

For Lease | Office Space

Office Suites for Lease in Battlefield Overlook in Manassas

10440 Balls Ford Road Manassas, VA 20109

Welcome to Battlefield Overlook located at the intersection of Interstate 66 and RT 234



**FOR
LEASE**

THE FACILITY

Suite #210 \$24 PSF or \$4,800/mo

2,400 SF 2nd floor space includes 5 offices (including 1 large corner office) conference room, open area for 6 cubicles. Class A building that is professionally managed with elevator. Vacant with immediate occupancy.

Suite #165 \$24 PSF or \$1,960/mo

980 SF 1st Floor Suite available in Battlefield Overlook. Suite 165 includes 3 offices, and a large open area. Available July 1st, 2026.



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

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PHOTOS – BUILDING AMENITIES



AMENITIES

- Central location to Northern Virginia with hotels and restaurants in walking distance
- Class A building professionally managed with elevator
- Exterior signage overlooking I-66 is available.



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FLOOR PLANS



[Click For Suite 210 Virtual Tour](#)



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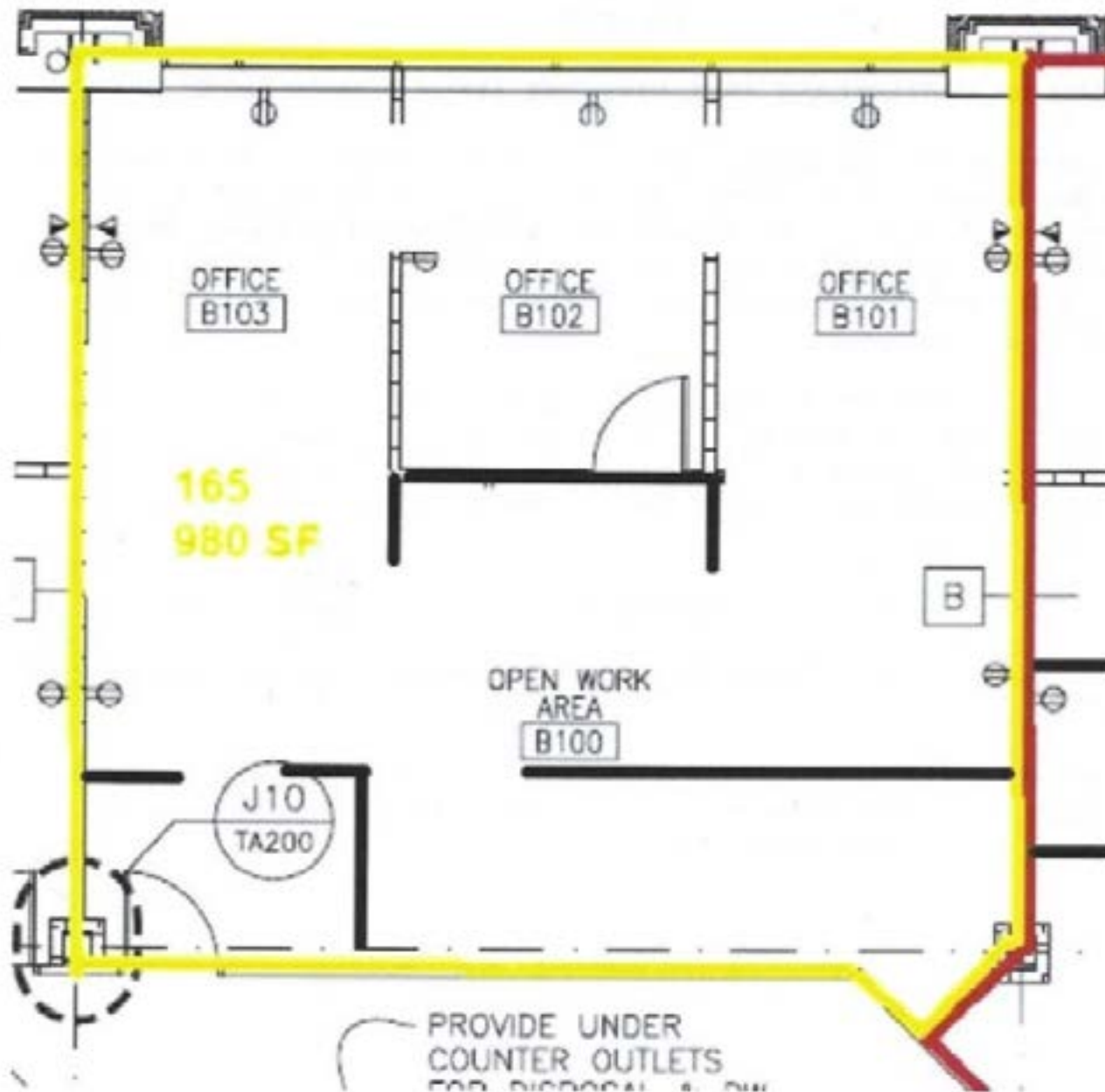
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