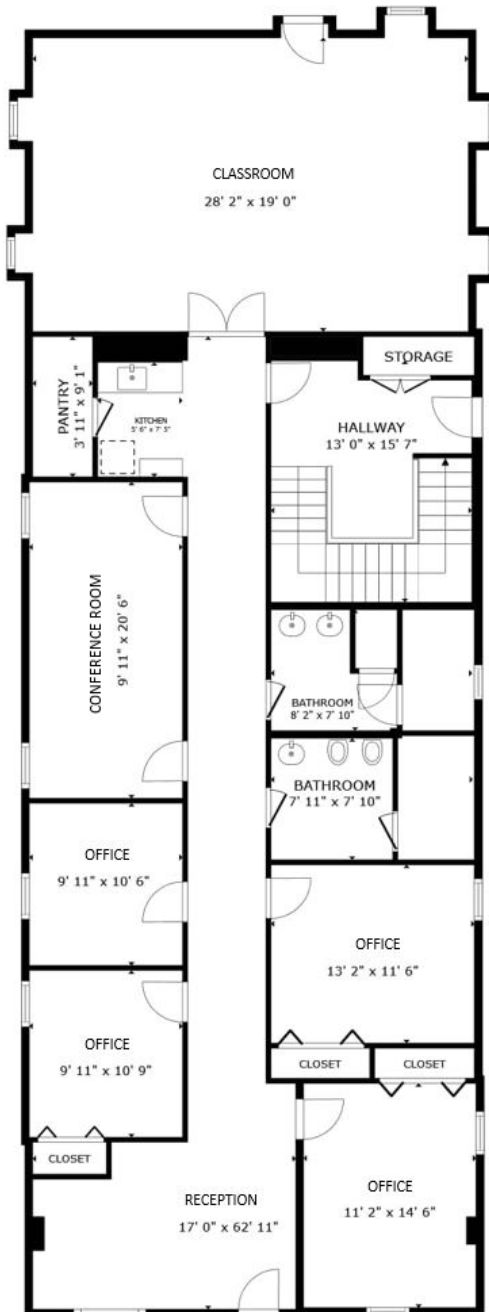
KEY PROPERTY HIGHLIGHTS

- Strategic On-Base Location within Marine Corps Base Quantico
- Ideal for defense contractors, government service providers, or training firms
- Walkable access to major military and federal institutions:
 - Marine Corps Systems Command
 - Marine Corps Warfighting Laboratory (newly built)
 - FBI Academy
 - DEA Training Academy

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	14,271	53,074	315,657
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	4,365	16,497	100,722
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$142,013	\$143,209	\$143,953



