

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.

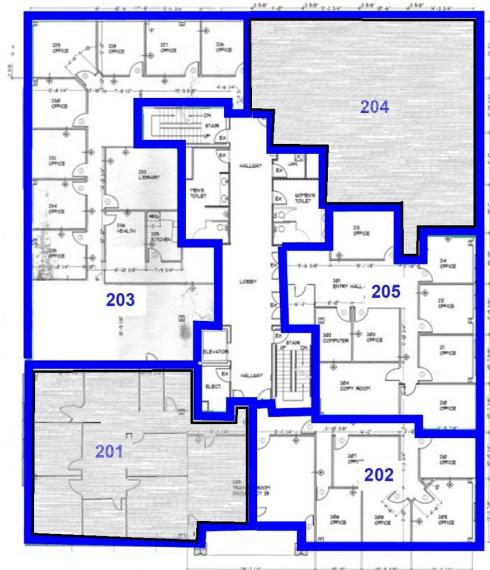
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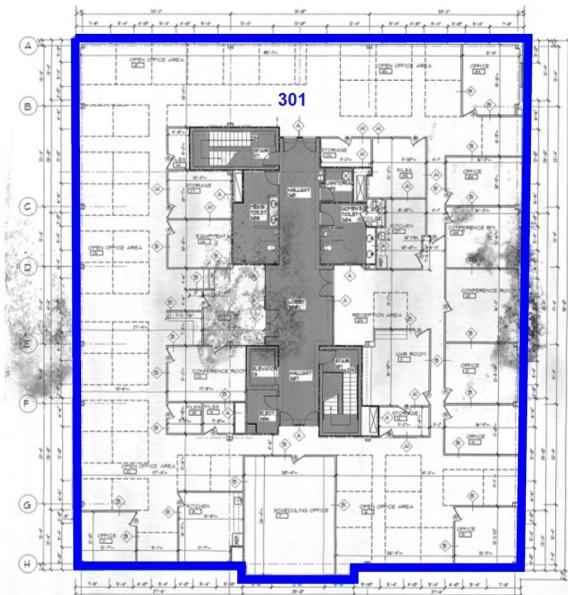
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AVAILABLE CONDOS FOR SALE

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

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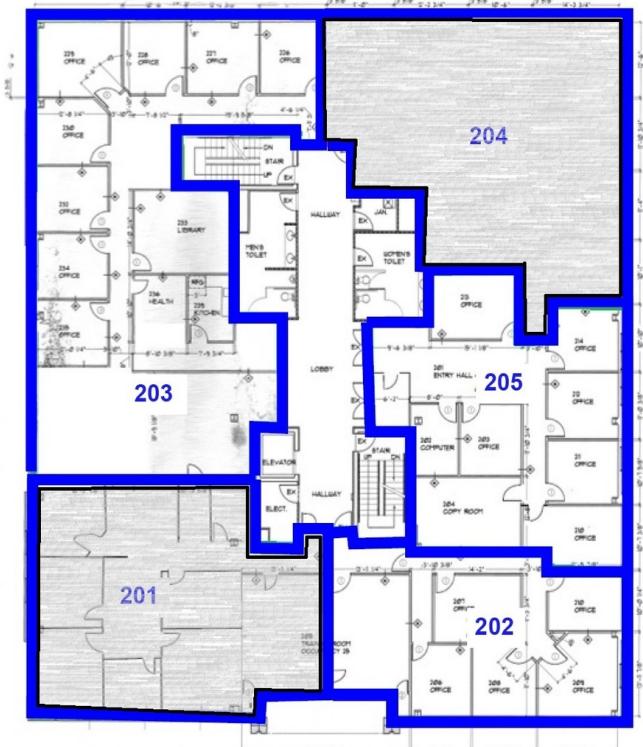
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AVAILABLE SPACES FOR LEASE

