

OFFICE SPACE FOR LEASE

SUDLEY TOWER

7900 Sudley Road, Manassas, VA 20109

Fully Renovated Class A Office Space

Recently Complete Full Building Renovation

Qualified HUB Zone

OPPORTUNITY

• Suite 303:	1,386 SF	} Conti. 4,813 SF
• Suite 401:	2,270 SF	
• Suite 403:	390 SF	
• Suite 412:	2,153 SF	



HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants on Rt. 234 Business.
- Class A lobby and common areas
- On site management
- 24-hour security camera monitoring system with key-card after hour access
- 4/1000 Parking Ratio, Generous Parking
- Tallest building in Prince William County with stellar views
- Top Class Turn-key improvements available
- Newly renovated (Full building)
- Lit building signage available for larger tenants

RENTAL RATE

- \$24.00 – \$28.00 PSF
- Full Service

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Senior Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

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AMENITY MAP



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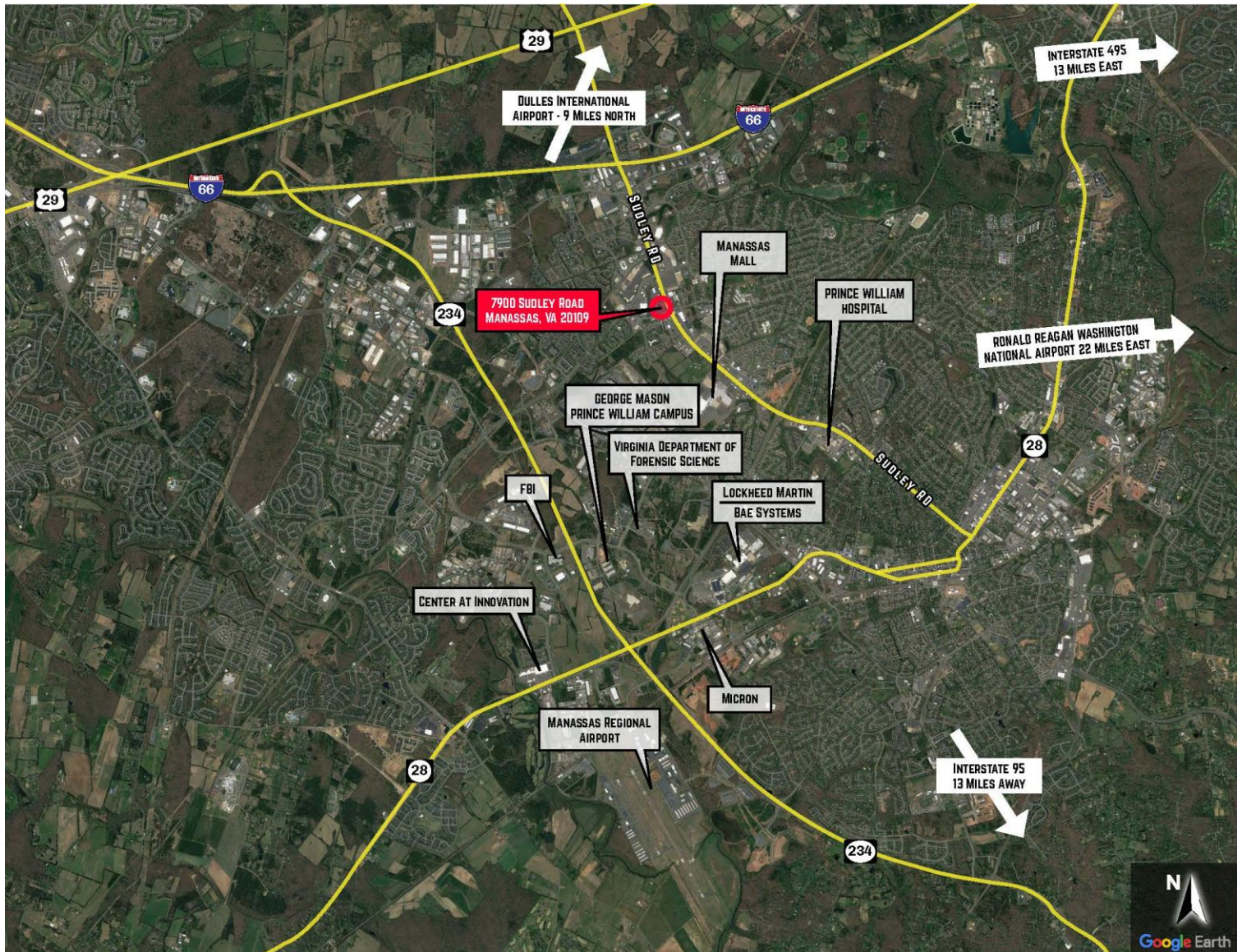
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EXPANDED AERIAL



