

For Lease | Office Space

## 80% Office & 20% Warehouse in Manassas

7069 Gateway Ct Manassas, VA 20109

6,209 SF flex/warehouse condo for lease in Manassas.

**FOR  
LEASE**

### 80% office space, 20% high bay warehouse with oversized drive-in door

Space includes six private offices, open area for 21 cubes, reception, kitchen, and large second floor training room. Zoned M-2. GPIN: 7697-97-1564.01 Fully furnished and ready for immediate occupancy. Tenant shall pay for all real estate taxes (\$792.23/mo for 2025), monthly condo fees (\$587.50/mo for 2025), insurance (\$225.75/mo 2025).

**\$16 PSF NNN or \$8,266.67 per month**



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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



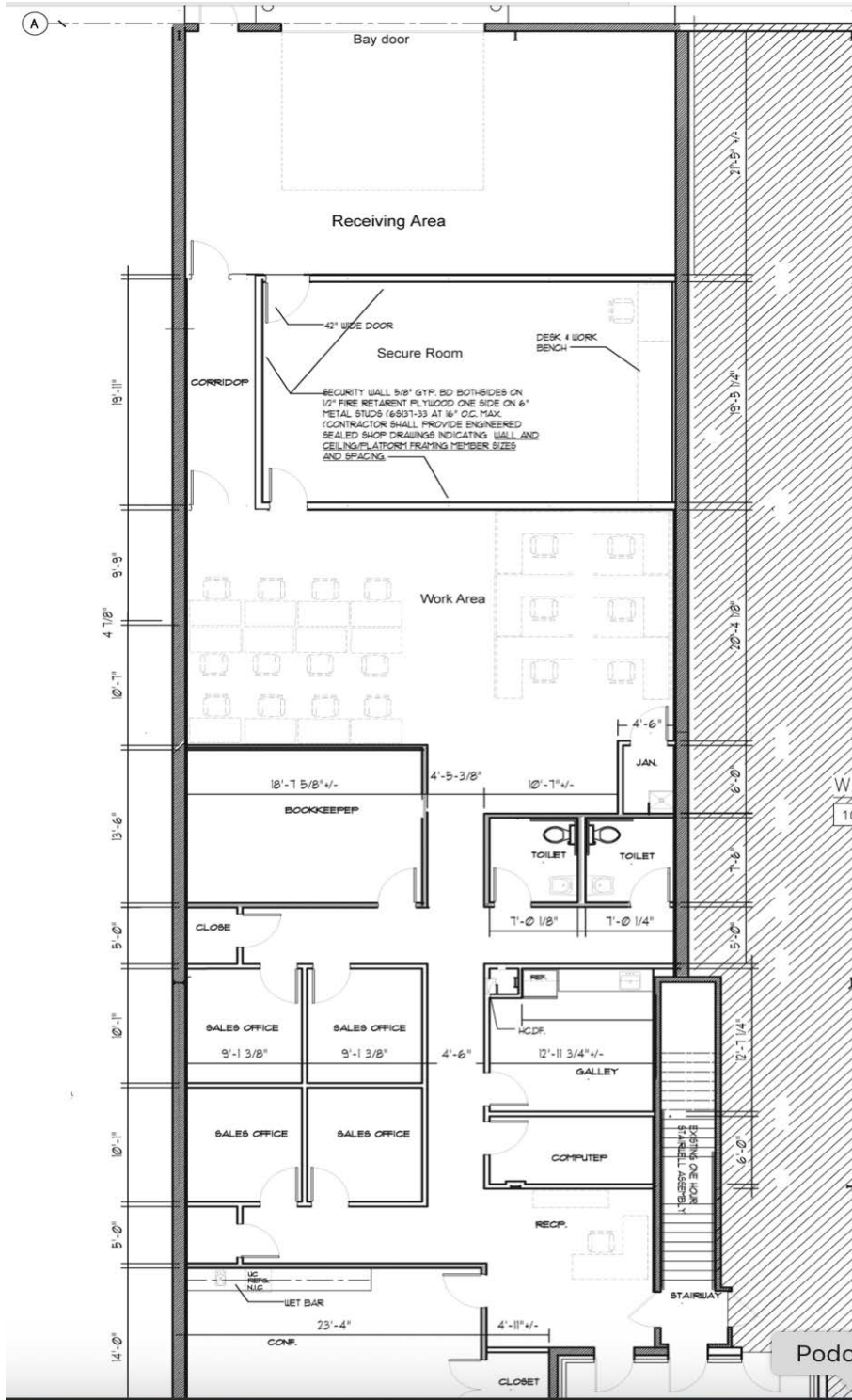
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### 1st Floor Plan