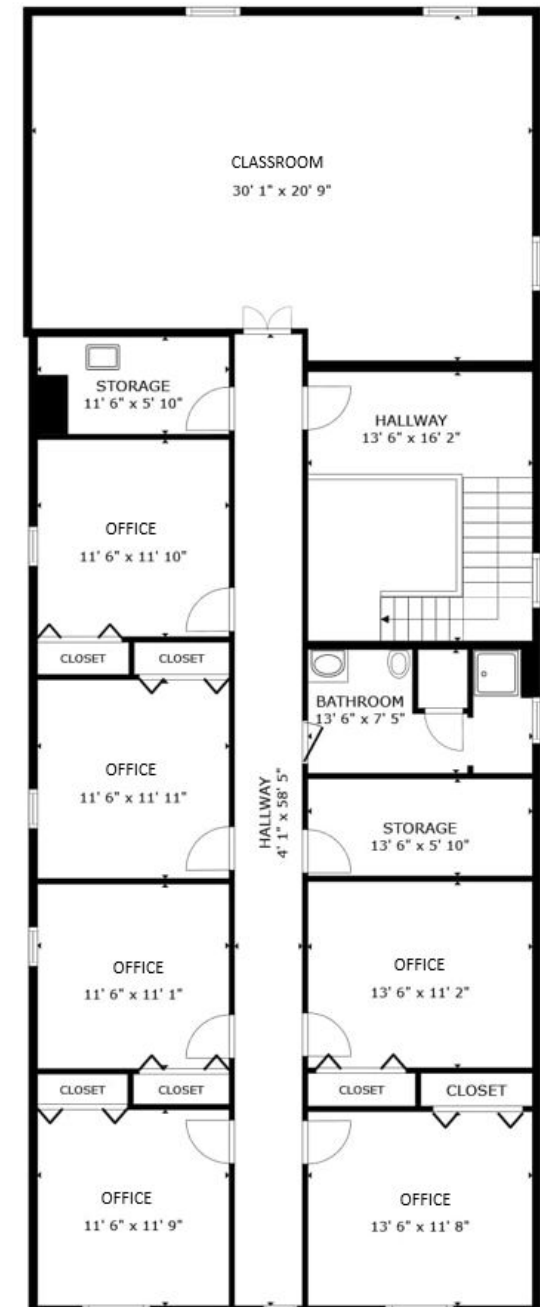


FLOOR 1

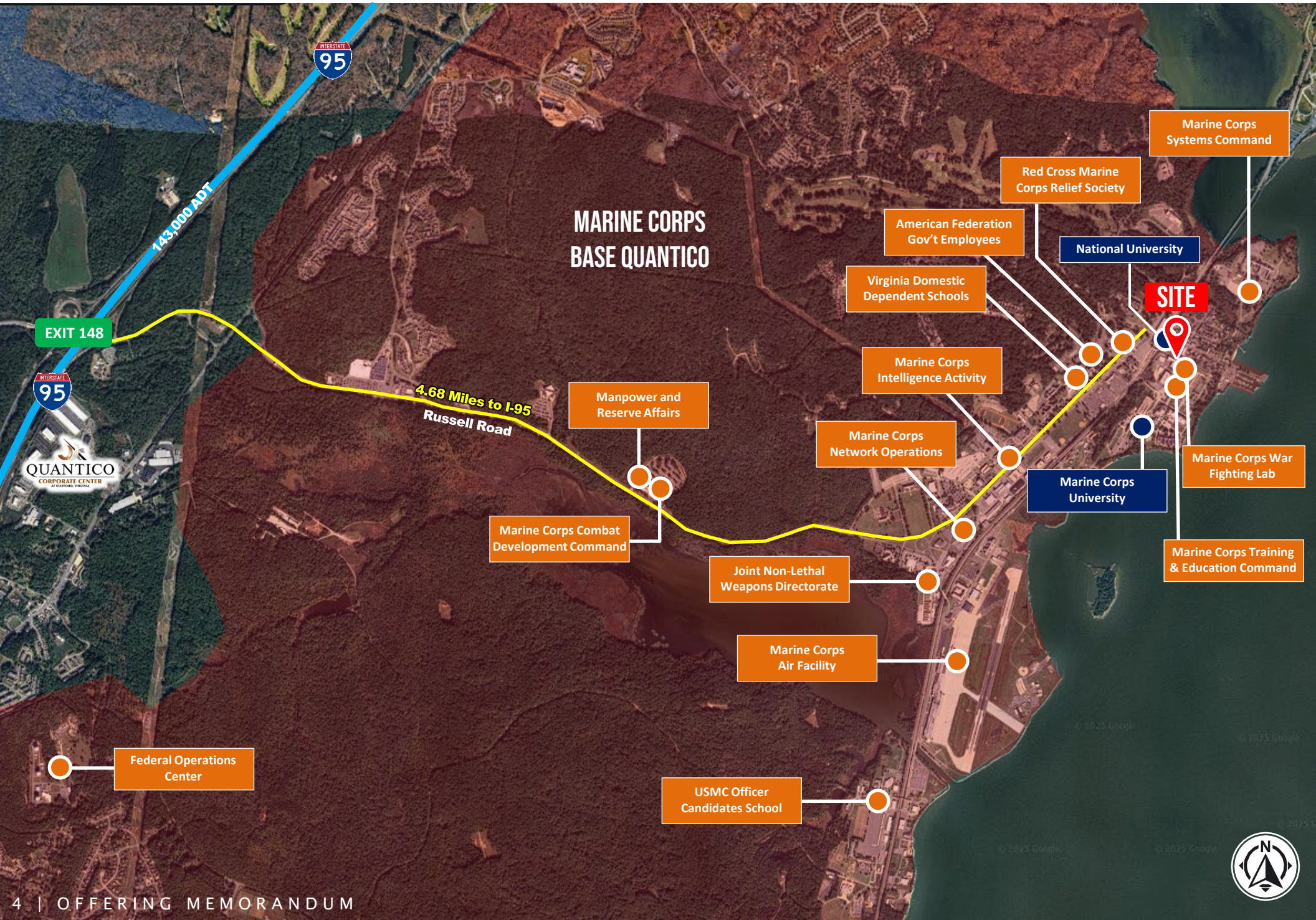
INTERIOR LAYOUT

- 1 Reception Area
- 10 Private Offices
- 2 Large Classrooms/Meeting Rooms
- 1 Conference Room
- 3 Bathrooms
- Kitchenette
- Dedicated Storage Areas

