

**FOR SUB-LEASE**

## OFFICE/WAREHOUSE SPACE

8503 EUCLID AVENUE MANASSAS PARK, VA 20111



**LEASE RATE \$2,250.00/UNIT/MO**

### OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	\$2.95/SF (Est.)
Available SF:	1,800 - 9,000 SF
Building Size:	70,932 SF
Zoning:	B-2
Market:	Washington DC
Submarket:	Manassas

### PROPERTY OVERVIEW

#### RENTAL RATE REDUCED!

Three warehouse bays with associated entry-level office space available for sub-lease. Units can be leased together or separately. The office space consists of two units totaling 3,600 SF on the lower level (at grade entrance) and has 2 large offices, 4 smaller offices, 2 private bathrooms, 2 utility closets, a large showroom floor, a kitchenette, reception and a billing desk. The warehouse space is 3 1,800 SF bays each with a drive-in door. Plentiful parking in lighted lot on site. The location allows for a large sign with good visibility from the street/intersection and comes with 32 parking spaces.

B-2 zoning allows for a multitude of uses including contractor's shop, auto repair, boat & trailer sales & storage, studio for artists/photographers/ musicians, retail stores, office and more.

### LOCATION OVERVIEW

Well located units in established Conner Commerce Center. Just half a mile from Rt. 28/Centreville Rd. providing easy access to I-66/Fairfax County.

#### PRESENTED BY:

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

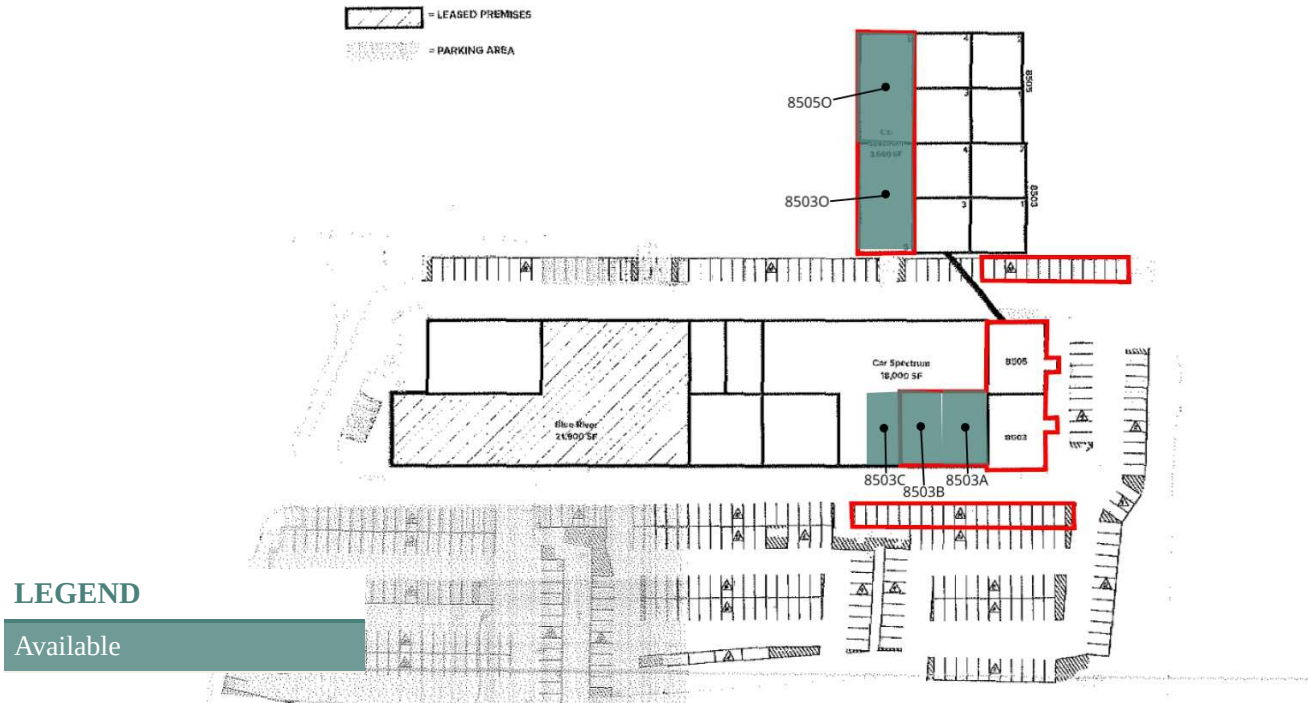
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## PLANS



## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
8505O Euclid Ave.	1,800 SF	NNN	\$2,250 per month	Flex/Office Unit
8503O Euclid Ave.	1,800 SF	NNN	\$2,250 per month	Flex/Office Unit
8503A Euclid Ave.	1,800 SF	NNN	\$2,250 per month	Warehouse Unit
8503B Euclid Ave.	1,800 SF	NNN	\$2,250 per month	Warehouse Unit
8503C Euclid Ave.	1,800 SF	NNN	\$2,250 per month	Warehouse Unit

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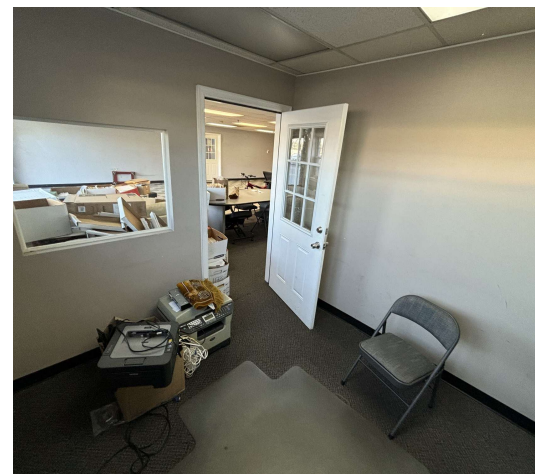
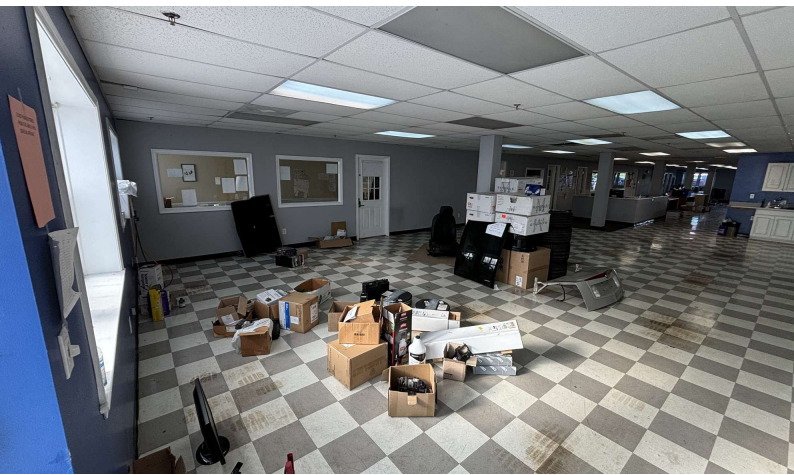


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# OFFICE/WAREHOUSE SPACE

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## 85030 & 85050 FLEX/OFFICE PHOTOS



