

FOR LEASE

VF&N BUILDING

9200 CHURCH ST. MANASSAS, VA 20110



LEASE RATE **\$29.00 SF/YR**

OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	2,310 - 5,039 SF
Building Size:	30,702 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01-00-361

PROPERTY OVERVIEW

Second floor office space available in Class A elevator building. Suite 200 consists of 2,729 SF and is built out into several private offices. Suite 203 consists of 2,310 SF including a large lobby/reception area, 4 offices, a conference room and kitchenette/break room. The spaces are contiguous and can be leased together (5,039 SF total) or separately. Ideal for medical, legal or other quality professional use.

LOCATION OVERVIEW

Ideal location in the center of Old Town Manassas at the corner of Church St. & West St. Only 0.3 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.

PRESENTED BY:

COLEMAN RECTOR <i>PRINCIPAL BROKER</i> 703.366.3189 coleman@weber-rector.com	CHUCK RECTOR <i>PRINCIPAL</i> 703.330.1224 chuck@weber-rector.com	BRIAN SNOOK <i>COMMERCIAL AGENT</i> 703.330.1224 brian@weber-rector.com
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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

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ADDITIONAL PHOTOS



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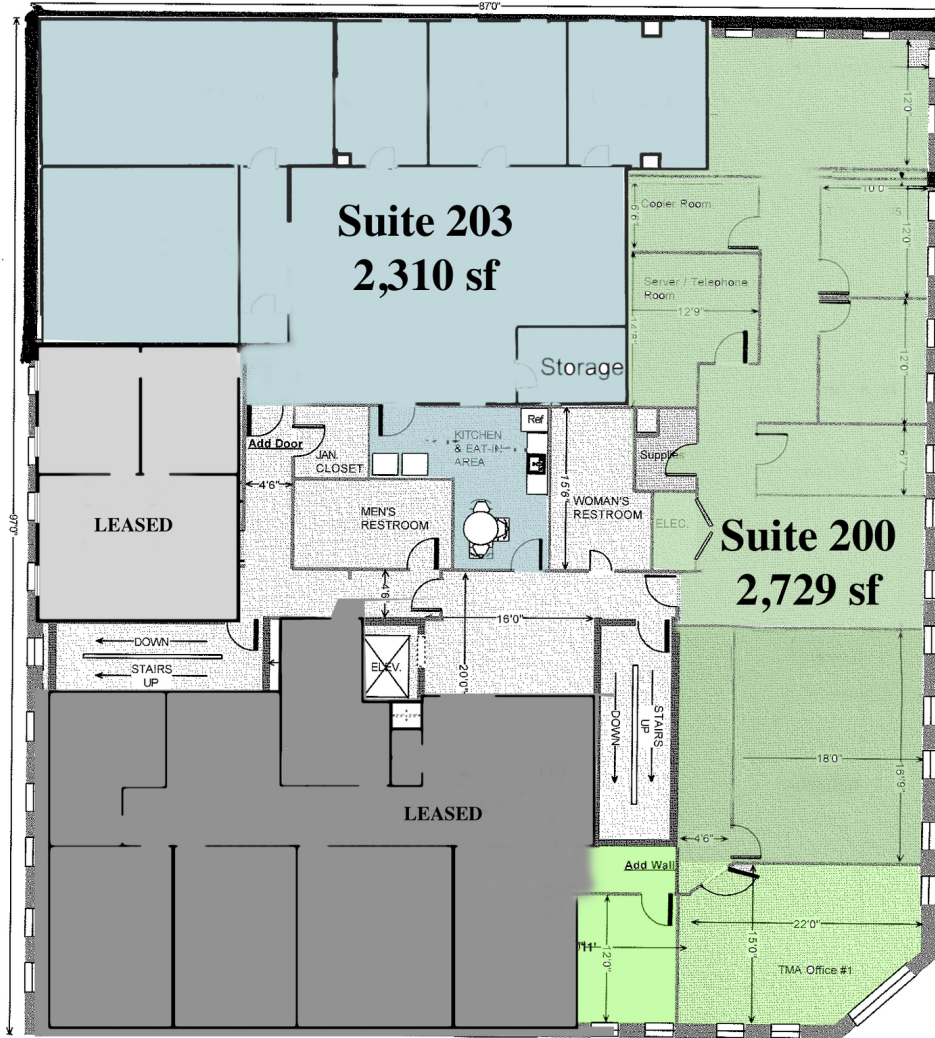
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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	2,729 - 5,039 SF	Full Service	\$29.00 SF/yr
Suite 203	Available	2,310 - 5,039 SF	Full Service	\$29.00 SF/yr

