

**FOR SALE**

## FLEX OFFICE CONDO

9817 GODWIN DR #202 MANASSAS, VA 20110



**SALE PRICE**      **\$1,450,000**

### OFFERING SUMMARY

Year Built: 1988  
Building Size: 8,152 SF  
Zoning: I-1  
Price / SF: \$177.87  
Condo Fees: \$1,570/month  
Parcel ID: 102-06-00-1A-202

### PROPERTY OVERVIEW

This 8,152 SF flex office condo features a functional mix of private offices, open work areas, conference rooms, kitchen, and storage. The well-maintained space is zoned Industrial but offers a professional image and provides a turnkey environment suitable for a variety of office or light flex users. The unit includes a Brivo Security system, a secure room for classified materials, furnished offices if desired, 20 reserved parking spaces, and additional unreserved parking available in the shared lot. Churches allowed with a Special Use Permit only. Showings restricted to Mondays or Fridays.

### LOCATION OVERVIEW

Conveniently located along Godwin Drive in the City of Manassas, the property offers excellent access to Rt. 28, Rt. 234/Prince William Parkway, and I-66 for easy commuting throughout Northern Virginia. Surrounded by a mix of professional offices, service businesses, and light industrial users, the area provides a balanced business environment with nearby retail, dining, and amenities. The property is also just minutes from Old Town Manassas, VRE Station, Innovation Park, GMU SciTech Campus, & Manassas Regional Airport.

### PRESENTED BY:

**CARMELA PATRICK**  
COMMERCIAL AGENT  
703.330.1224  
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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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## ADDITIONAL PHOTOS



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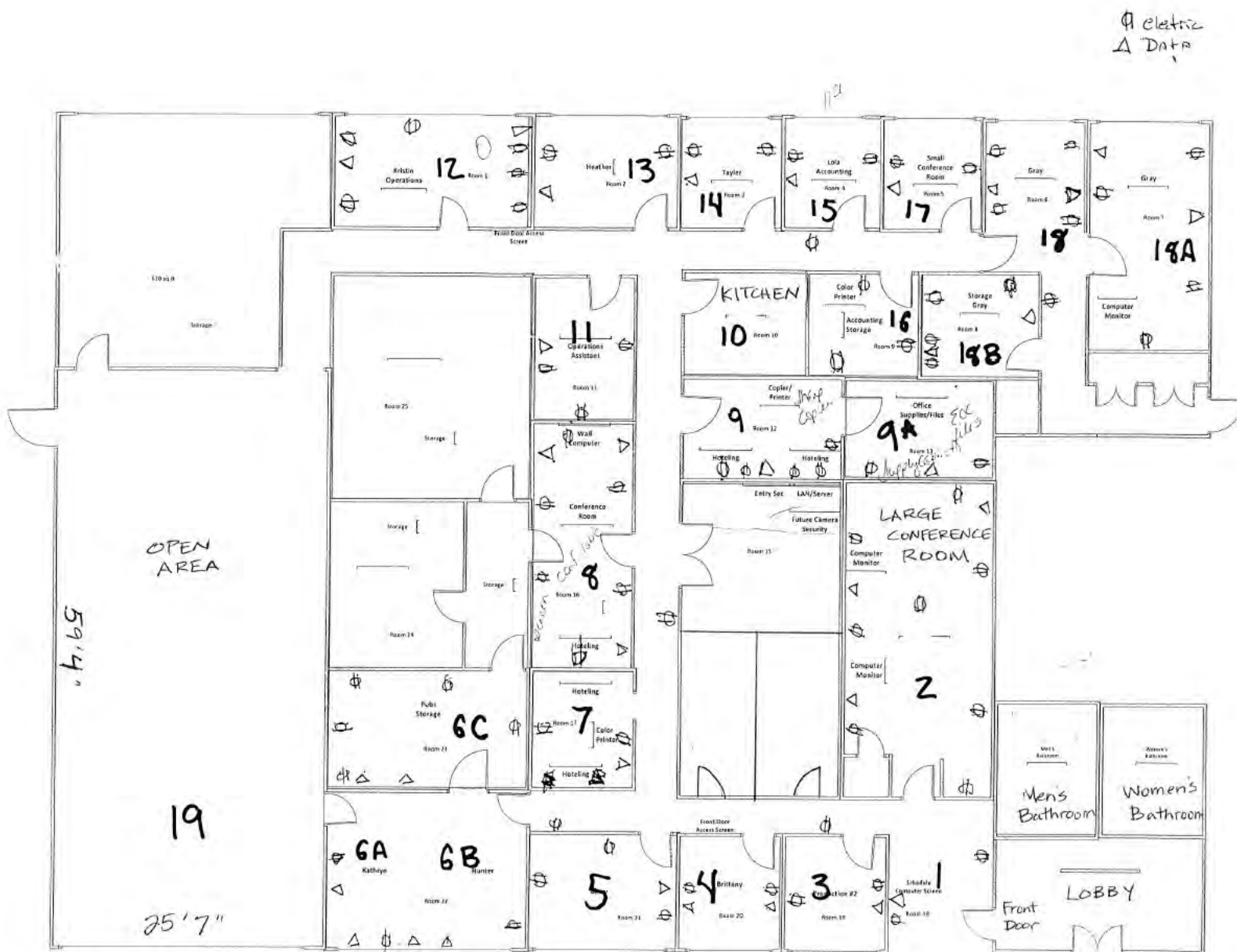
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## FLOOR PLAN