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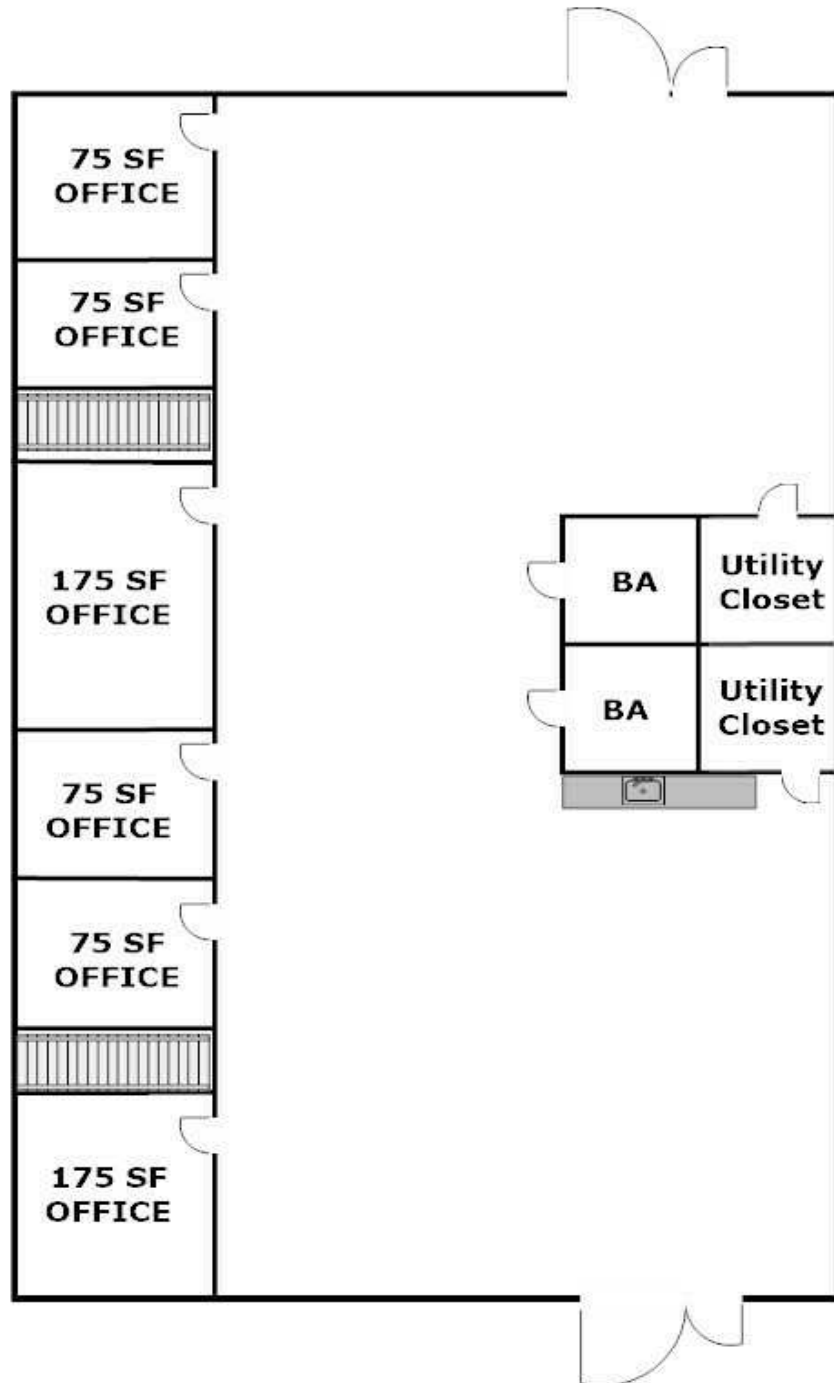
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# OFFICE/WAREHOUSE SPACE

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## 85030 & 85050 FLEX/OFFICE FLOOR PLAN

For Illustrative Purposes Only. Measurements approximate. Not to scale.



