

OFFICE SPACE FOR LEASE

SUDLEY TOWER

7900 Sudley Road, Manassas, VA 20109

Fully Renovated Class A Office Space

Recently Complete Full Building Renovation

Qualified HUB Zone

OPPORTUNITY

- Suite 300 1,421 SF
- Suite 412 2,153 SF (Shell Condition)

EXECUTIVE OFFICE

- Suite 371 Available 12/1/2026
- Suite 375 Available 11/21/2026



HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants on Rt. 234 Business.
- Class A lobby and common areas
- On site management
- 24-hour security camera monitoring system with key-card after hour access
- 4/1000 Parking Ratio, Generous Parking
- Tallest building in Prince William County with stellar views
- Top Class Turn-key improvements available
- Newly renovated (Full building)
- Lit building signage available for larger tenants

RENTAL RATE

- \$24.00 – \$28.00/SF Full Service
- \$650.00 (Executive Offices)

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Senior Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

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7900 Sudley Road, Manassas, VA 20109
Fully Renovated Class A Office Space

AMENITY MAP



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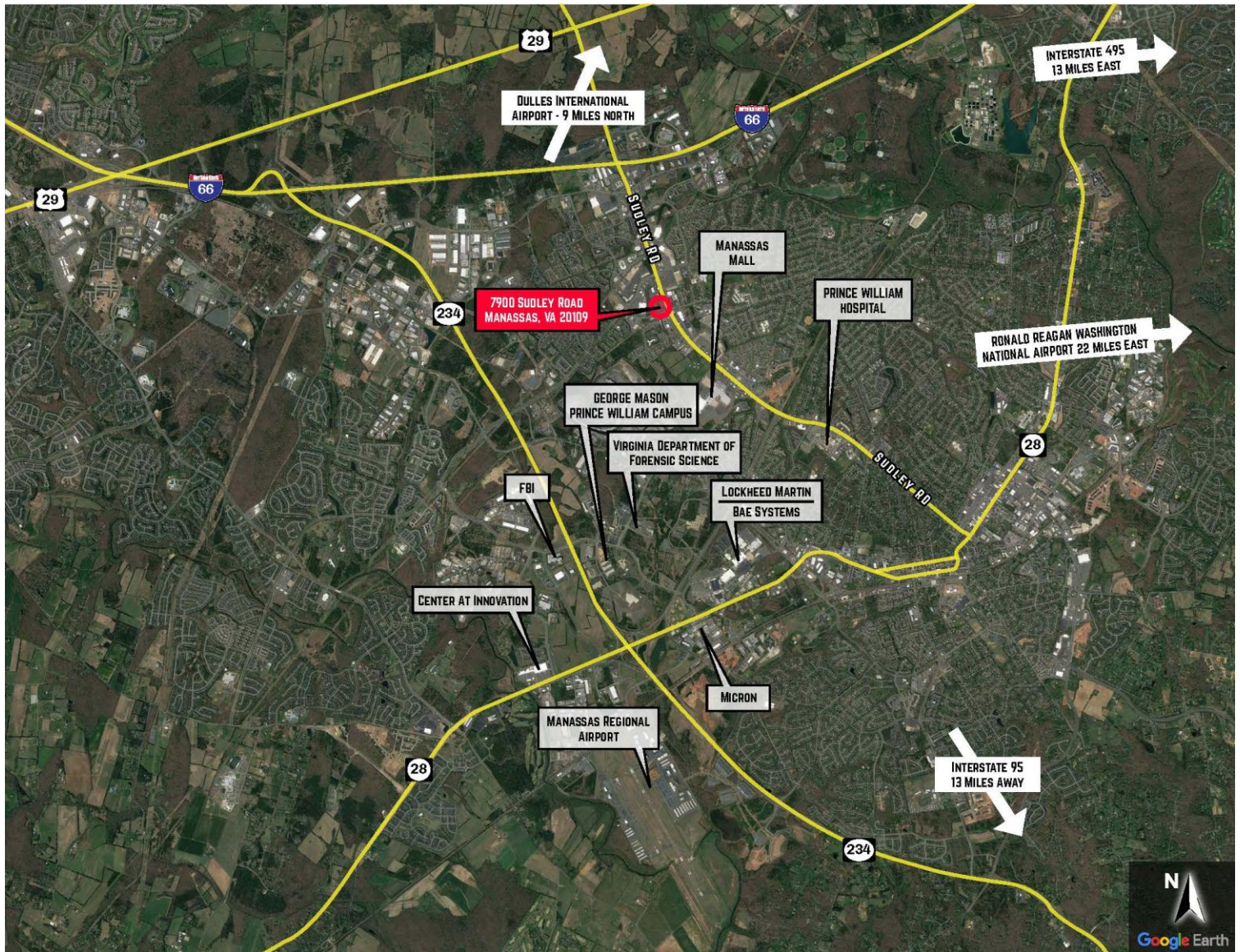
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EXPANDED AERIAL



