

FOR SALE/LEASE

OFFICE/MEDICAL CONDOS

8609 SUDLEY RD. MANASSAS, VA 20110



OFFERING SUMMARY

Sale Price:	\$265.00 / SF
Lease Rate:	\$28.00 SF/yr (Full Service (Net of Janitorial))
Year Built:	2001
Building Size:	34,985 SF
Zoning:	O(L)
Submarket:	Manassas
Parcel ID:	7796-14-5490.02, 7796-14-5197.02, 7796-14-5593.02, & 7796-14-5394.03

PROPERTY OVERVIEW

Several office/medical condos for sale or lease in this Class A elevator building. Smaller units available on 2nd floor. Full third floor available. Plentiful parking available.

LOCATION OVERVIEW

Excellent location with frontage/access on Rt. 234/Sudley Rd. with 27,000 VPD. Directly across from Novant UVA Prince William Medical Center. Only 1.5 miles to Old Town Manassas. Easy access to Rt. 28 & I-66. Located within a Qualified HUB Zone!!

PRESENTED BY:

CHUCK RECTOR
PRINCIPAL
703.330.1224
chuck@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

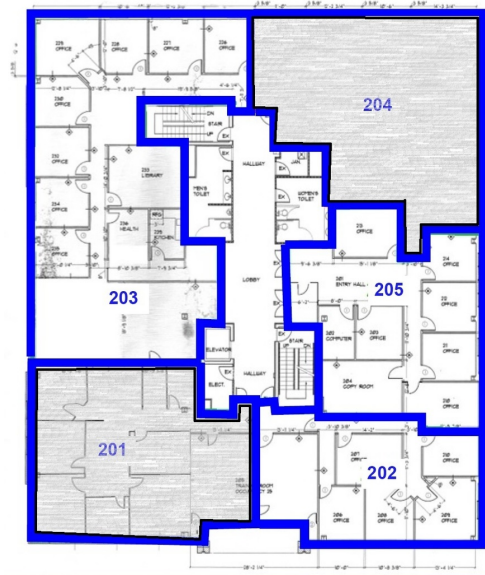
FOR SALE/LEASE

OFFICE/MEDICAL CONDOS

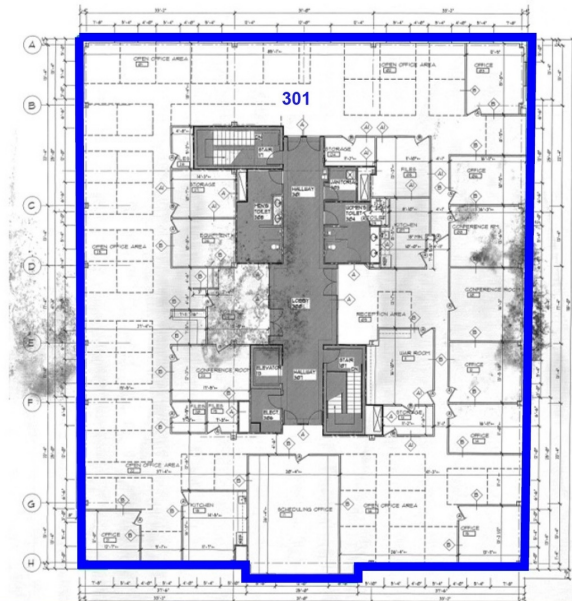
8609 SUDLEY RD. MANASSAS, VA 20110

AVAILABLE CONDOS FOR SALE

2nd Floor



3rd Floor



Address	Size	Sale Price	Status	Description
Suite 202	1,315 SF	\$265.00 / SF	Available	7796-14-5490.02 Condo Fees \$694.34/month
Suite 203	2,942 SF	\$265.00 / SF	Available	7796-14-5197.02 Condo Fees \$1,533.71
Suite 205	1,648 SF	\$265.00 / SF	Available	7796-14-5593.02 Condo Fees \$847.81/month
Suite 301	9,652 SF	\$265.00 / SF	Available	7796-14-5394.03 Condo Fees \$4,793.83/month

Condo Fees Include:

- Utilities
- Common Area Maintenance

PRESENTED BY:

CHUCK RECTOR
PRINCIPAL
703.330.1224
chuck@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

