

For Lease | Office Space

980-4,570 SF Office for Lease in Battlefield Overlook in Manassas

10440 Balls Ford Road Manassas, VA 20109

Welcome to Battlefield Overlook located at the intersection of Interstate 66 and RT 234

**FOR
LEASE**

THE FACILITY

Suite #270 \$24 PSF or \$9,140, Full Service

4,570 SF 2nd floor space includes 10 offices, conference room, reception, breakroom and server room.

Suite #165 \$24 PSF or \$1,960/mo, Full Service

980 SF 1st Floor Suite available in Battlefield Overlook. Suite 165 includes 3 offices, and a large open area. Vacant with immediate occupancy.



Ed Wright
ebw@wright-realty.com
703.282.2372

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

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PHOTOS – BUILDING AMENITIES



AMENITIES

- Central location to Northern Virginia with hotels and restaurants in walking distance
- Class A building professionally managed with elevator
- Exterior signage overlooking I-66 is available.



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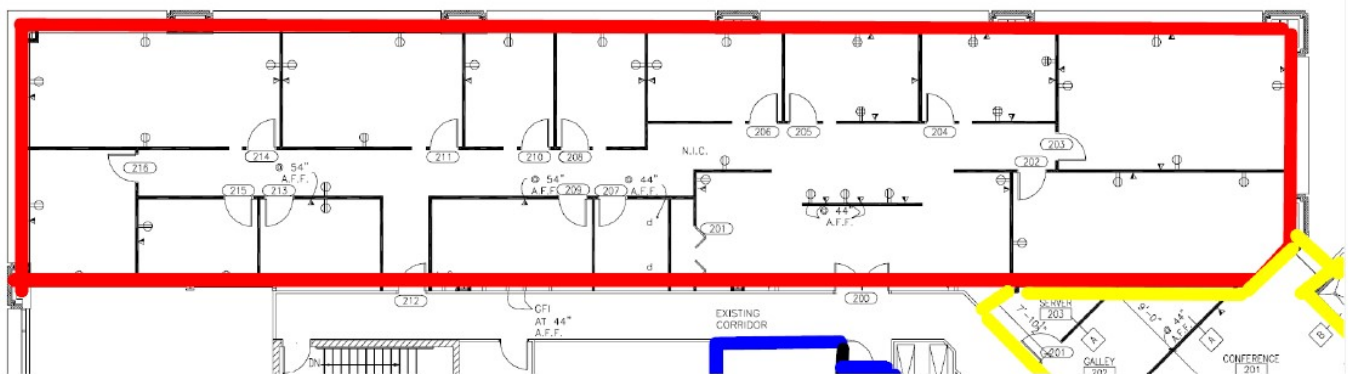
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Office Suites for Lease in Battlefield Overlook in Manassas

10440 Balls Ford Road Manassas, VA 20109

FLOOR PLANS

Suite 270- 4,570 SF



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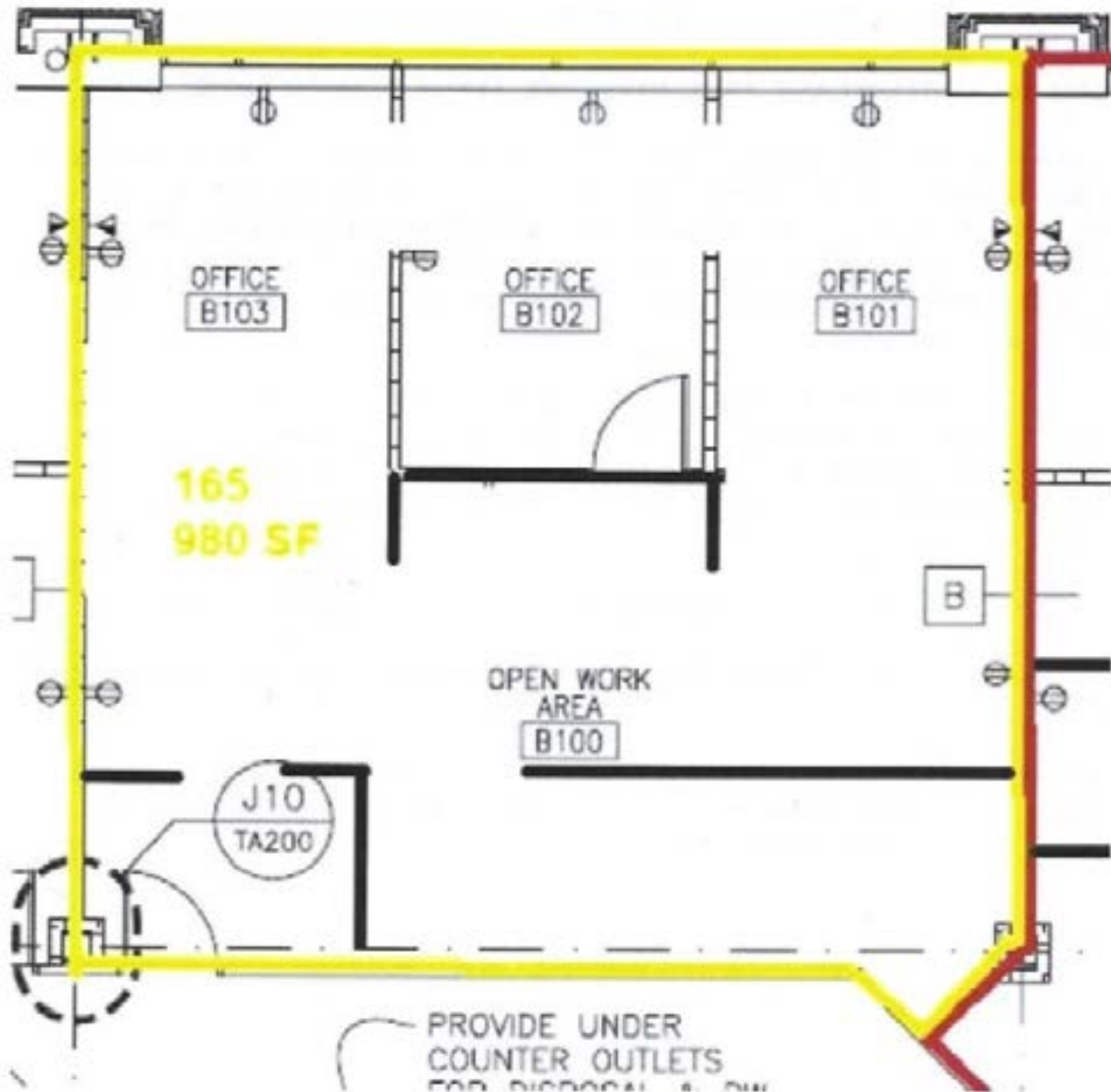
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Hilton
Garden Inn



10440 Balls Ford
Rd, Manassas,
VA 20109



Sudley Road

