

**FOR LEASE**

## SMALL OFFICE SPACE NEAR PWC COURTHOUSE

9300 GRANT AVE. SUITE 101 MANASSAS, VA 20110



### LEASE RATE

**\$1,200.00 PER MONTH**

### OFFERING SUMMARY

Lease Type:	Full Service Net of Janitorial
Available SF:	744 SF (Inc. Common Areas)
Year Built:	1984
Building Size:	4,620 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-83-00-285-101

### PROPERTY OVERVIEW

One executive office plus reception area available for lease. Full service rental rate includes access to common area amenities including shared conference room and kitchen plus all utilities including water/sewer & electric. Tenant responsible for janitorial, phone & internet.

### LOCATION OVERVIEW

Ideally located in the center of Old Town Manassas. 9,000 VPD on Grant Ave. Only 0.3 miles from Prince William County Courthouse. Walk to shops & restaurants. VRE/Amtrak station only 0.4 miles away.

### PRESENTED BY:

**BRIAN SNOOK**  
COMMERCIAL AGENT  
703.330.1224  
brian@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](http://www.Weber-Rector.com)



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## ADDITIONAL PHOTOS



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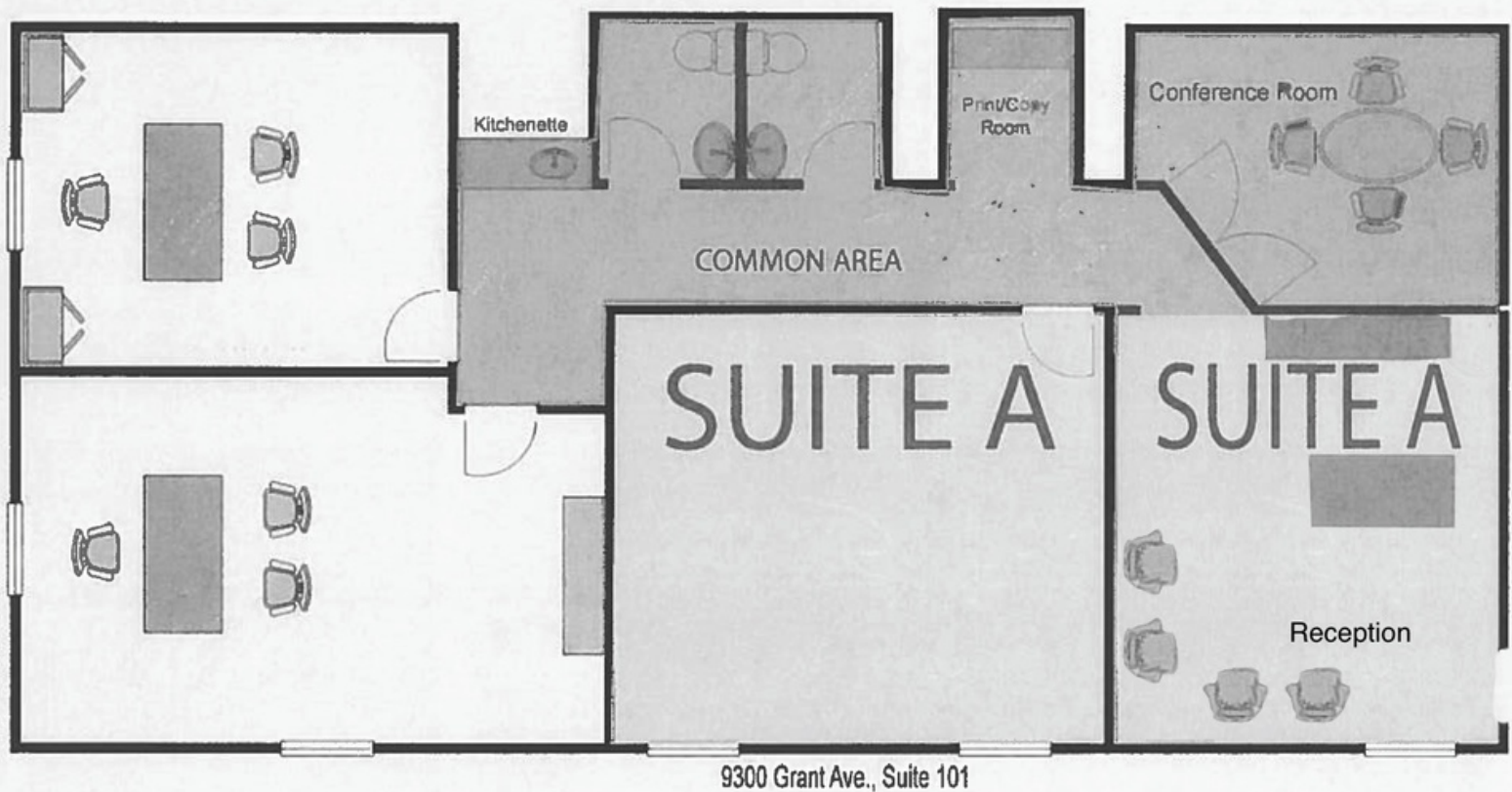
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## FLOOR PLANS



