

1,500-21,740 SF OF OFFICE AVAILABLE FOR LEASE

Near Prince William Hospital and Sudley Road
8551 Rixlew Lane
Manassas, VA 20109



Class-A, 4-story building with ground level access on both 1st and 2nd floors, 2 fully ADA compliant elevators, building designed to accommodate medical and office use. Building has both Verizon and Comcast Fiber. Expansive window line offers top of the world views overlooking the Bull Run Mountains, Centreville and all of Manassas. 4.2 parking spaces per 1,000 square feet. Located close to Prince William Hospital, quick access to I-66, Route 234 business and Route 234 bypass and restaurants, shopping and amenities area all within walking distance. 2-4 EV charging stations coming soon. Located in HUB Zone.

- Suite 400: 1,500-12,400 SF– Entire Fourth Floor
- Suite 230: 9,300 SF Office suite with 12 private offices, 2 work rooms, conference room, reception and showroom

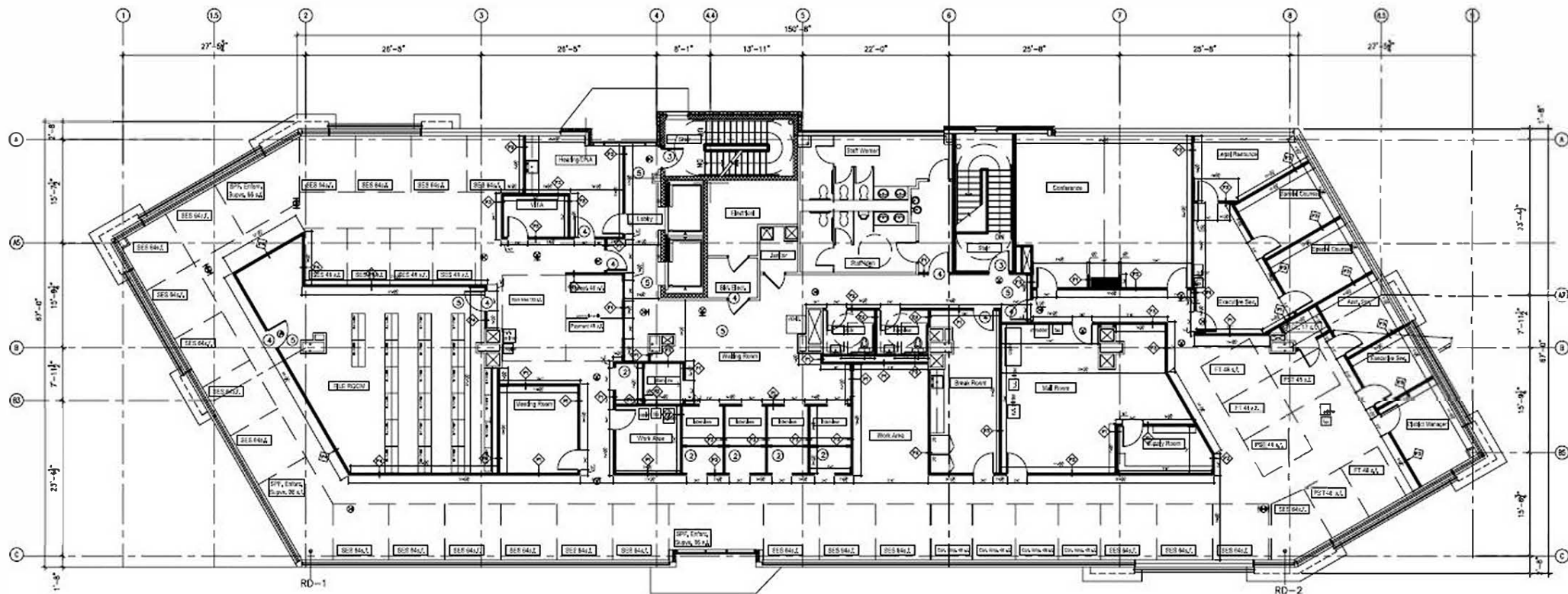


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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

Suite 400: 1,500-12,400 SF: Entire 4th Floor



1 FLOOR PLAN
A1 SCALE: 1/8" = 1'-0"

▲ KITCHEN FIRE EXTINGUISHERS, LARSEN WC-84 WET CHEMICAL K CLASS
6 LITER WITH M3216 L SEM-RECESSED CABINET.
G.C. TO INSTALL TOP OF FIRE EXTINGUISHERS AT 5'-0" A.F.F.
REFER TO SHEET A-4 FOR KITCHEN EQUIPMENT.



