

**FOR LEASE**

## OFFICE SPACE

13512 MINNIEVILLE RD. WOODBRIDGE, VA 22192



### OFFERING SUMMARY

Available SF:	247 - 1,061 SF
Building Size:	14,400 SF
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8292-23-9692
CAM:	No CAM!

### PROPERTY OVERVIEW

Office spaces available on the second floor (no elevator). Plentiful parking available. Rental rate is Full Service (excluding interior cleaning).

### LOCATION OVERVIEW

Prime location with signalized access the intersection of Smoketown Rd. & Minnieville Rd. Shadow anchored by Lowe's, Home Depot, Kohl's and Global Foods. Close to Potomac Mills and I-95. Traffic count exceeds 110,000 VPD on Smoketown, Minnieville & the Prince William Pkwy!

### PRESENTED BY:

<b>GEORGE CHARLTON</b> ASSOCIATE BROKER 703.330.1224 george@weber-rector.com	<b>BRIAN SNOOK</b> COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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## LEASE SPACES



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
260	Available	1,061 SF	Full Service (Excl. Janitorial)	\$1,250 per month	Office suite with 2 offices, reception area & large storage room.
274	Available	247 SF	Full Service (Excl. Janitorial)	\$725 per month	Individual Office - 13' x 19'

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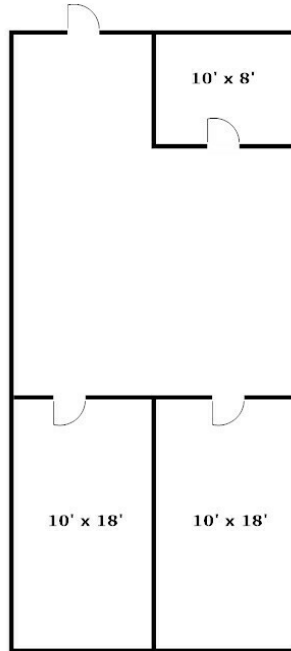
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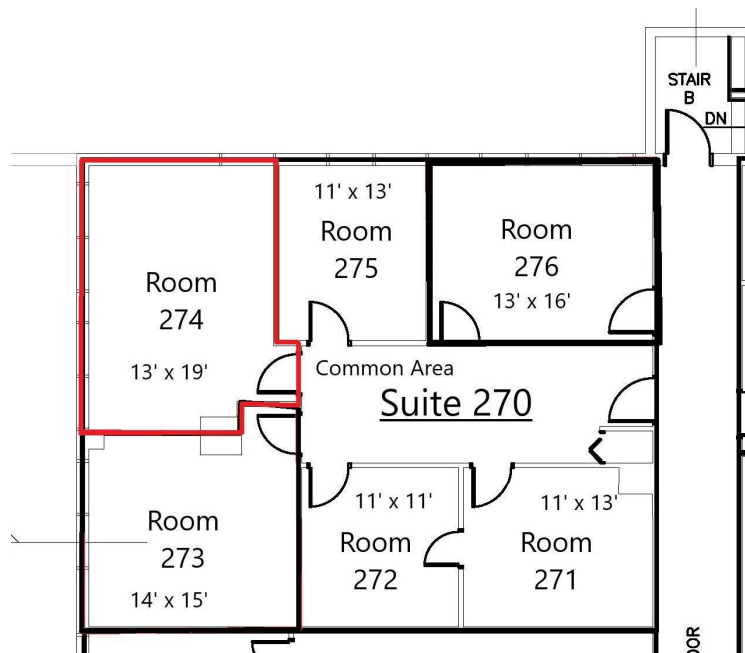
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## FLOOR PLANS



Suite 260



Room 274

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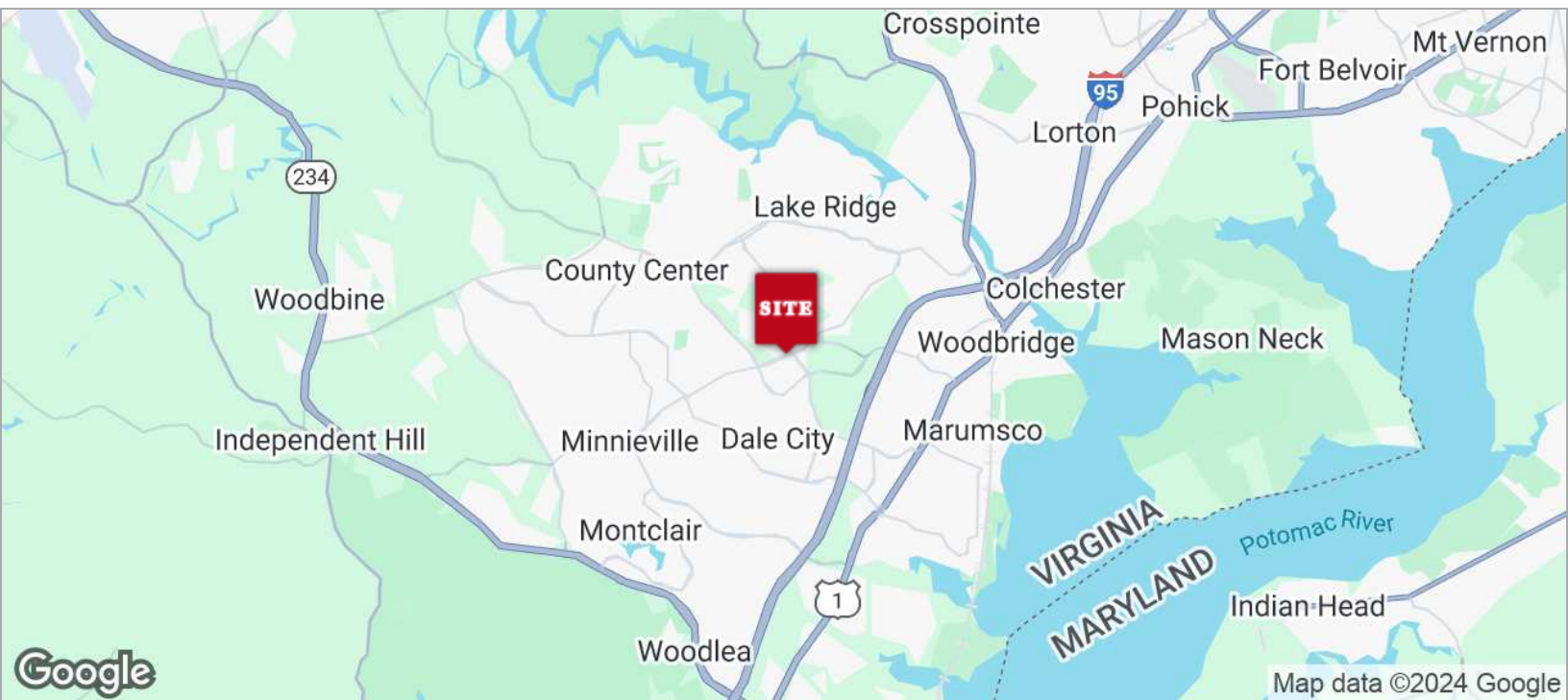


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## LOCATION MAPS



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