

FOR LEASE

SECOND FLOOR OFFICE SPACE

9113 CHURCH ST. MANASSAS, VA 20110



LEASE RATE **\$4,593.75 PER MONTH**

OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	2,205 SF
Building Size:	4,944 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01-00-389

PROPERTY OVERVIEW

Approximately 2,205 SF of well-configured second floor office space available in a charming Old Town Manassas building. The suite features six private offices, a conference room with kitchenette, and two private restrooms, offering an efficient layout ideal for professional and administrative users. The space is offered at a full service rental rate (less janitorial), providing predictable occupancy costs in a professional setting. Numerous public parking options are available nearby, including on-street parking and several public lots and garages within a short walking distance in Old Town Manassas.

LOCATION OVERVIEW

Situated at the corner of Church Street and Battle Street in the heart of Old Town Manassas, the property offers a highly walkable, business-friendly location. Tenants enjoy easy access to shops, restaurants, the PWC Courthouse, and VRE/Amtrak, along with frontage and convenient access to Rt. 28 for regional connectivity throughout Prince William County and Northern Virginia.

PRESENTED BY:

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

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ADDITIONAL PHOTOS



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**WEBER
RECTOR**

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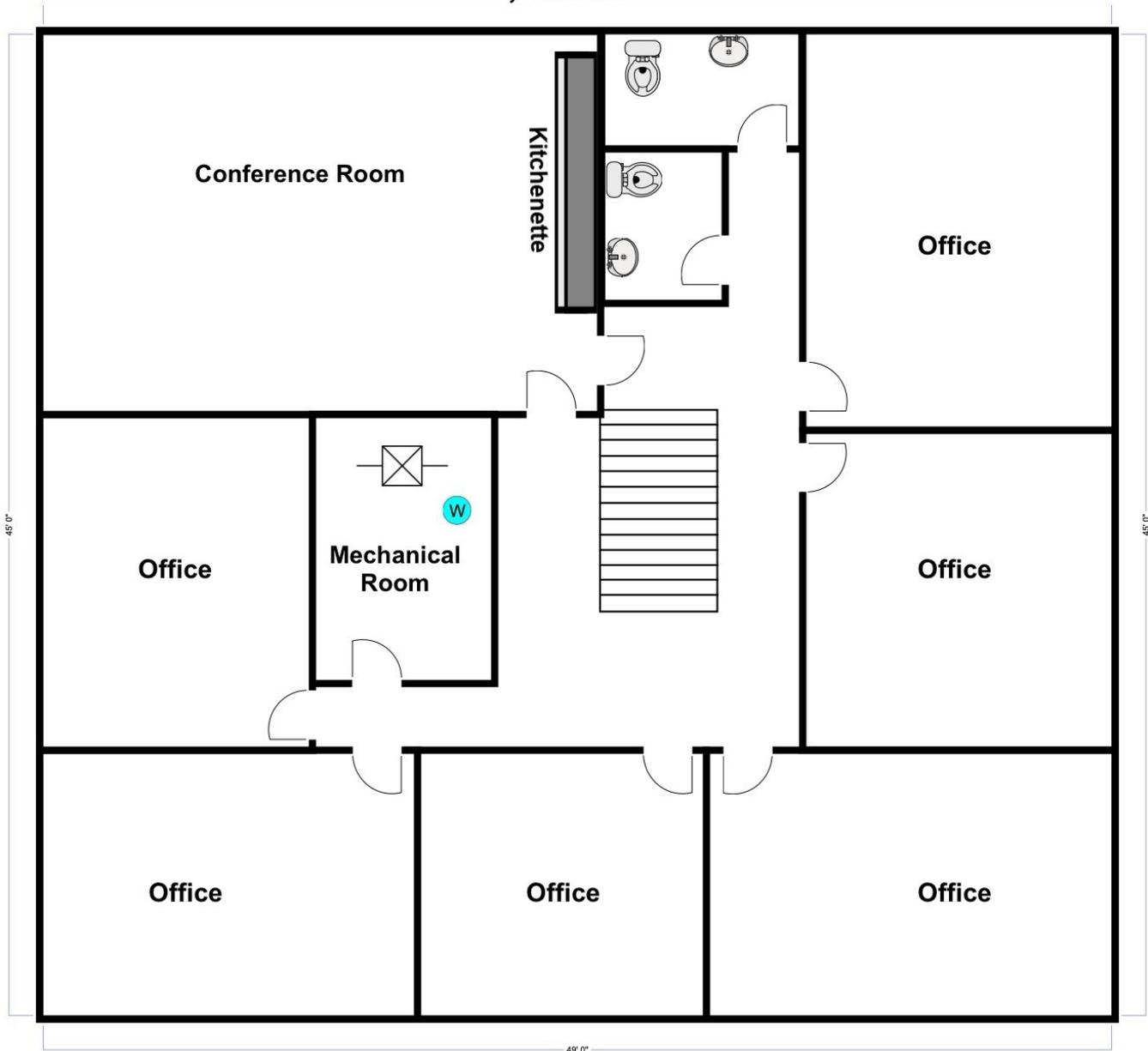
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FLOOR PLAN