CAPITOL DESIGN GROUP
 10410 Main Street, Suite 220, Fairfax, VA 22030
 Tel: 703-717-5607 Fax: 703-717-5652

OWNER:
8551 RIXLEW GROUP
 PO BOX 94
 GREAT FALLS, VA 22066
 MIKE GHAFOURI
 703-948-6633

PROJECT:
TENANT IMPROVEMENTS

DREES HOMES
 AT
 8551 RIXLEW LANE
 2ND FLOOR, SUITE 230
 MANASSAS, VA 20109

PROFESSIONAL SEAL

ISSUED _____ DATE (DDMMYY) _____
 PERMIT _____

NO. REVISION _____ DATE (DDMMYY) _____
 1 12.10.08

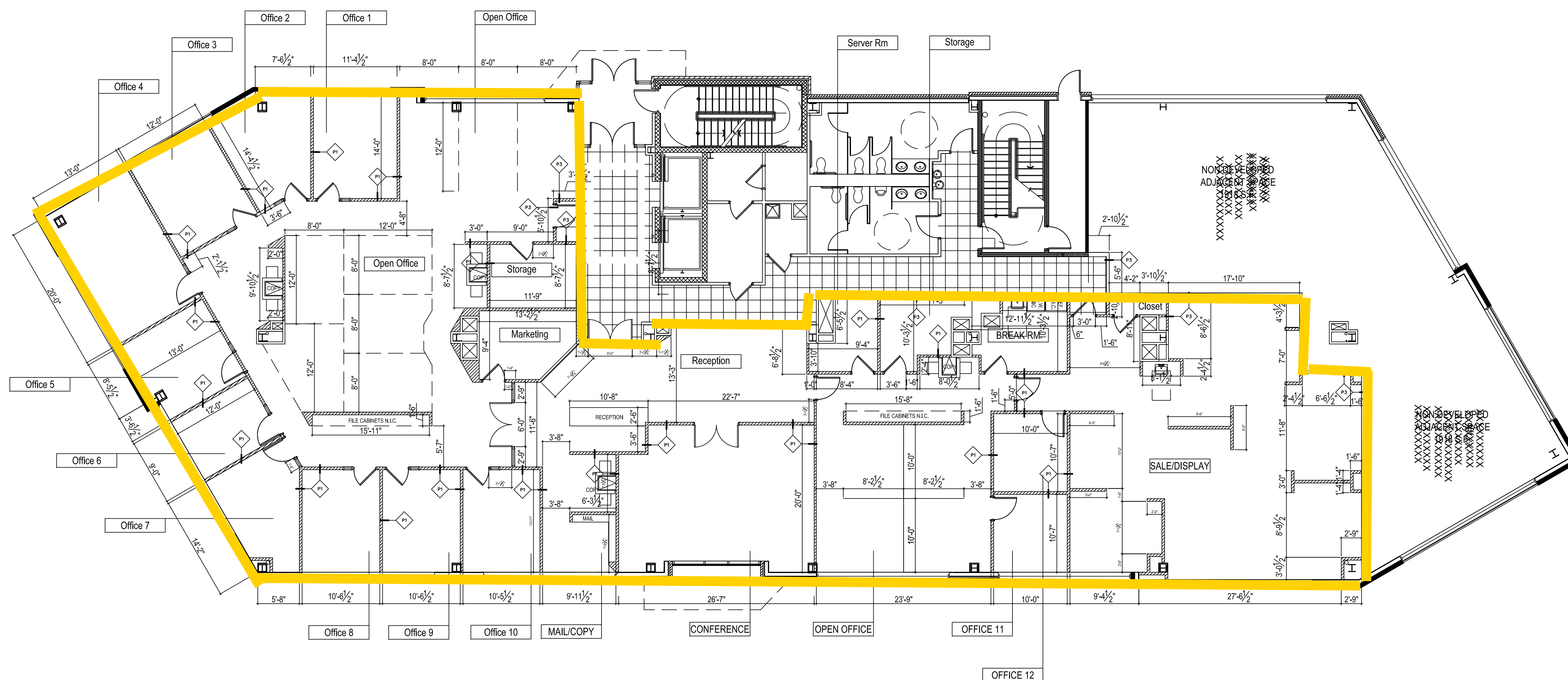
DESIGNED/DRAWN BY: SJ
 REVIEWED/APPROVED BY: TVB
 FILE NO: 09-01-16
 SCALE: AS NOTED

