

For Lease | Office Space

## Office Suites 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 #210 \$24 PSF or \$4,800/mo**

2,400 SF 2nd floor space includes 5 offices (including 1 large corner office) conference room, open area for 6 cubicles. Class A building that is professionally managed with elevator. Vacant with immediate occupancy.

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

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**  
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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

- 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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### FLOOR PLANS



[Click For Suite 210 Virtual Tour](#)



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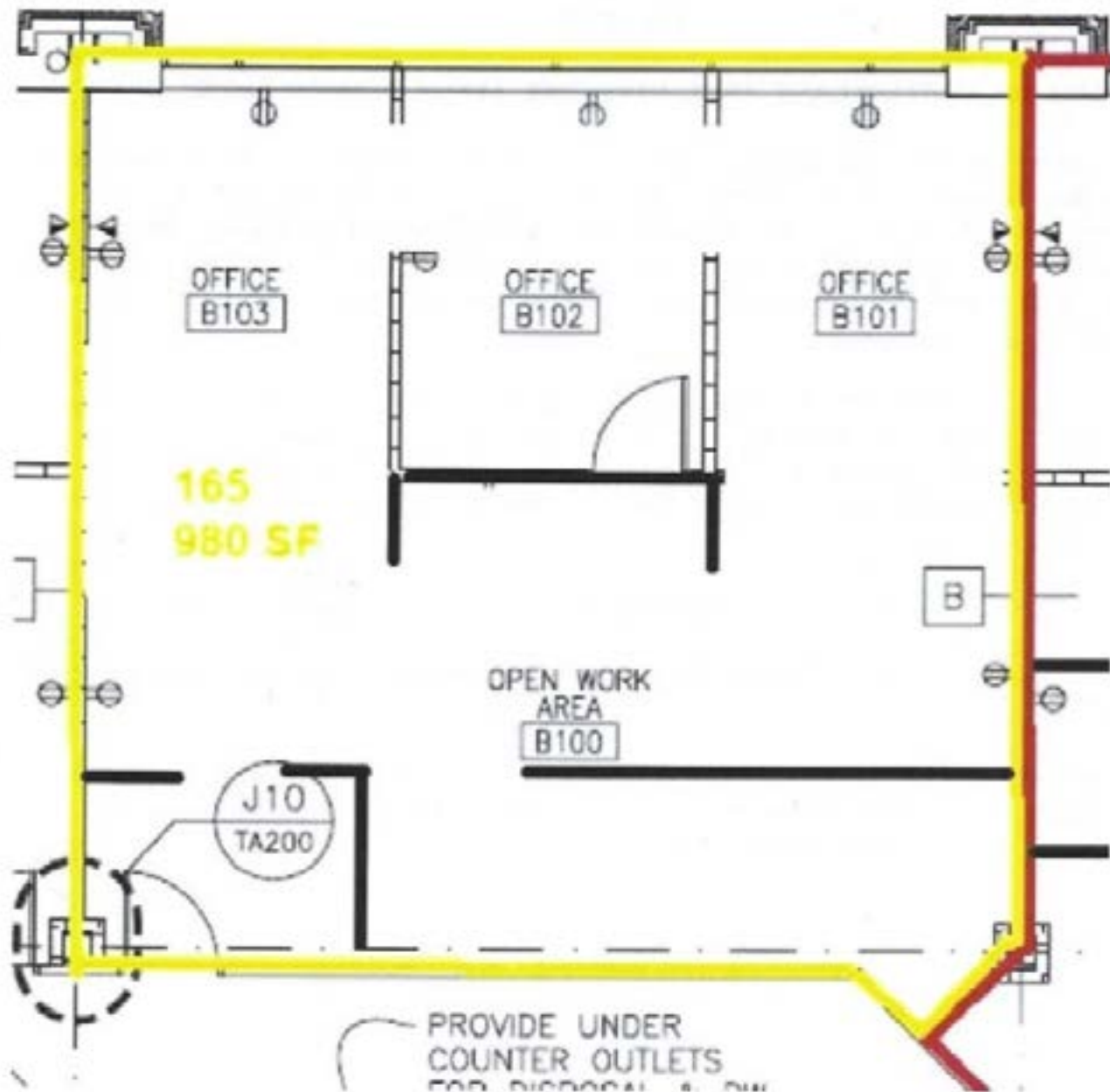
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Hilton Garden Inn



10440 Balls Ford Rd, Manassas, VA 20109



Sudley Road