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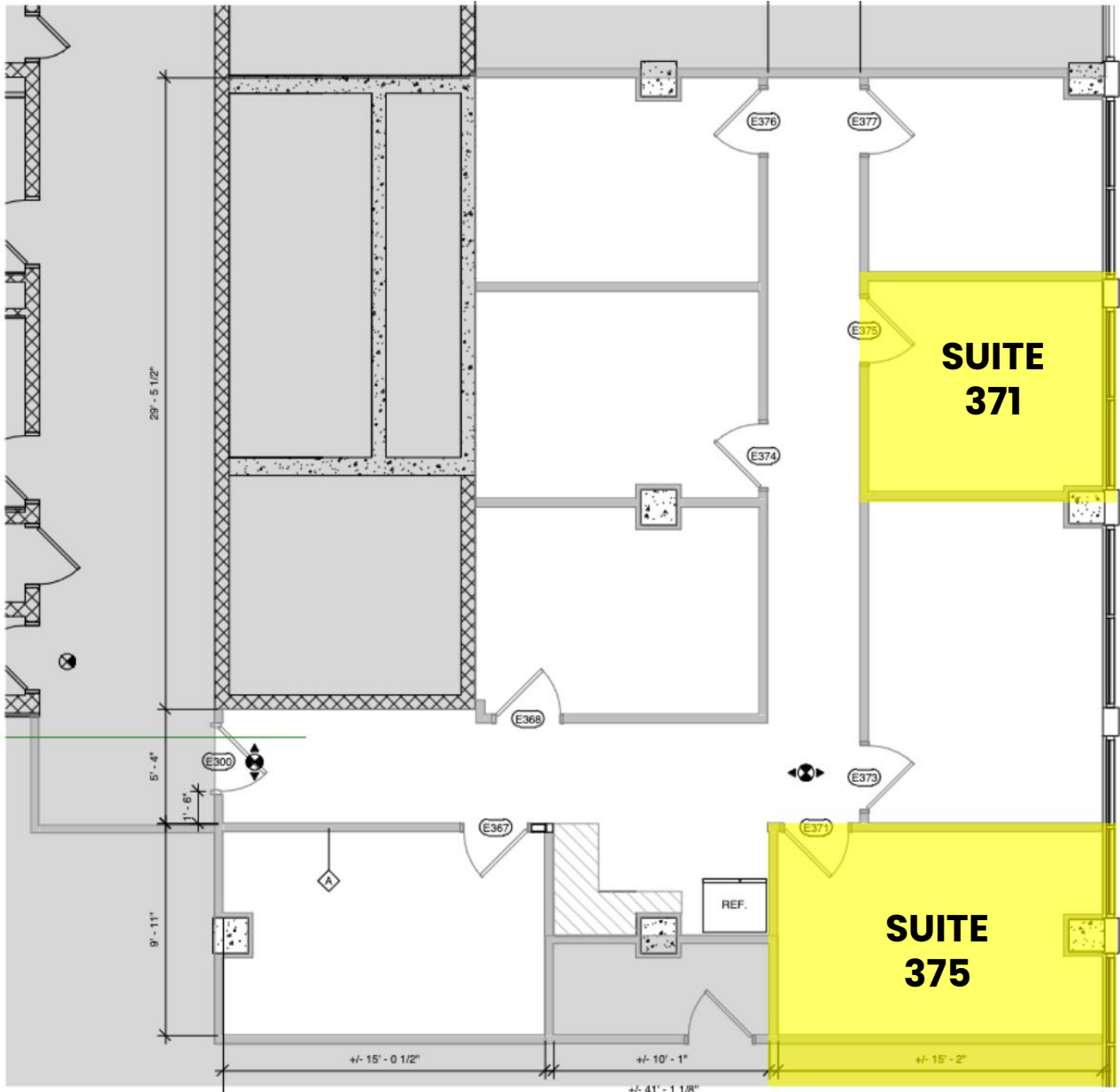
Suite 371:

Available 12/1/2026

Suite 375:

Available 11/21/2026

THIRD FLOOR (EXECUTIVE OFFICE SUITE)