9113 Church Street 2,205 SF

(Not to Scale)



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PARKING INFORMATION

Downtown Parking Map

P Public Parking
2-4 hr parking M-F, 8am-5pm
Unrestricted on Weekends & M-F after 5pm

P Parking Garage
Public & Red Permit Assigned as Posted
Unrestricted on Weekends & M-F as posted

P Public Parking & Blue Permit
Assigned as Posted
Unrestricted on Weekends & M-F after 5pm
*Prince William Lot closed Saturday 4am-4pm

P Public Parking & City Employee
Assigned as Posted
Unrestricted on Weekends & M-F after 5pm

P Red Permit
Unrestricted on Weekends & M-F after 10am

P Red Permit & Blue Permit
Assigned as Posted
Unrestricted on Weekends & M-F as posted

Street Parking

City Hall
9027 Center St - (703) 257-8200

Train Depot & Visitor's Center
9431 West St - (703) 361-6599

Harris Pavilion
9201 Center St - (703) 361-9800

Manassas Museum
9101 Prince William St - (703) 361-1873

Parking lots located South of the railroad tracks offer 4-hour parking. Parking lots located North of the railroad tracks offer 2-hour parking. Two-hour street parking is also available at no charge.

Free 4-hour and paid all day parking is available on Level 2 of the parking garage. All levels are free to the public M-F after 10AM and all day on weekends.

All lots are subject to closure for special events.

For more information on parking, long-term visitor passes, and permits, visit www.manassasva.gov/parking

PERMITS

- Green Lots - Free Public Parking, No Cost, 2-4 Hour Timeframes
- Blue Lots - Business Owners/Employees, \$25/year
- Red Lots - Commuter Parking, No Cost - Application Required
- Garage - 69 Pay-Per-Day spots on 2nd floor, \$4.50 per day before 10am, Free after 10am