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

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SUITE 205 PHOTOS



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SUITE 301 PHOTOS



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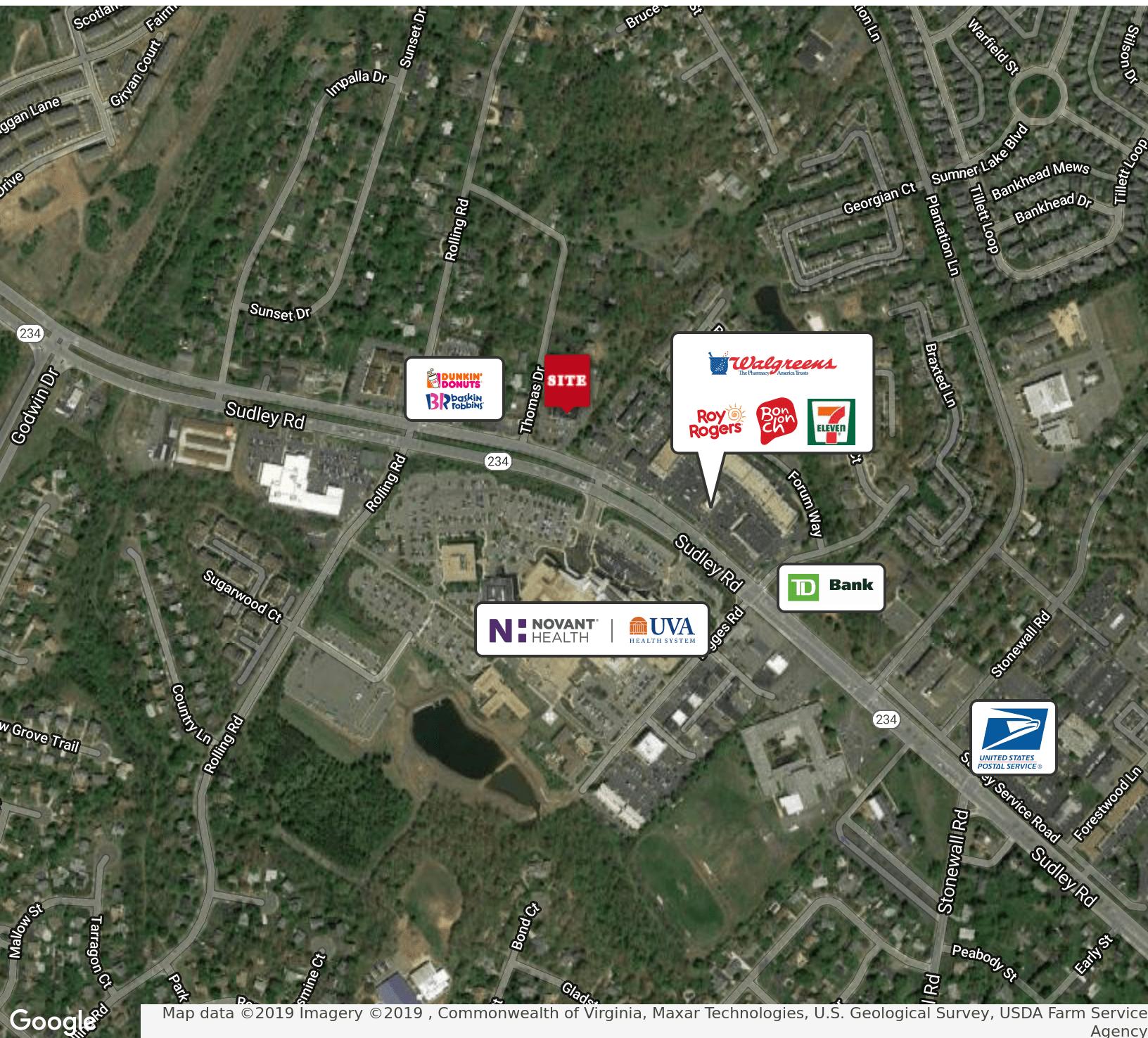
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RETAILER MAP



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