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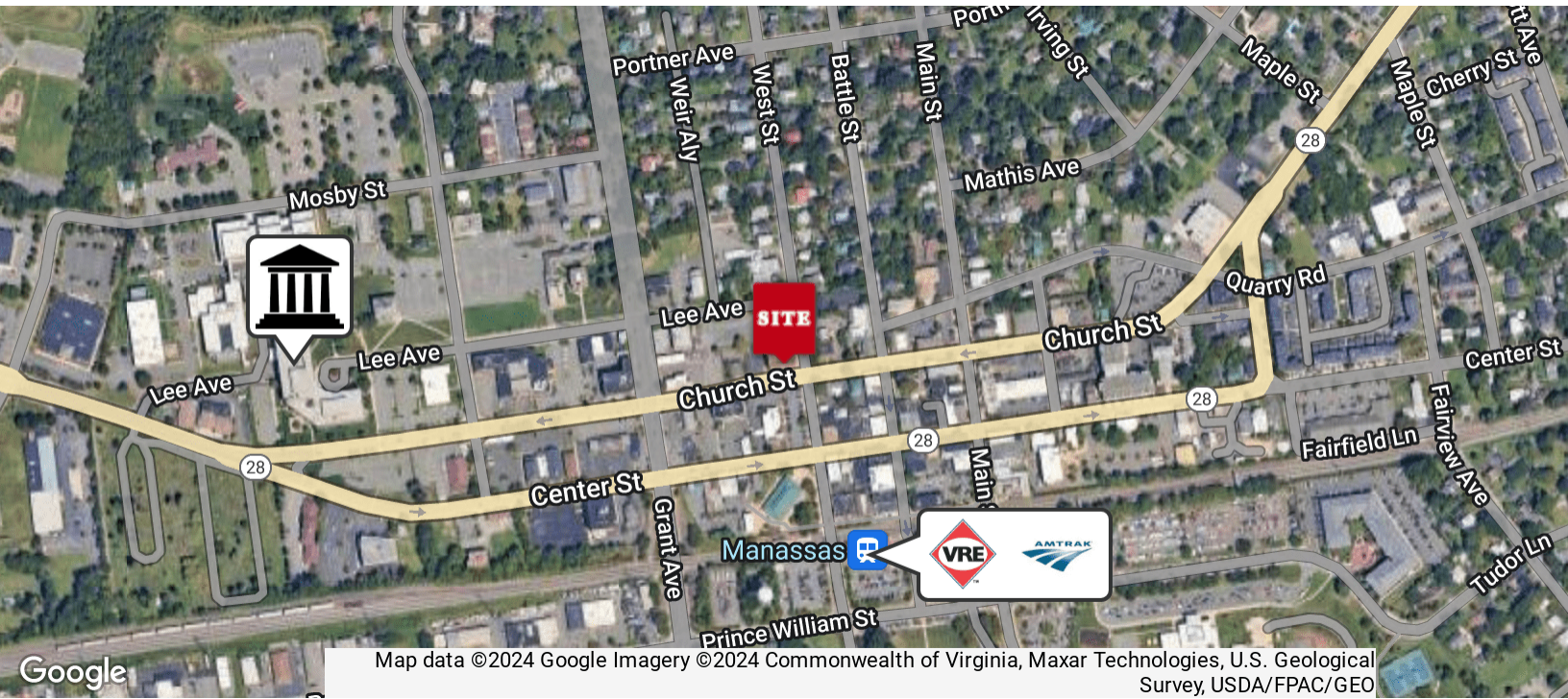
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LOCATION MAP



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