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SHEET TITLE:

FLOOR PLAN

A-1



1 FLOOR PLAN
A1 SCALE: 1/8" = 1'-0"

NOTE:
 B USAGE - FULLY SPRINKLERED - 50' END CORRIDOR
 B USAGE - FULLY SPRINKLERED - 100' COMMON PATH OF TRAVEL

GENERAL NOTES

- ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE PROCEEDING.
- WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO PROVIDE FOR A COMPLETE INSTALLATION.
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ACCEPTED FIRST-CLASS CONSTRUCTION PRACTICES. THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- REFER ANY QUESTIONS TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR A PROPER COMPLETION OF ALL WORK REQUIRED BY THESE DOCUMENTS. ALL (SUB)CONTRACTORS MUST VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION, OTHERWISE THE BID WILL BE SUBJECT TO FORFEITURE AFTER BIDS ARE RECEIVED.
- THE G.C. IS TO VERIFY EXISTING CONDITIONS AND REPORT DIFFERENCES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT FOR RESOLUTION.
- THE DRAWINGS ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS OR SIZES. VERIFY ALL DIMENSIONS IN THE FIELD FOR COORDINATION OF TRADES.
- WORK BEYOND THE CONTRACT OR THIS SET OF DRAWINGS SHALL NOT COMMENCE UNLESS AN APPROPRIATE CHANGE ORDER REQUEST HAS BEEN APPROVED BY THE OWNER, TENANT AND/OR ARCHITECT.
- THE GC IS TO CONTACT THE TENANT AND THE BUILDING MANAGER PRIOR TO STARTING WORK TO OBTAIN ALL RULES AND REGULATIONS FOR USE OF, AND CONSTRUCTION IN, THE PROPERTY.
- THE CONTRACTOR SHALL SCHEDULE ALL WORK TO AVOID INTERRUPTIONS TO NORMAL OPERATIONS OF OTHER BUILDING TENANTS. ALL DISRUPTIVE WORK SHALL BE SCHEDULED AND COORDINATED WITH THE BUILDING MANAGEMENT.
- IDENTIFY DELIVERY TIMES FOR ALL ITEMS AND PLACE THE ORDERS FOR THE LONG LEAD TIME ITEMS SO AS NOT TO DELAY THE PROJECT.
- THE CONTRACTOR SHALL USE AND PROTECT THE EXISTING BUILDING AND EXISTING FINISHES SCHEDULED TO REMAIN IN A MANNER WHICH WILL NOT SOIL, DEFACE OR DAMAGE THE EXISTING FACILITIES, FINISHES OR FIXTURES IN ANY FASHION. PROVIDE PROTECTIVE MATERIALS AS NECESSARY. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF AND AT NO COST TO THE OWNER. AFTER ANY WORK HAS BEEN COMPLETED WITHIN ANY OCCUPIED SPACE(S), THE CONTRACTOR SHALL CLEAN THE SPACE OF ALL CONSTRUCTION DUST, TOOLS, STAINS AND DEBRIS.
- PROVIDE A SECURE TENANT SPACE DURING NON-CONSTRUCTION HOURS. DO NOT ALTER, LOAD OR PENETRATE THE EXISTING STRUCTURE IN ANY MANNER WHICH MAY COMPROMISE ITS INTEGRITY.
- REMOVE ALL CONSTRUCTION DEBRIS AS REQUIRED TO MAINTAIN A CLEAN ENVIRONMENT AND TO PREVENT THE POSSIBILITY OF ACCIDENT OR FIRE.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED. ALL FIRE RETARDANT TREATED WOOD SHALL HAVE A FLAME SPREAD LESS THAN 25 WHEN TESTED PER ASTM E84.
- ANY AND ALL MATERIALS AND INSTALLATION METHODS USED IN THE MODIFICATION OF THE EXISTING ROOF SYSTEM SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROOF WARRANTY. HEIGHTS OF ELECTRICAL, DATA AND COMMUNICATION OUTLETS WHEN SURROUNDED BY OR ABUTTING MILLWORK SHALL BE CONFIRMED WITH THE ARCHITECT.