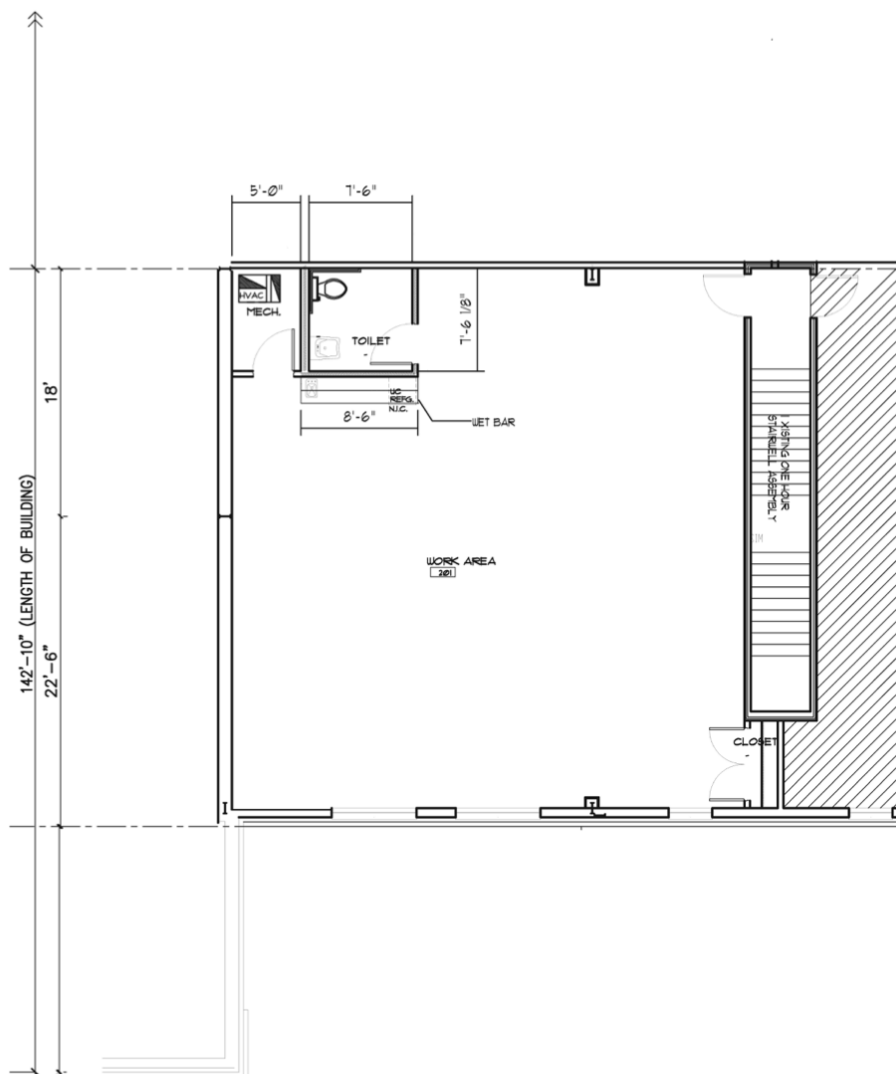
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### 2nd Floor Plan



[Property Website](#)

[Map Link](#)

[Gateway Ct, Manassas, VA Aerial Video](#)

[Gateway \(7069\) Ct Video](#)



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