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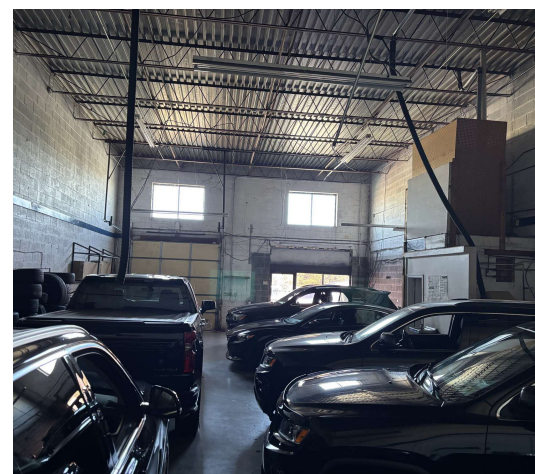
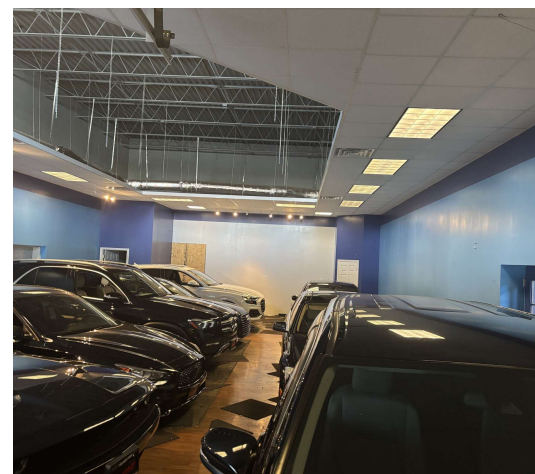
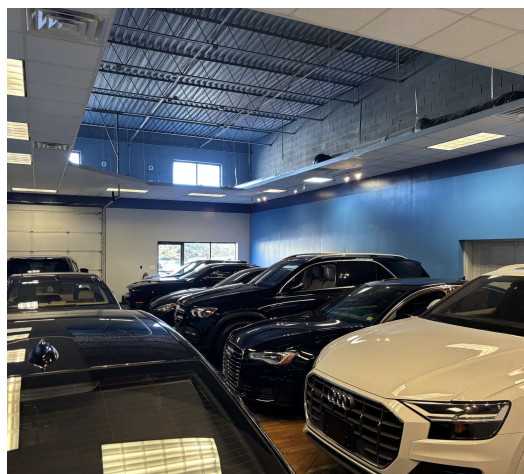
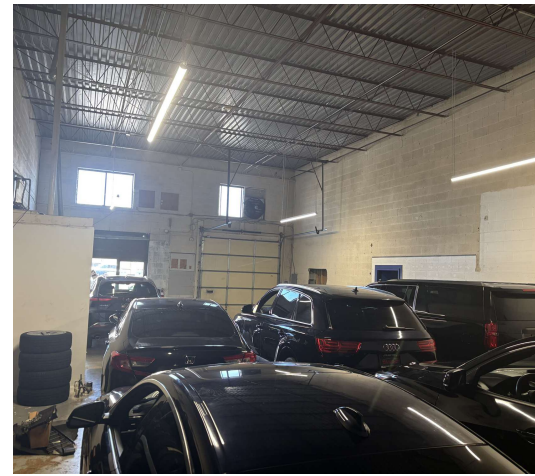
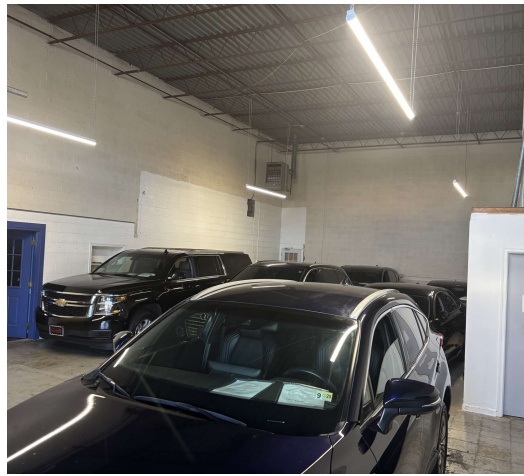


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ADDITIONAL PHOTOS - WAREHOUSE UNITS A, B, & C



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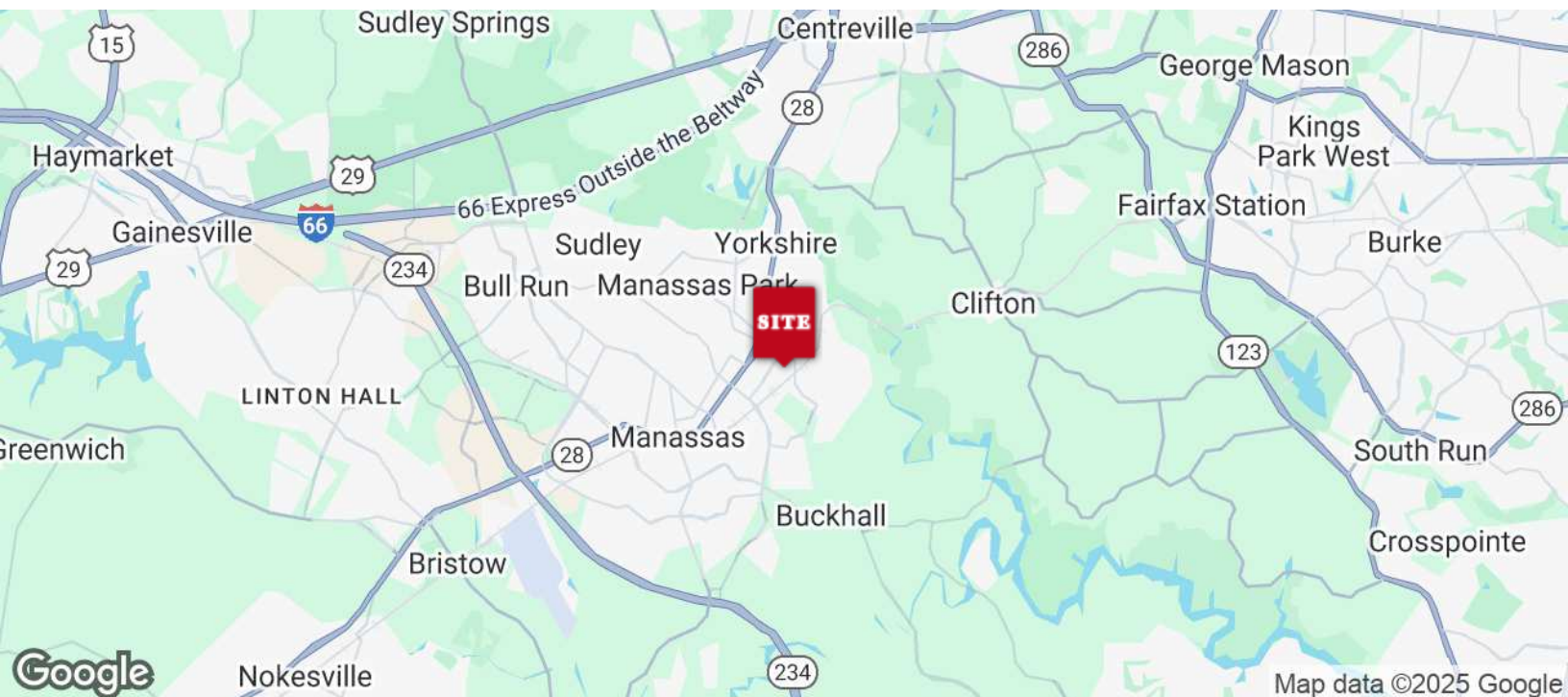


