

**10511-10515**  
**BATTLEVIEW PKWY**  
**MANASSAS, VA**

**Flex/Office Suites**  
**Available For Lease**

### Building Highlights:

- 5,795 - 14,302 SF Available
- Flex / Warehouse Space
- Available Loading / Deliver Height Docks
- Across the Street from NoVa Community College
- Outdoor Space Available
- Signage Opportunity

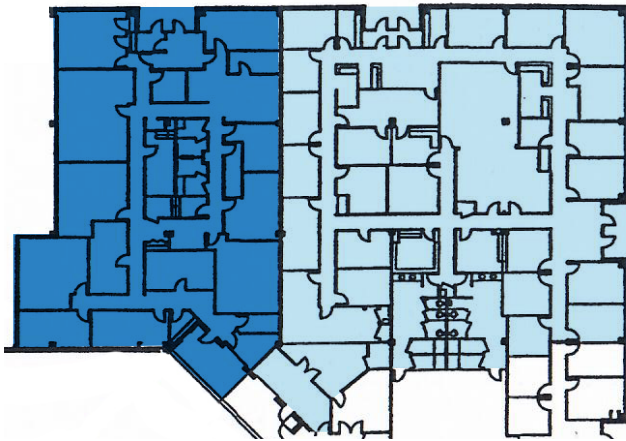


**301.337.4700**

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# FLOOR PLAN



## Suite 10515

Office, Owner will also convert to flex  
5,795 SF

## Suite 10511

Office/Daycare  
8,507 SF



## AERIAL

Immediate access to I-66, US 29 & VA 234



## DEMOGRAPHICS

5 Miles From Site

Population Size



61,460

Median HH Income



\$102,290

Median Age



36.30

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