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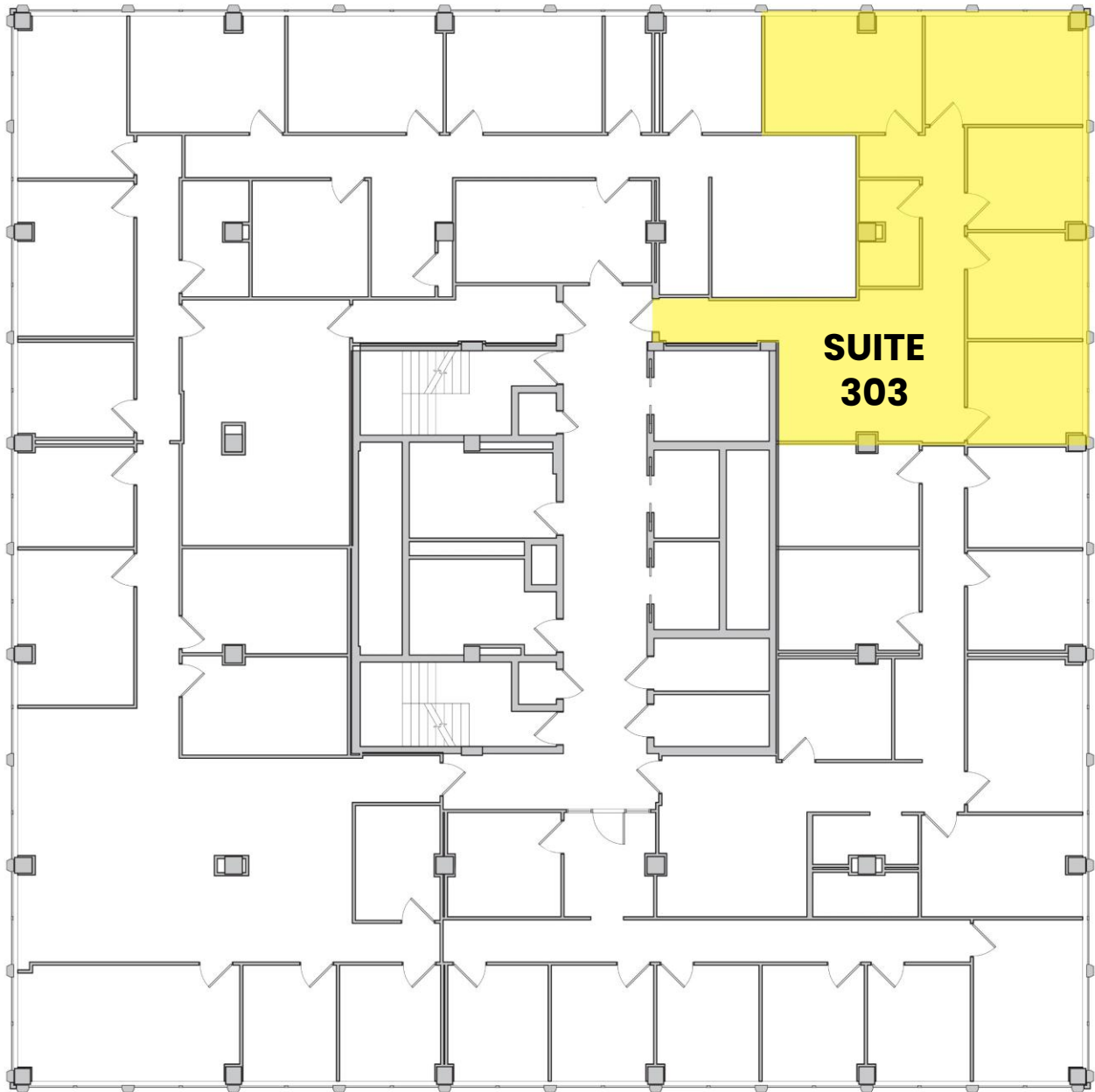
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Suite 303:

1,386 SF

THIRD FLOOR



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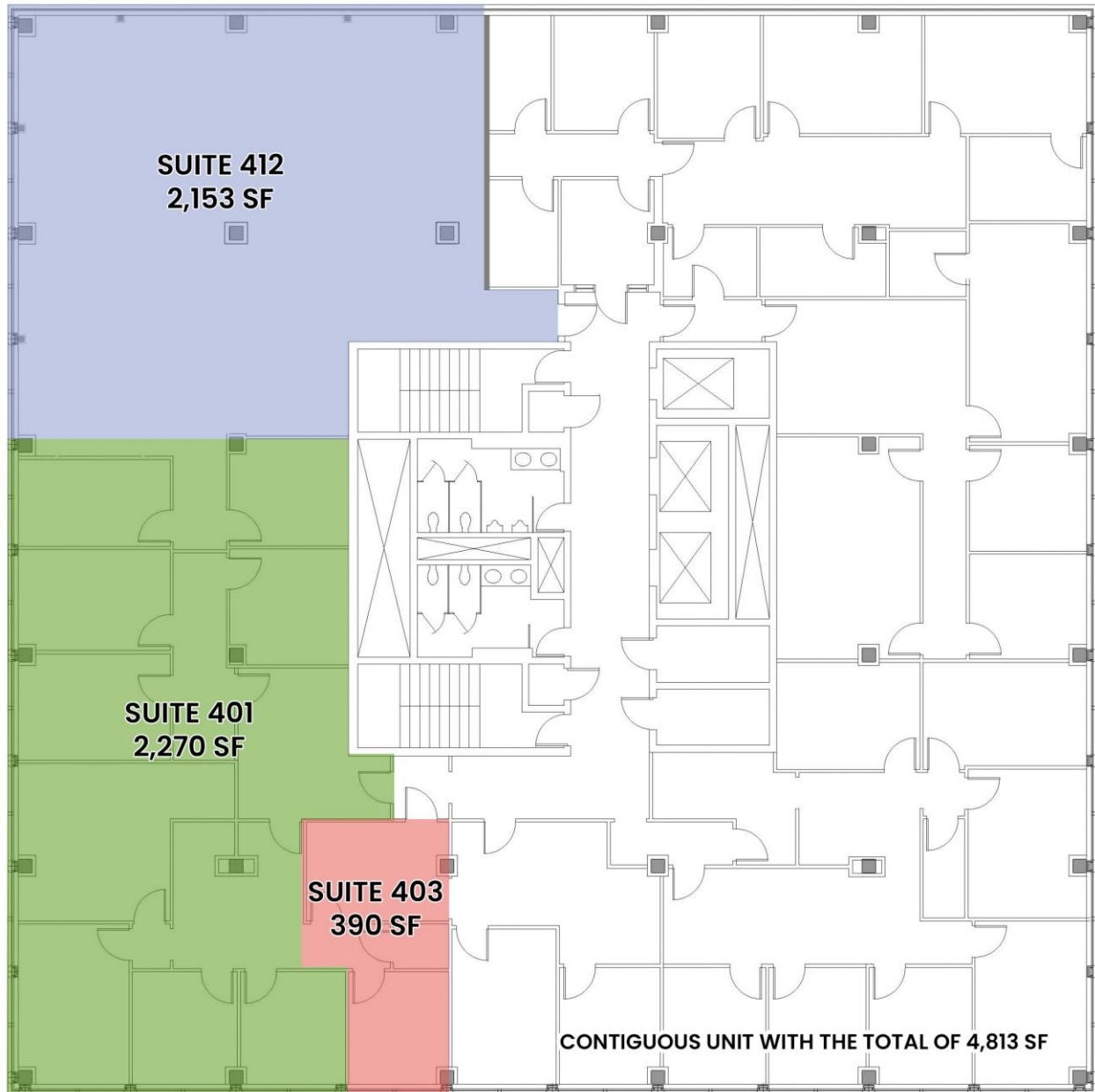
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Suite 401: 2,270 SF

Suite 412: 2,153 SF

Suite 403: 390 SF

FOURTH FLOOR



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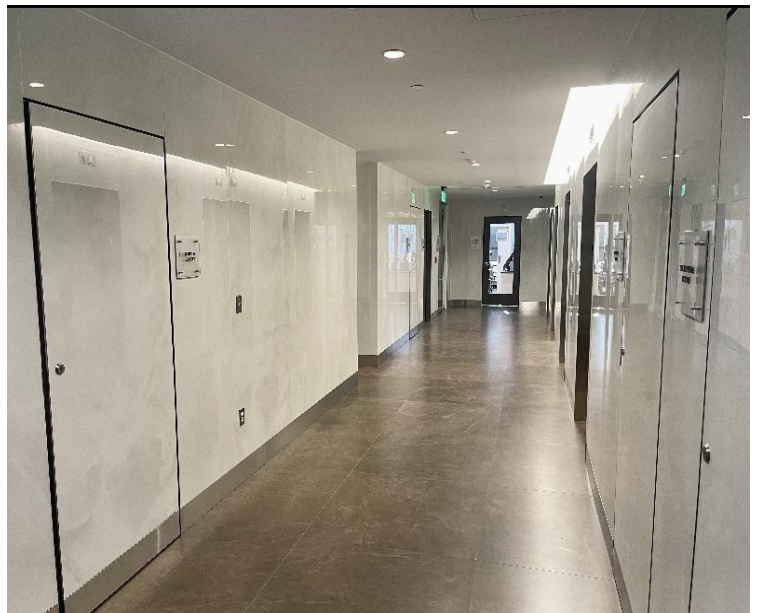
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PHOTOS



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