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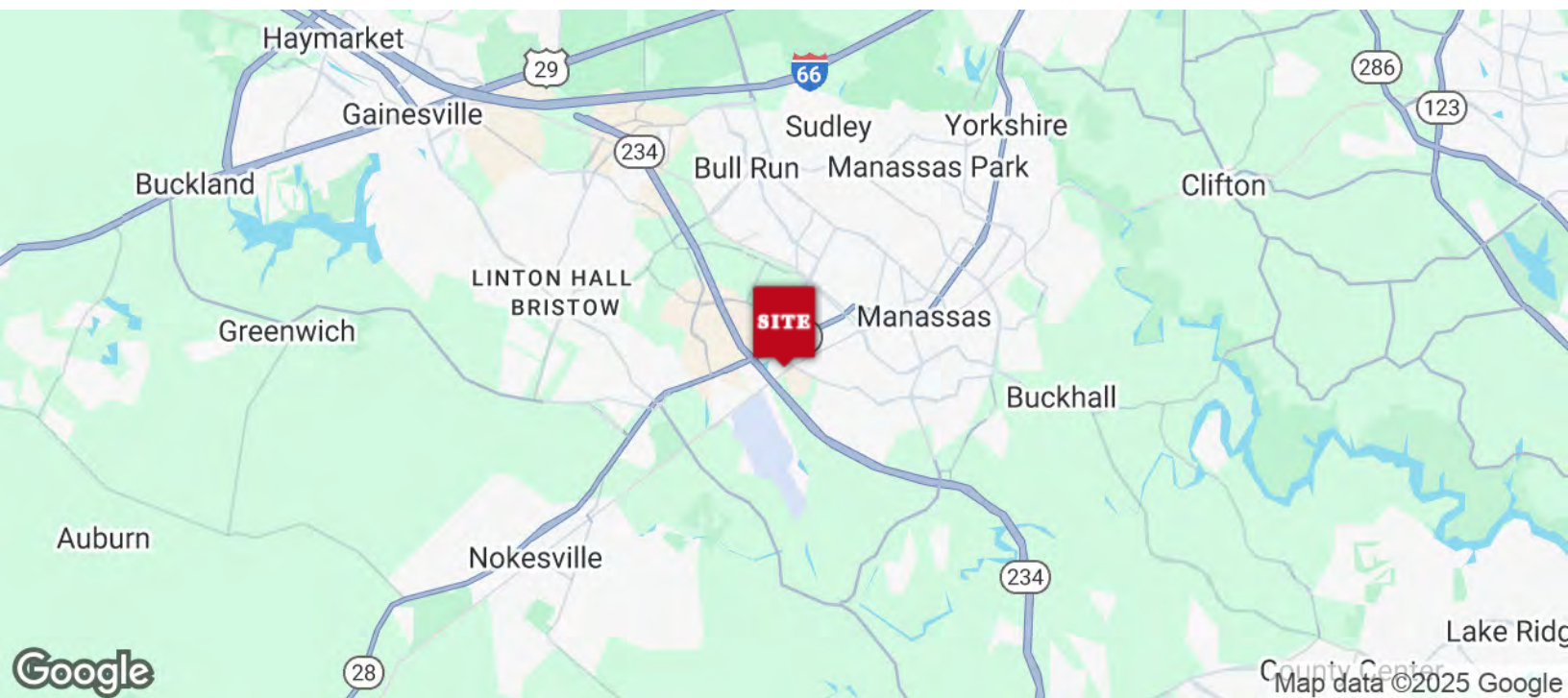


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## LOCATION MAP



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RECTOR**

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