CONSTRUCTION GENERAL NOTES

- DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING OVERALL DIMENSIONS AND STRUCTURAL CONDITIONS PRIOR TO BEGINNING WORK. ANY DISCREPANCIES OR POTENTIALLY PROBLEMATIC CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER.
- ANY SURFACES, FINISHES, EQUIPMENT, ETC. INDICATED AS "EXISTING TO REMAIN" OR "RELOCATED" SHALL BE REFURBISHED OR REPAIRED AS NECESSARY TO LIKE NEW CONDITION.
- ALL KITCHEN EQUIPMENT SHALL BE PROVIDED AND SET IN PLACE BY OWNER FOR FINAL CONNECTION BY CONTRACTOR OR AS INSTRUCTED BY OWNER.
- PROVIDE BLOCKING BEHIND ALL WALL-MOUNTED EQUIPMENT.
- REFER TO SHEET A-3 FOR FINISHES.
- REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTACT ARCHITECT FOR CLARIFICATION IF EXISTING OUTLET HEIGHTS OR LOCATIONS DO NOT MATCH THAT INDICATED IN THE DRAWINGS. REPLACE EXISTING ELECTRICAL DEVICES AND COVER PLATES TO MATCH THOSE SPECIFIED. CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH REPLACEMENT.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
- PROVIDE A FINAL PROFESSIONAL CLEANING OF THE ENTIRE SPACE AFTER CONSTRUCTION AND PUNCHLIST ITEMS ARE COMPLETE AND PRIOR TO TENANT OCCUPANCY. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE ORIGINAL COPIES OF ALL NEW EQUIPMENT AND MATERIALS WARRANTIES AND OPERATIONAL INFORMATION AND DELIVER TO THE TENANT OR BUILDING MANAGER (AS APPROPRIATE) IN A NEATLY INDEXED AND LABELED 3-RING BINDER.
- ALL NECESSARY ROOF PENETRATIONS SHALL BE DONE BY A LANDLORD APPROVED ROOFING COMPANY SO AS NOT TO VOID ANY EXISTING WARRANTIES. OWNER SHALL BE RESPONSIBLE FOR CONTACTING THIS COMPANY.

