



COLDWELL BANKER
COMMERCIAL
ELITE



SECOND FLOOR CLASS A OFFICE SUITE FOR LEASE

10 Center St, Suite 201, Stafford, VA 22554

Price:	\$24.50 SF/YR Full Service
Square Footage:	9,469 RSF
Building Class:	A

10 Center Street, Suite 201 presents an exceptional opportunity to lease a **second-floor Class A office suite** designed for functionality, flexibility, and a professional corporate image. Offered at **\$24.50/SF Full Service**, this **9,469 RSF** suite delivers a highly efficient layout suitable for a wide range of office users.

The space features a welcoming **reception area**, a **large conference room that may be divided**, a dedicated **training room**, **10 private offices**, a **bullpen/open work area**, and a convenient **kitchenette**—supporting both collaborative and executive work environments.

With its thoughtful configuration and strong Class A finishes, the suite may be **subdivided for qualified tenants**, providing flexibility for growing or right-sized operations. This offering combines professional presence, operational efficiency, and leasing versatility in a premier office setting.

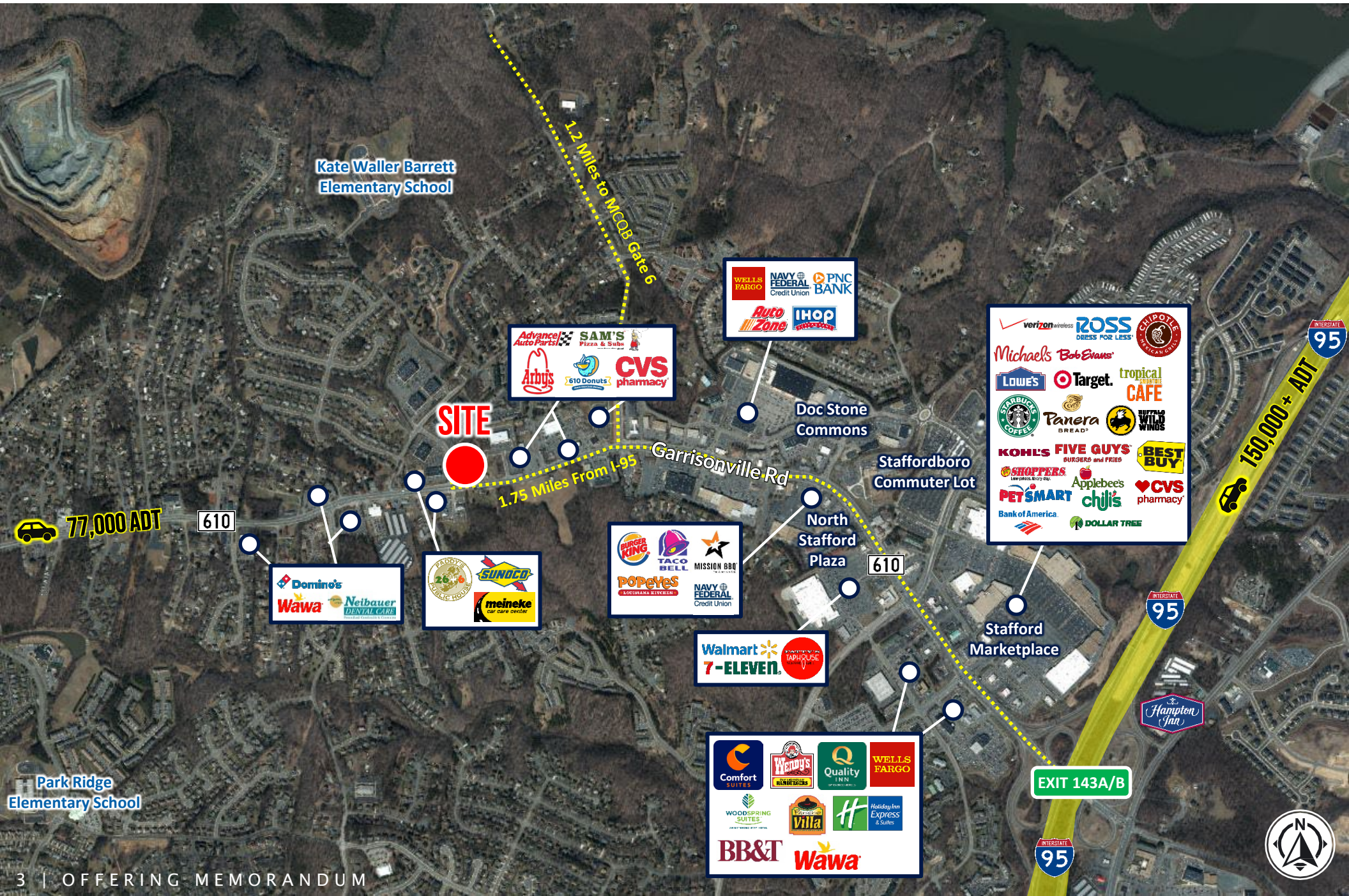
KEY PROPERTY HIGHLIGHTS

- Prime location in Stafford, VA
- Spacious and versatile floor plan
- Modern and updated amenities
- High visibility and accessibility
- Ample parking for employees and visitors
- Close proximity to major Marine Corps Base Quantico
- Professional and well-maintained building

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	72,041	141,314	402,770
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	22,463	44,408	131,014
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$106,507	\$102,139	\$100,489





3-D PROPERTY TOUR





OFFERING MEMORANDUM

SECOND FLOOR CLASS A OFFICE SUITE FOR LEASE

10 CENTER STREET, SUITE 201, STAFFORD, VA 22554

FOR MORE INFORMATION PLEASE CONTACT:



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