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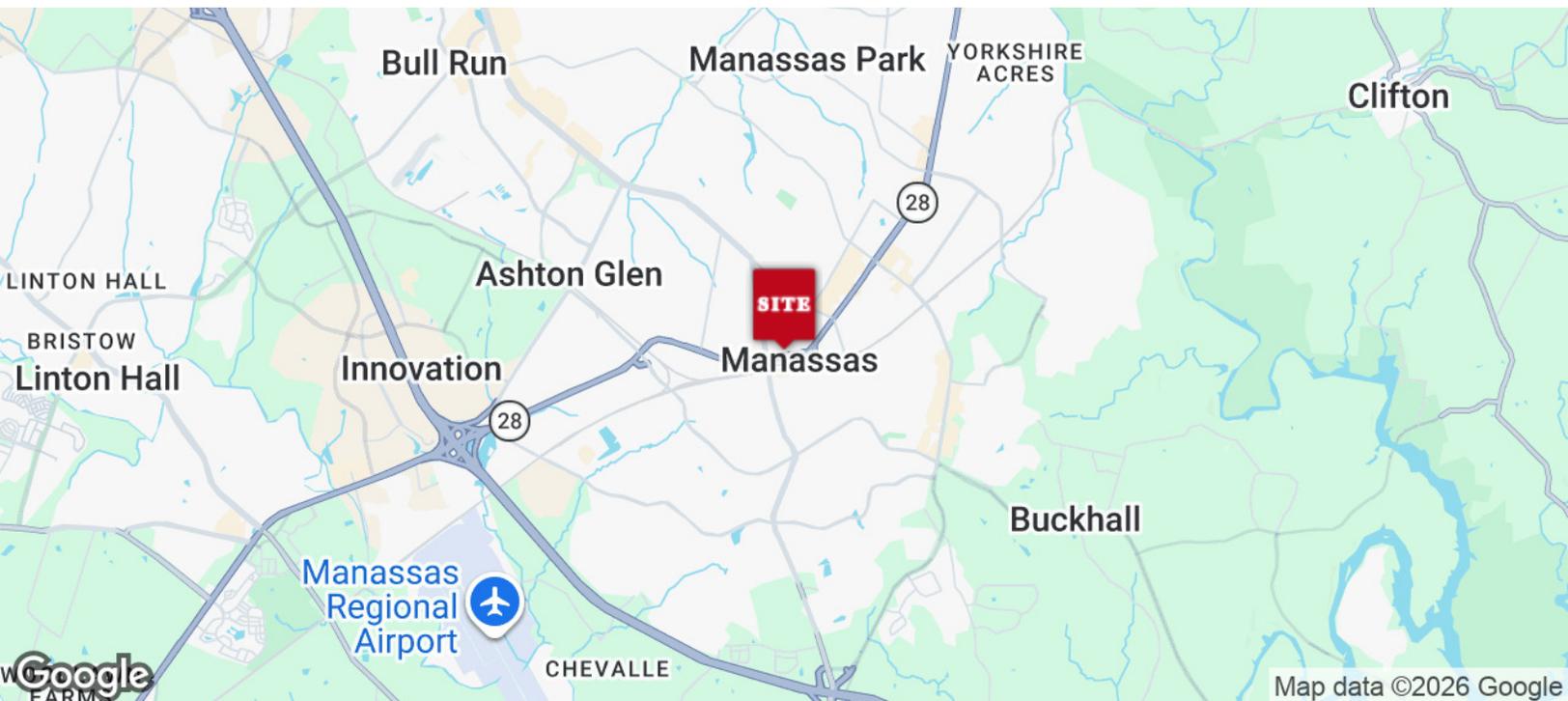
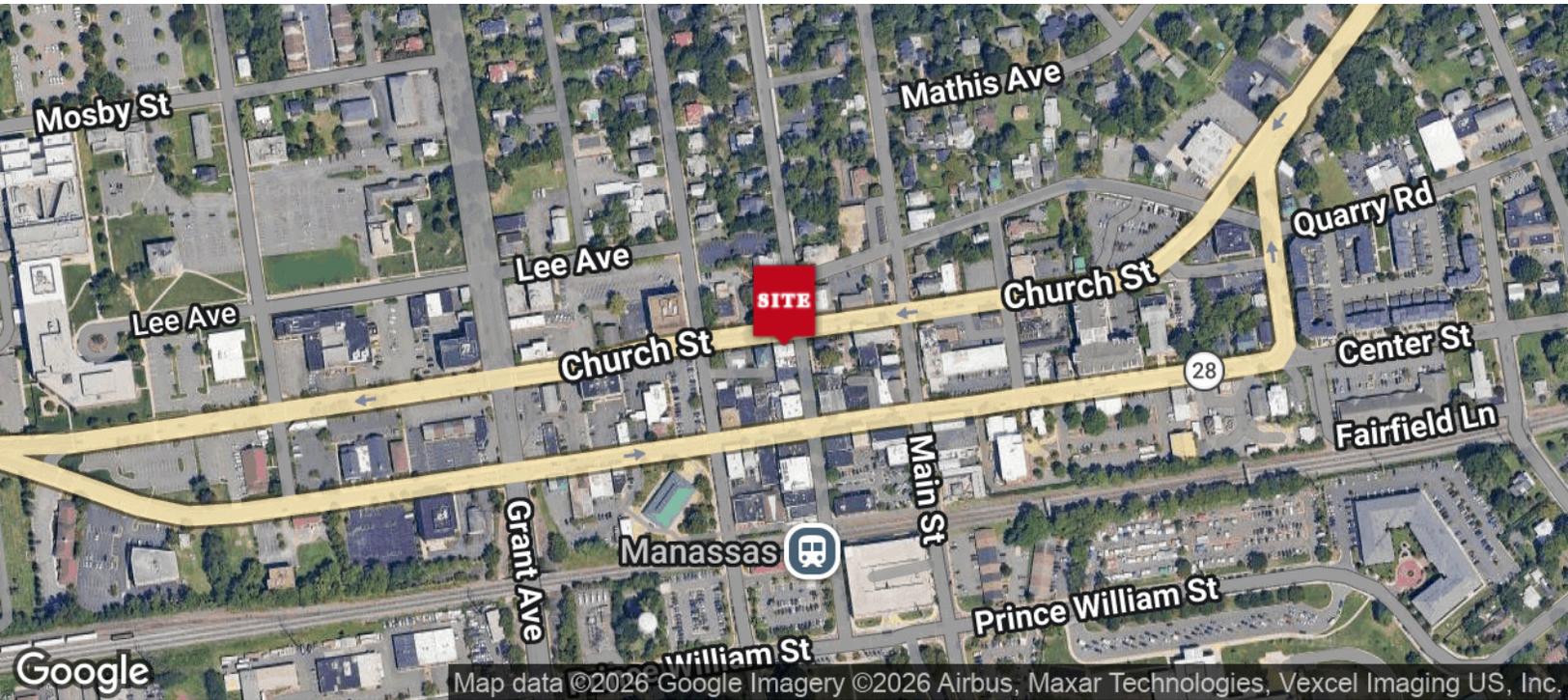
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LOCATION MAPS



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