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## LOCATION MAP



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## ZONING INFORMATION

City of Manassas Park B-2 By Right Uses	
Bakeries occupying not more than three thousand (3,000) square feet of floor area and provided all products produced on the premises shall be sold at retail on the premises	Banks, drive-in or otherwise, so long as driveway space shall be provided off the street for all vehicles waiting for drive-in service
Private club, lodge, or meeting hall	Barbershops or beauty parlors
Bicycle shops, sales and repair; but limited to labor intensive vehicles	Catering or delicatessen business
Dry-cleaning or pressing pickup stations or shops occupying not more than three thousand (3,000) square feet of floor area.	Florist shops
Laundromats or self-service dry cleaning establishments	Offices, general business or professional
Pet shop or dog beauty parlor, provided that any work rooms, cages, pens or kennels shall be maintained within a completely enclosed, soundproof building	Restaurants without drive-through windows, dancing, or entertainment
Restaurants, without drive-through windows, dancing, or entertainment	Shoe repair shops occupying not more than three thousand (3,000) square feet of floor area
Shops for the sale, service, or repair of home appliances, office machines, electrical, television and radio equipment occupying not more than three thousand (3,000) square feet of floor area	Stores or shops for the conduct of retail business, including the sale of accessories, antiques, appliances, beverages, carpets, clothing, drugs, fabrics, food, furniture, garden supplies, groceries, hardware, hobby supplies, office supplies, paint, sporting goods, stationery, and similar stores, but not including adult book stores or adult mini motion picture theatres, or massage parlors. No shop may occupy more than eight thousand (8,000) square feet of floor area
Studios for artists, photographers, teachers, sculptors, or musicians	Amusement centers
Automobile and truck tire sales and service, provided no tire recapping is done on the premises	Bakeries
Boat and boat trailer sales and storage	Funeral home
Green houses, commercial, wholesale or retail	Hospitals for human care
Hotels, motels, or motor lodges	Loan or credit offices
Service establishments, such as linen or laundry service, dry cleaning, furniture refinishing and repair, including upholstering, (but not furniture manufacture) plumbing, heating, and electrical shops, painting, interior decorating shops, printing and photostatting offices, appliance repair, and other general service and repair establishments provided that no outside storage of material is permitted except as provided in this section	Stores or shops for the conduct of retail business, including sale of accessories, antiques, appliances, beverages, carpets, clothing, drugs, fabrics, farm supplies, food, furniture, garden supplies, groceries, glass, hardware, hobby supplies, office supplies, paint, sporting goods, stationary, and similar stores
Wholesale establishments with not more than five thousand (5,000) square feet of accessory storage per establishment	

[Click here for the City of Manassas Park B-2 Zoning Ordinance](#)

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