3-D PROPERTY TOUR

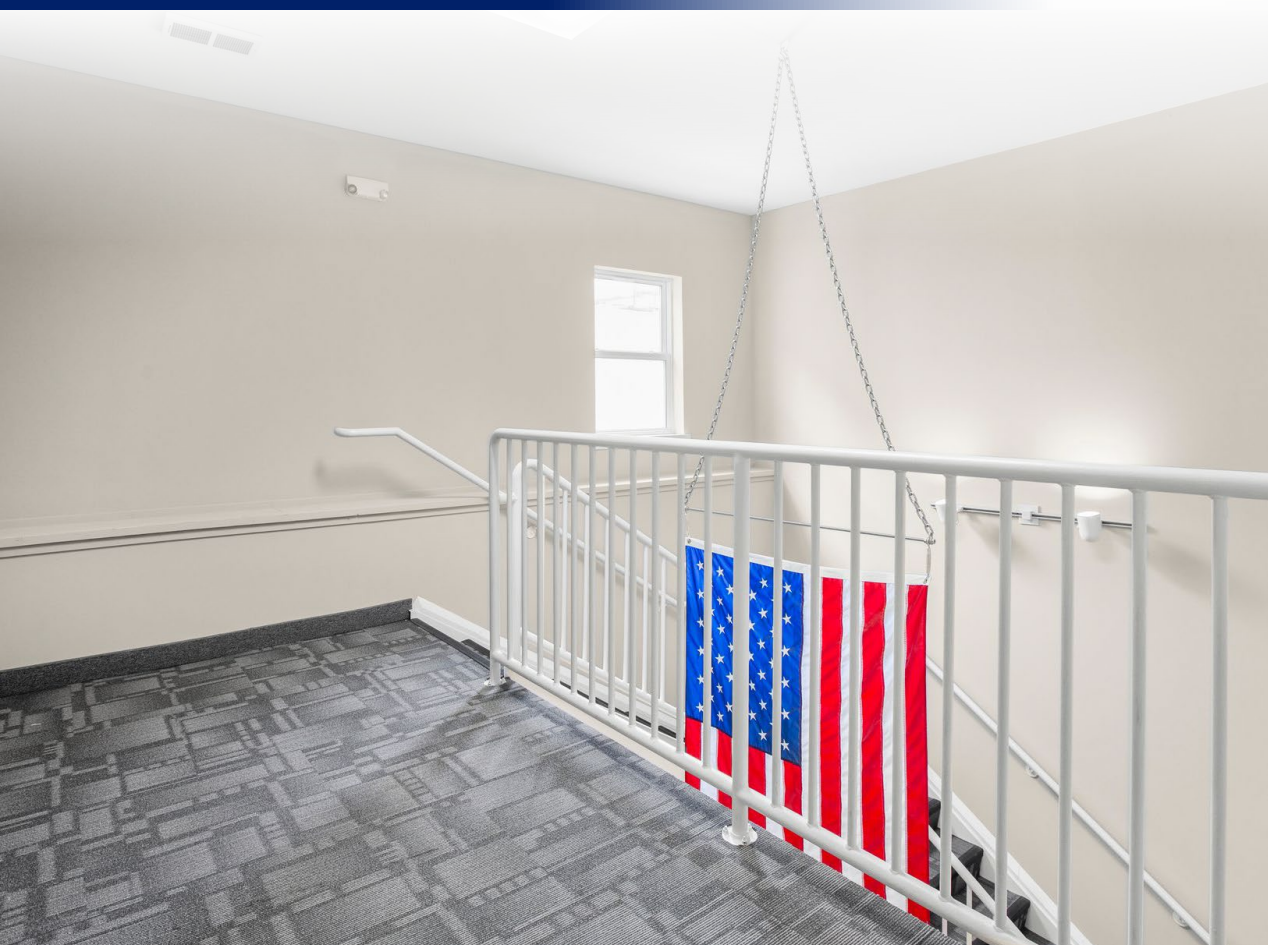


FLOOR 2











OFFERING MEMORANDUM

PRIME COMMERCIAL OFFICE SPACE LOCATED ON-BASE WITHIN QUANTICO

305 5th AVENUE | QUANTICO, VA 22134

FOR MORE INFORMATION PLEASE CONTACT:



CAMERON COLEMAN

Senior Associate Broker

☎ 443.340.5966 (Mobile)

✉ ccoleman@cbeccommercial.com

<https://cbcelite.com>



DONNY SELF, CCIM

Senior Sales Associate

☎ 540.842.6202 (Mobile)

✉ dself@cbeccommercial.com

<https://cbcelite.com>



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