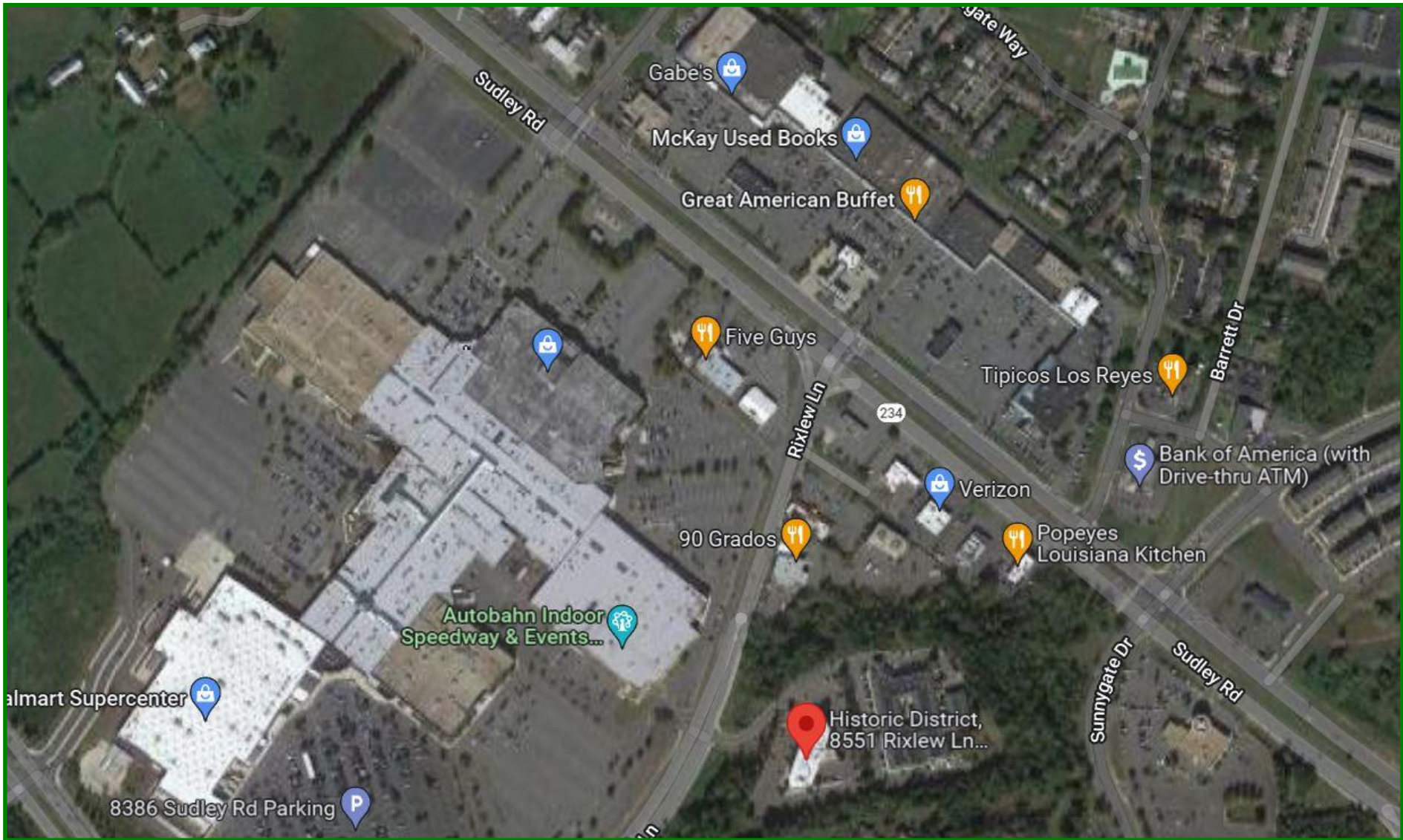
CONSTRUCTION KEYNOTES

- PREPARE CONCRETE SLAB TO MEET FLOOR-COVERING AS PER MANUFACTURER'S RECOMMENDATIONS. FLOOR SLAB SHALL BE LEVEL TO WITHIN 1/2" OF SLOPE OVER THE ENTIRE LEASABLE AREA.
- PROVIDE GLASS FRENCH DOOR AT CONFERENCE ROOM PER SCHEDULE.
- GC TO PROVIDE 33" DEEP CABINETS AT WORK AREA, SEE A-4
- GC TO WRAP ALL EXISTING COLUMNS, SEE A-4
- PROVIDE WALL MOUNTED COOLING UNIT AT SERVER ROOM REFER TO MECHANICAL & ELECTRICAL
- PROVIDE CASED OPENING AT MULTI-USE ROOM, DIM. 3'-0" x 7'-0"

WALLTYPE LEGEND

	NEW WALL CONSTRUCTION
	EXISTING WALL CONSTRUCTION TO REMAIN
	WALL CONSTRUCTION TYPE, REFER TO PARTITION TYPE ON SHEET A-4.





