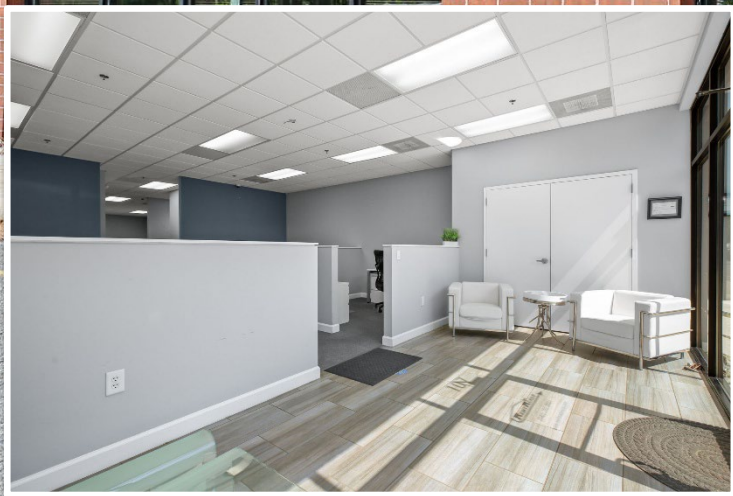




**COLDWELL BANKER  
COMMERCIAL  
ELITE**



# VERSATILE FLEX OFFICE OPPORTUNITY FOR LEASE | 2,470 SF

3619 Richmond Hwy, Suite 107 | Stafford, VA 22554

**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.

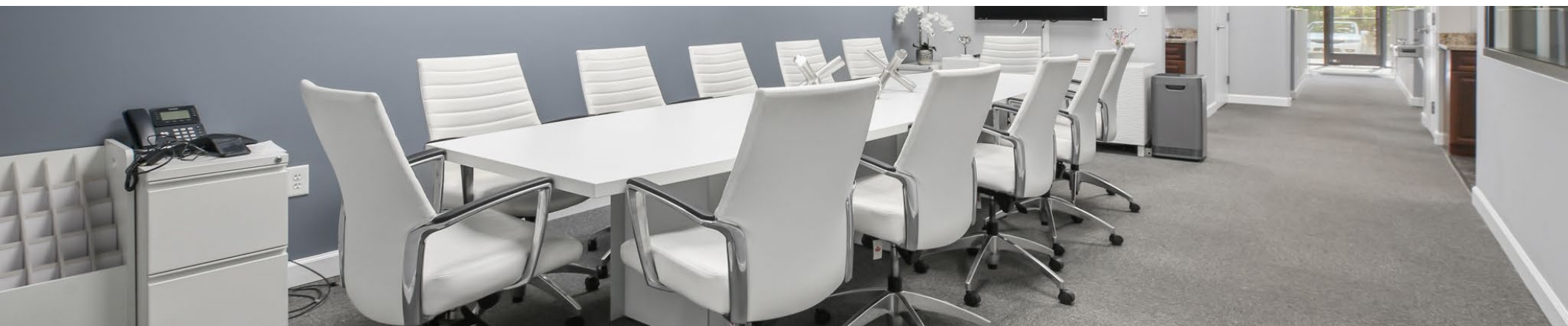
This offering presents an ideal opportunity for businesses seeking a flexible, move-in ready space in one of Stafford County's most accessible and established commercial corridors.