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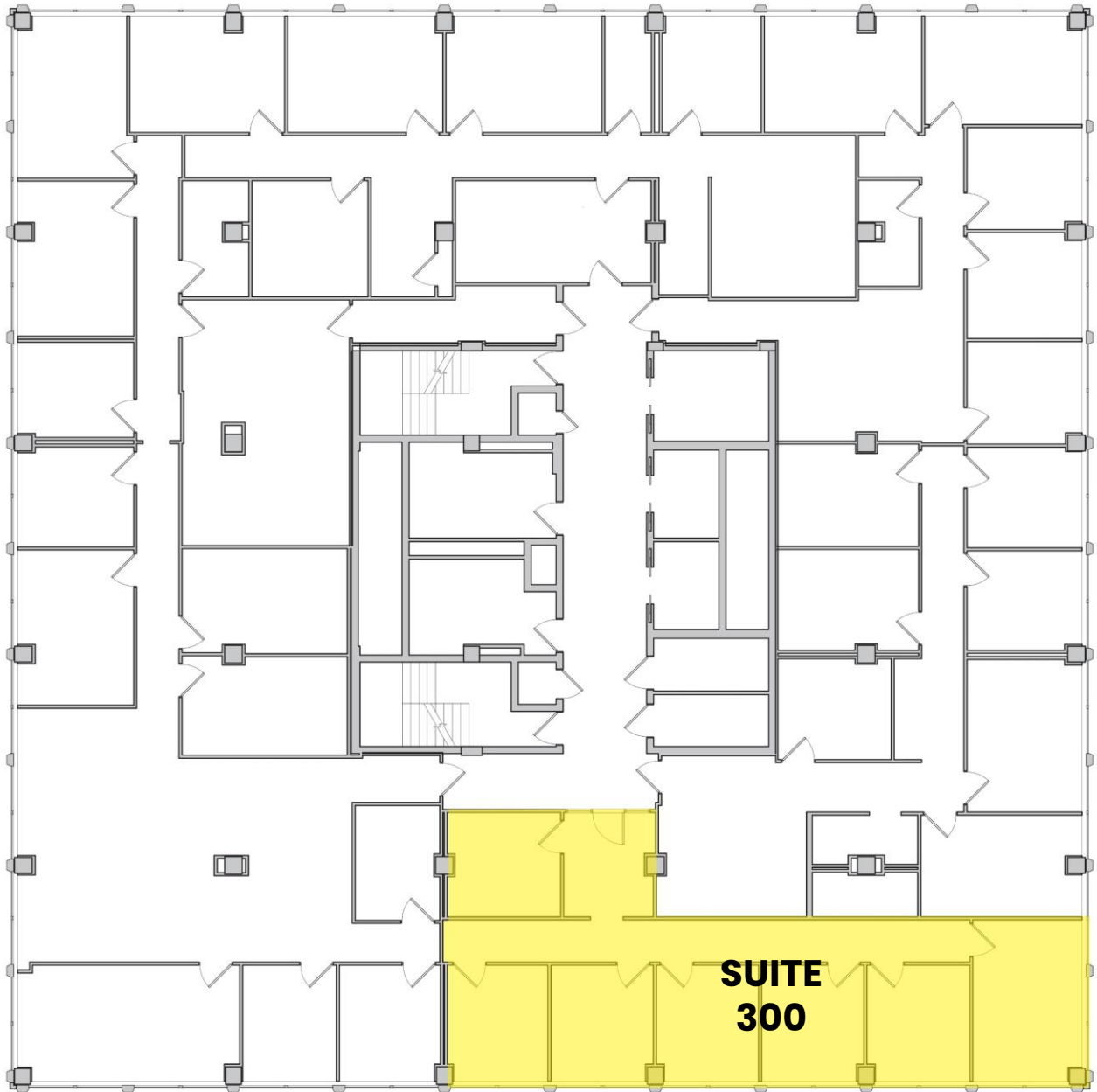
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Fully Renovated Class A Office Space

Suite 300:

1,421 SF

THIRD FLOOR



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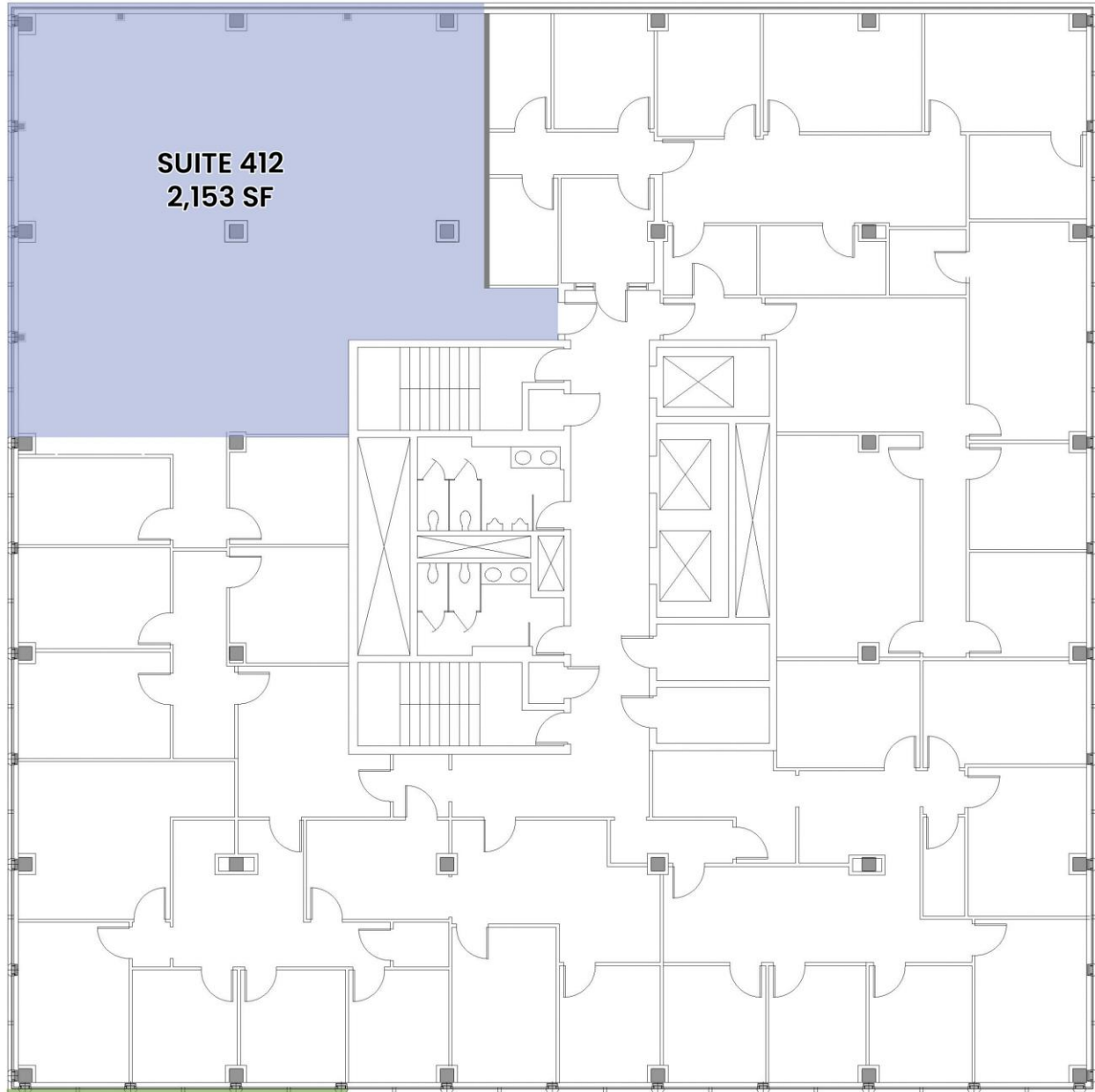
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Fully Renovated Class A Office Space

Suite 412:

2,153 SF

FOURTH FLOOR (SHELL CONDITION)



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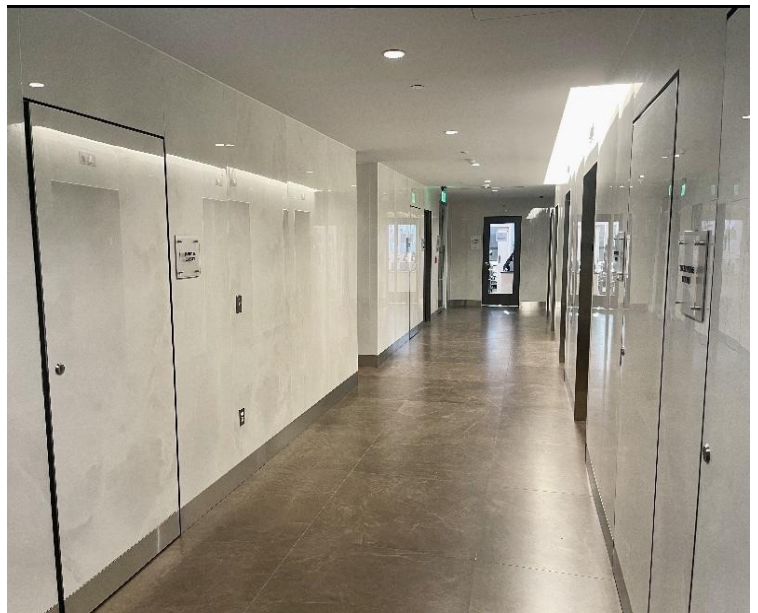
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PHOTOS



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