

For Lease | Office Space

**1438-2000 sf. • Manassas Mall & Prince William Medical Center**

8551 Rixlew Ln Manassas, VA 20109

Top of the world views overlooking the Bull Run Mountains, Centreville & Manassas



**FOR  
LEASE  
1438 SF-2000 SF.**



## THE FACILITY

**Suite #403 \$26 PSF or \$3,115.67/mo**

1,438 SF suite with expansive window line, 3 private office, kitchenette, reception and waiting area. New construction vacant and available now.

**Suite #100 \$25 PSF or \$4,166.67/mo**

2,000 SF of office space for lease. Great window line. Zoned B-1. Ideal for Office, Medical, Church, School. First Floor space with direct entry from outside. Includes 3 offices, reception, 2 conference /meeting rooms, and 2 bathrooms. Vacant and available now.



**Ed Wright**  
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703.282.2372

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

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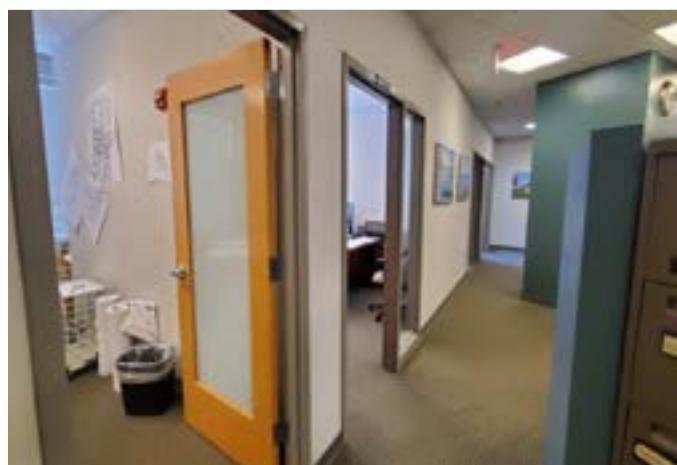
## PHOTOS – BUILDING AMENITIES



### AMENITIES

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- Class-A, 4-story building with 2 fully ADA compliant elevators, building designed to accommodate medical and office use
- Building has both Verizon & Comcast Fiber
- Expansive window line
- 4.2 parking spaces per 1,000 square feet
- Located close to Prince William Hospital, quick access to I-66, Route 234 business and Route 234 bypass
- Close to restaurants, shopping & amenities all within walking distance
- 2-4 EV charging stations coming soon
- Located in HUBZone



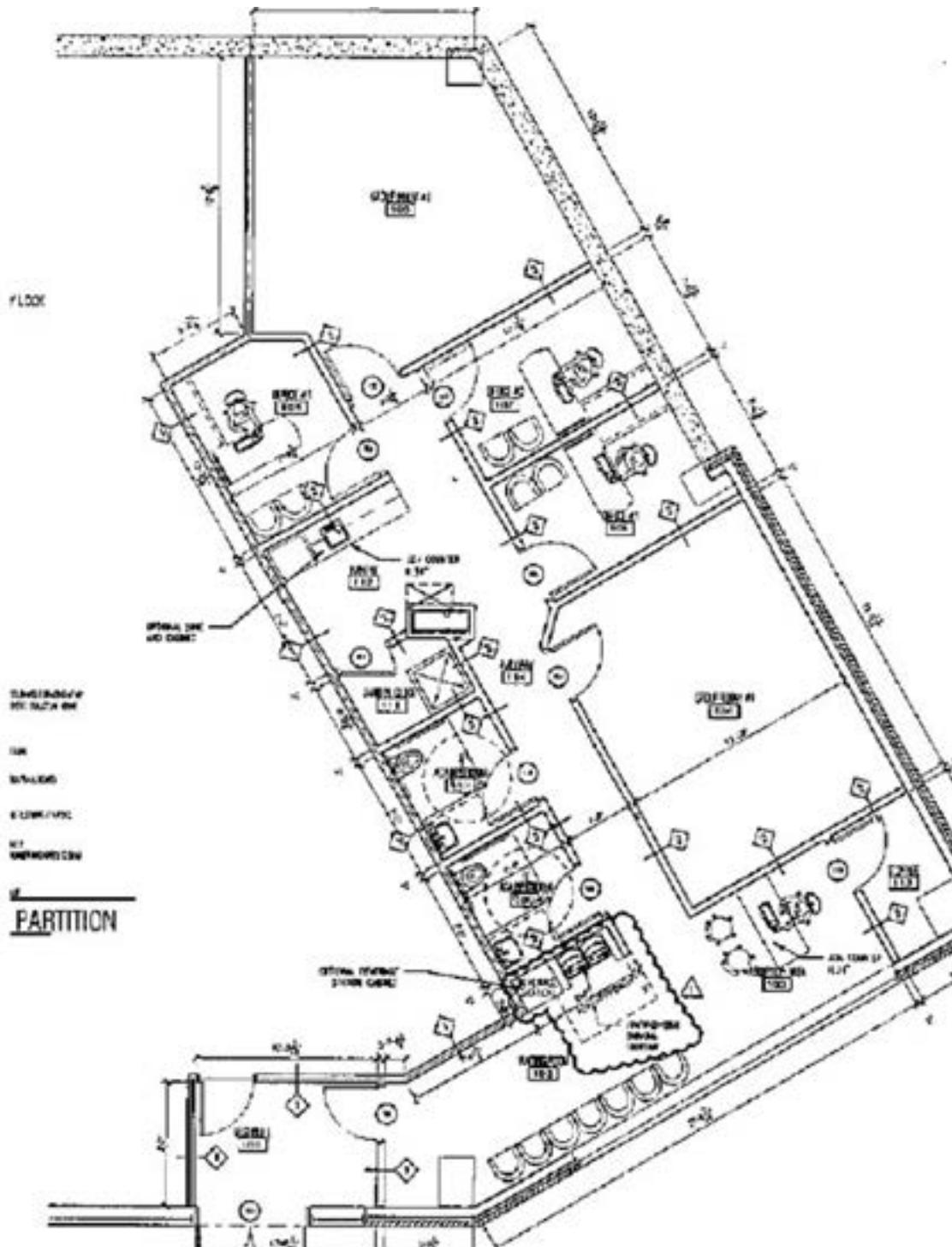
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## FLOOR PLANS - Suite 100: 2000 sf



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## FLOOR PLANS



[\*\*Property Website\*\*](#)

[\*\*Map Link\*\*](#)

[\*\*Aerial Video\*\*](#)

[\*\*Suite 100 Interior Video\*\*](#)



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