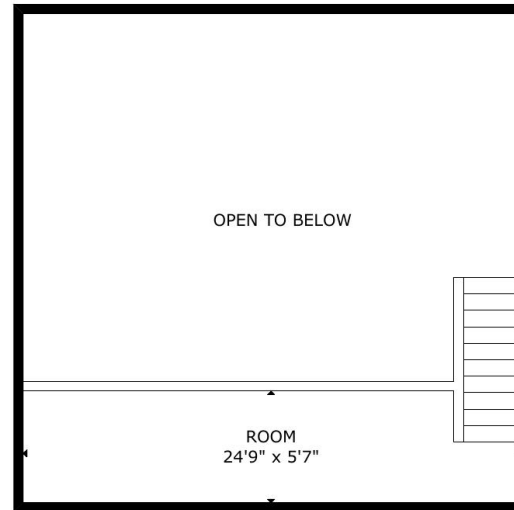
## KEY HIGHLIGHTS

- 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

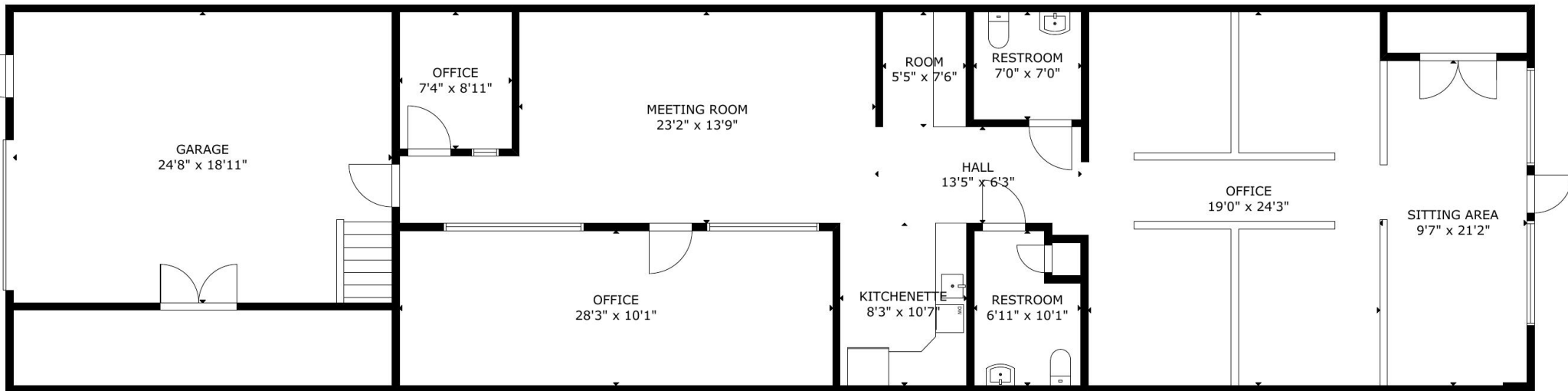
## PROPERTY DEMOGRAPHICS

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

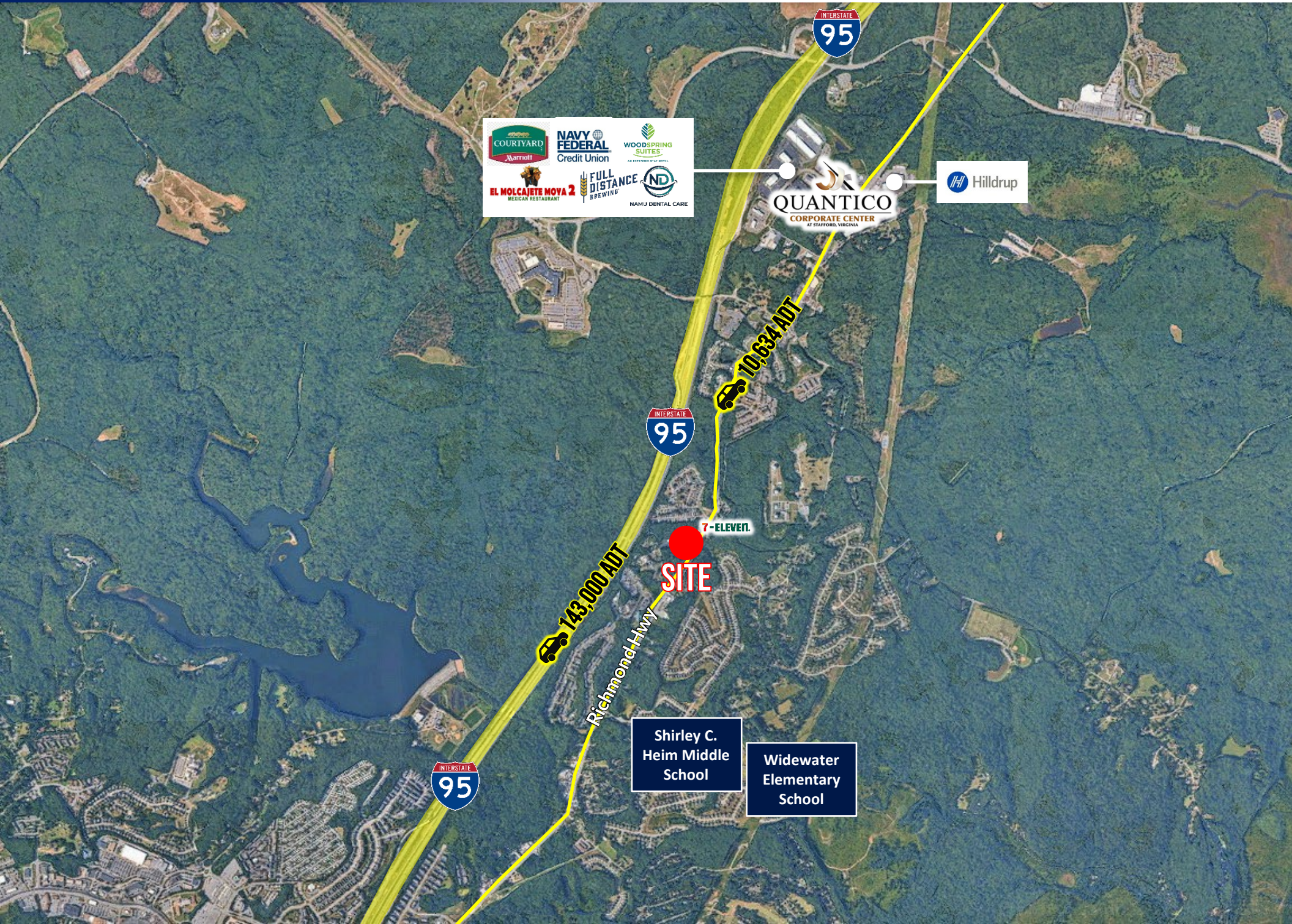




FLOOR 2



FLOOR 1



**COURTYARD** Marriott  
**NAVY FEDERAL** Credit Union  
**WOODSPRING SUITES**  
**EL MOLCAJETE NOVA 2** MEXICAN RESTAURANT  
**FULL DISTANCE BREWING**  
**ND** NAMI DENTAL CARE

**QUANTICO**  
CORPORATE CENTER  
AT STAFFORD, VIRGINIA

**Hilldrup**



**143,000 ADT**

**10,634 ADT**

**7-ELEVEN**

**SITE**

Richmond Hwy

Shirley C. Heim Middle School

Widewater Elementary School



## 3-D TOUR





OFFERING MEMORANDUM

# VERSATILE FLEX OFFICE OPPORTUNITY

3619 RICHMOND HWY, SUITE 107 | STAFFORD, VA 22554

## FOR MORE INFORMATION PLEASE CONTACT:



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