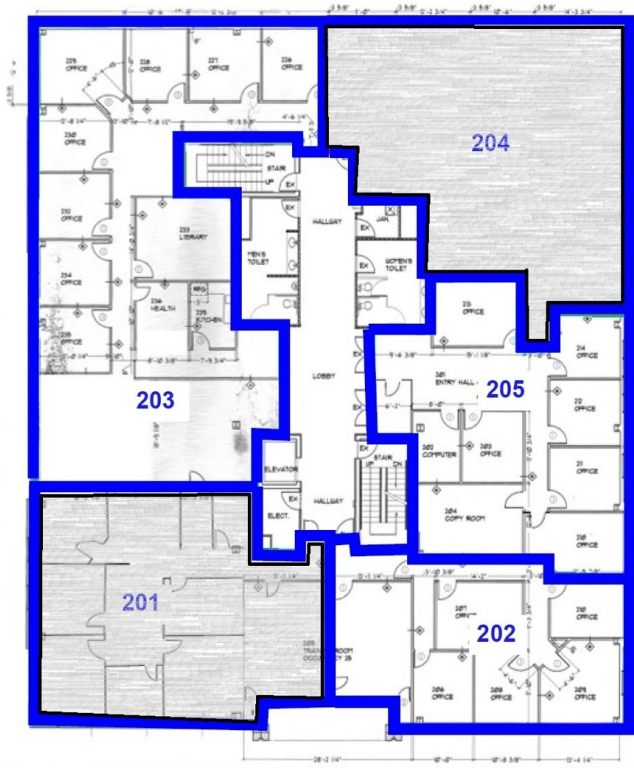
FOR SALE/LEASE

OFFICE/MEDICAL CONDOS

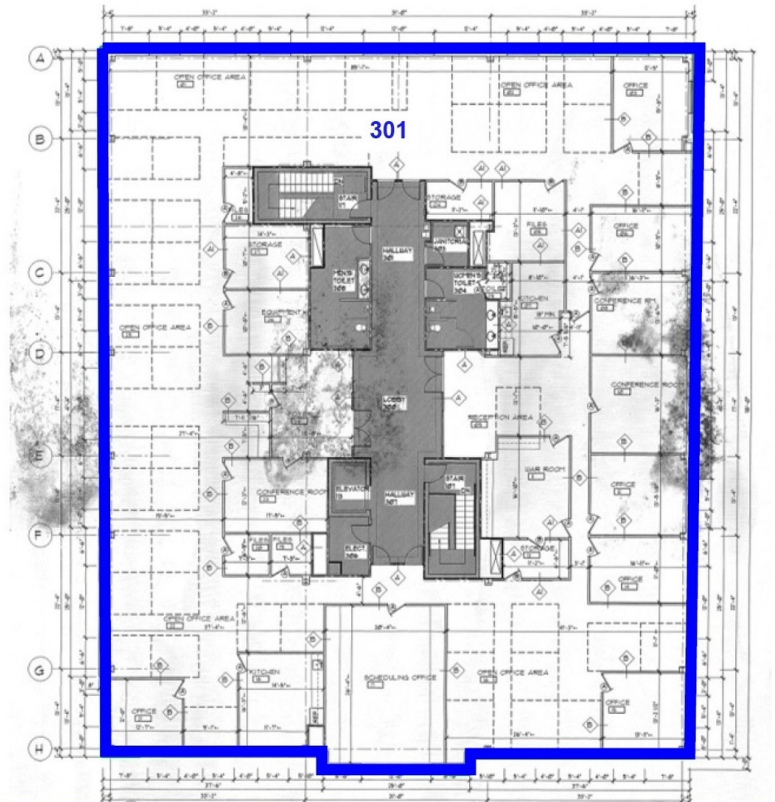
8609 SUDLEY RD. MANASSAS, VA 20110

AVAILABLE SPACES FOR LEASE

2nd Floor



3rd Floor



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 205	1,648 SF	Full Service (Net of Janitorial)	\$28.00 SF/yr
Suite 301	9,652 SF	Full Service (Net of Janitorial)	\$28.00 SF/yr

PRESENTED BY:

CHUCK RECTOR
PRINCIPAL

703.330.1224

chuck@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR SALE/LEASE

OFFICE/MEDICAL CONDOS

8609 SUDLEY RD. MANASSAS, VA 20110

SUITE 205 PHOTOS



PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

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



**WEBER
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR SALE/LEASE

OFFICE/MEDICAL CONDOS

8609 SUDLEY RD. MANASSAS, VA 20110

SUITE 301 PHOTOS



PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

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



**WEBER
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

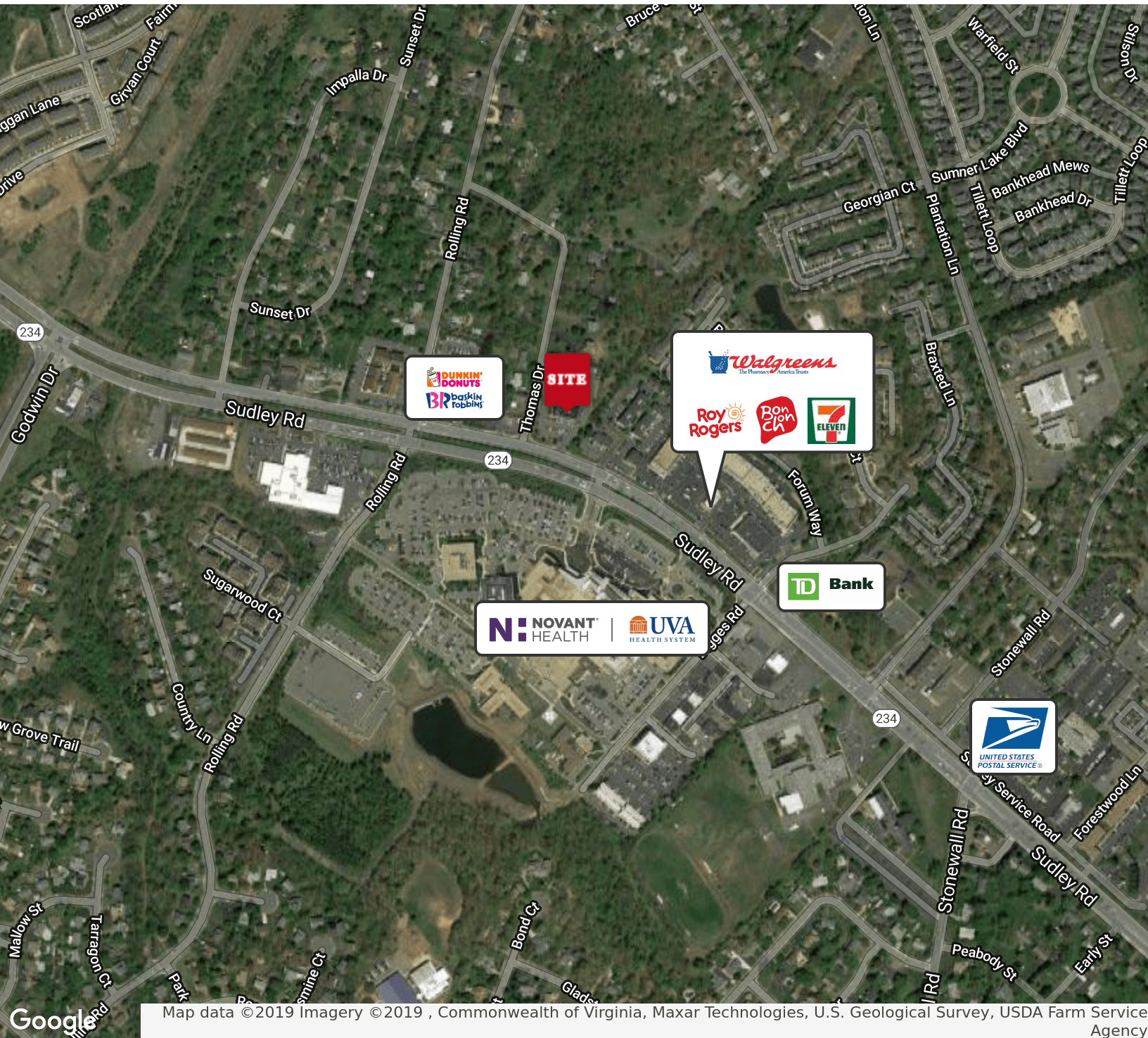
www.Weber-Rector.com

FOR SALE/LEASE

OFFICE/MEDICAL CONDOS

8609 SUDLEY RD. MANASSAS, VA 20110

RETAILER MAP



PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

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



**WEBER
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com