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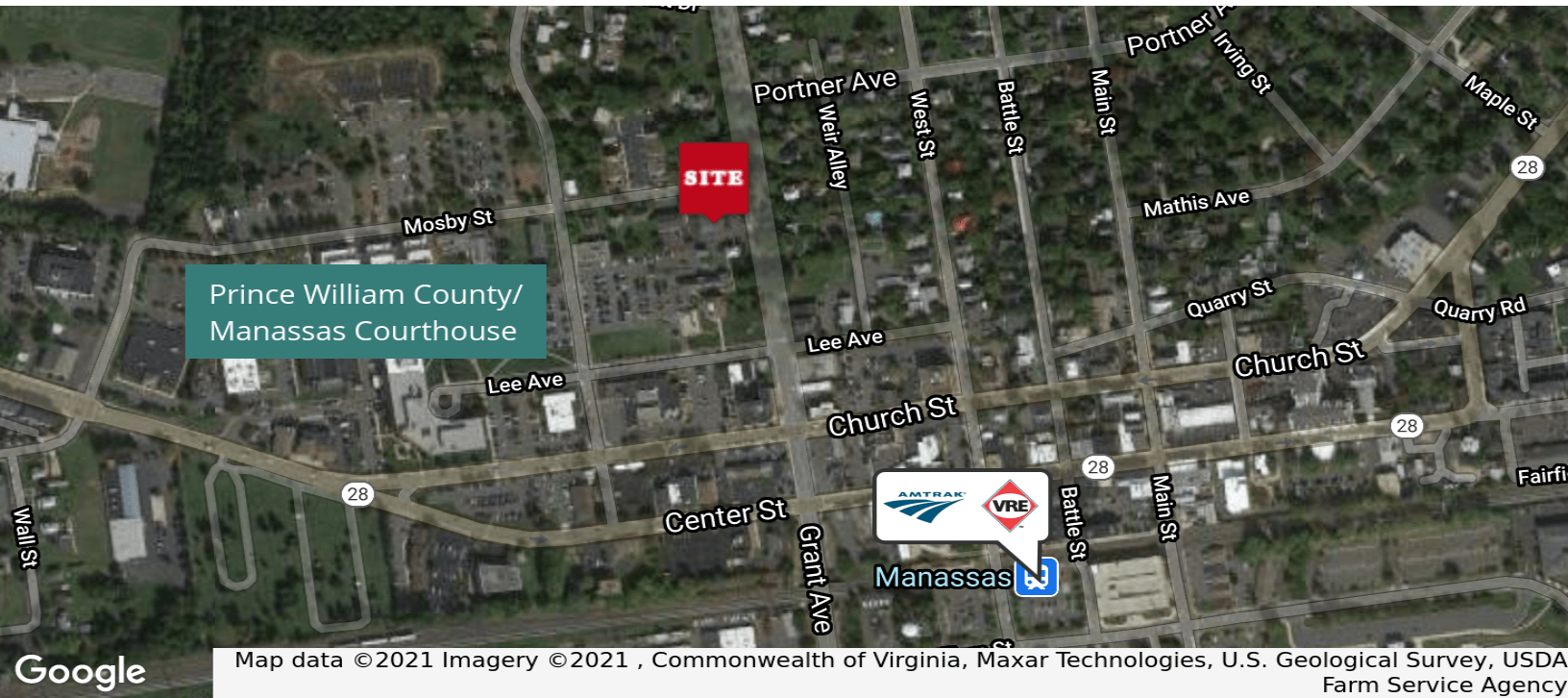


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## LOCATION MAP



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