

2,500-5,100 SF OF OFFICE AVAILABLE

11441 Robertson Dr
Manassas, VA 20109



Two second floor office suites for lease with elevator adjoining Innovation in Manassas near 2 Silos. 2,500-5,100 sf available with extensive window lines with private offices and conference rooms, ideal for engineer, construction, and office users. Building has easy access Prince William Parkway, I-66 and RT 28.

Suite 201: 2,500 SF includes 9 windowed offices, conference room, kitchen and elevator. Lease rate: \$3,500 per month includes utilities or \$16.80 psf.

Suite 202: 2,600 SF includes 7 windowed offices, conference room, kitchen, elevator, waiting area, conference room, kitchen and server room. Can be combined with Suite 201. Lease rate: \$3,500 per month includes utilities or \$16.15 psf.

Suite 201 and 202 combined: Full floor totaling 5,100 sf includes 16 offices, conference room, kitchen, elevator, waiting area, conference room, kitchen and server room. Lease rate: \$7,000 per month includes utilities or \$16.47 psf.

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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

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STAIR WIDTH RECOMMENDED: 48 INCHES
STAIR WIDTH PROVIDED: 63 INCHES

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