Sec. 32-401.10. - B-1, General Business District; Purpose and Intent.

The B-1 district is intended to implement the regional commercial center and general commercial land use classifications of the comprehensive plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 district is not designed to implement the non-retail employment based land uses reflected in the comprehensive plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.11. - Uses permitted by right.

The following uses shall be permitted by right in the B-1 district:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Brewery and bottling associated with a restaurant.
7. Business school.
8. Cafeteria/lunchroom/snack bar/automat.
9. Catering—Commercial (off premises).
10. Catering—Commercial (on or off premises).
11. Child-care facility.
12. Civic club.
13. College, university or seminary.
14. Commercial artist or photographer's studio.
15. Commercial bus station.
16. Cultural arts center.
17. Data and computer services.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.
21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.

24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral or wedding chapel.
35. Motor vehicle parts, retail.
36. Nursing or convalescent care facility.
37. Office.
38. Office equipment sales, lease and service.
39. Optical and eye care facility.
40. Package, telecommunications and courier service.
41. Pet grooming service.
42. Photographic processing laboratory.
43. Place of religious worship or assembly.
44. Private school (no boarding).
45. Quick service food store.
46. Radio or TV broadcasting station.
47. Recording studio.
48. Recreation facility, commercial (indoor).
49. Recycling collection points, subject to the standards in section 32-250.84.
50. Religious institution.
51. Restaurant.
52. Restaurant, carry-out.
53. Retail store, less than 80,000 square feet.

54. School of special instruction.
55. Shoe repair.
56. Shopping center A, B, C or D (See Part 100).
57. Tailor, seamstress shop.
58. Theater (drive-in).
59. Theater (indoor).
60. Tool and equipment rental (minor).
61. Trade, conference or convention center.
62. Trade, technical and vocational school.
63. Travel agency.
64. Veterinary hospital.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

Sec. 32-401.12. - Secondary uses.

The following uses shall be permitted by right in the B-1 district only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 district with a special use permit:

1. Ambulance service, maintenance facility.
2. Boat sales (excluding non motorized), rental or lease, storage, service, or repair.
3. Car wash (manned or self-service).
4. Commercial kennel.
5. Commercial parking.
6. Company vehicle service facility.
7. Continuing care retirement community.

8. Crematory, secondary to a hospital, mortuary, or funeral home.
9. Farmer's market.
10. Flea market.
11. Heliport.
12. Marina.
13. Medical care facility, specialized.
14. Mobile home or office sales, lease or service.
15. Motorcycle sales, rental or lease, service or repair.
16. Motor vehicle fuel station, retail.
17. Motor vehicle impoundment yard.
18. Motor vehicle parts, with service.
19. Motor vehicle repair, machine shop.
20. Motor vehicle sales, rental or lease (limited).
21. Motor vehicle sales, rental or lease (recreational).
22. Motor vehicle service.
23. Motor vehicle towing.
24. Racetrack (equestrian).
25. Racetrack (motorized vehicles).
26. Railroad passenger station.
27. Range, shooting (indoor).
28. Recreation facility, commercial (outdoor); paintball facilities prohibited.
29. Restaurant, drive-in/drive-up, drive through.
30. Recreational vehicle park/camp ground.
31. Retail use exceeding 80,000 square feet of gross floor area.
32. Self-storage center; in accordance with the provisions of section 32-400.14.
33. Stadium or arena, indoor or outdoor.
34. Taxi or limousine dispatching or service facility.
35. Truck stop with related facilities.
36. Water transportation facility.

Sec. 32-401.14. - Development standards.

The following standards shall apply in the B-1 district:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 04-78, 12-21-04)

Editor's note—

Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No 98-30 enacted Apr. 21, 1998, Ord. No. 98-62 enacted July 7, 1998, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 district. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. - Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 district abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note—

Former § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.