

**FOR LEASE**

## MEDICAL OFFICE SPACE

9001 DIGGES RD #207 MANASSAS, VA 20110



### LEASE RATE

**\$2,500.00 PER MONTH**

### OFFERING SUMMARY

|               |   |
|---------------|---|
| Lease Type:   | NNN   |
| NNN Fees:     | \$6.95/SF (Incl. condo fee, water/sewer, taxes & insurance) |
| Available SF: | 1,452 SF  |
| Year Built:   | 1984  |
| Zoning:       | B-1   |
| Market:       | Washington DC   |
| Submarket:    | Manassas  |
| Parcel ID:    | 112-14-00-207   |

### PROPERTY OVERVIEW

This well-appointed office suite offers a highly functional medical or professional layout. The suite includes a welcoming waiting area, a dedicated reception office, three exam rooms, a private office, and a kitchenette/lab space. Additional features such as a private restroom and storage area provide convenience for staff and patients alike. Located on the second floor with grade-level entry access, the space is designed to accommodate a variety of medical or office uses, making it a flexible option for tenants seeking a ready-to-use suite.

### LOCATION OVERVIEW

The property is adjacent to UVA Health Prince William Medical Center, offering unparalleled convenience for healthcare providers and patients. Its prime Manassas location provides quick access to Rt. 234/Sudley Rd. and is just minutes from Rt. 28 and I-66, ensuring excellent connectivity throughout Northern Virginia. The surrounding area features a strong mix of medical offices, professional services, retail, and dining, making this suite an ideal choice for tenants seeking visibility and accessibility in a thriving medical and professional hub.

#### PRESENTED BY:

**RYAN ARCHIBALD**  
INVESTMENT SALES & LEASING  
703.420.8267  
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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](http://www.Weber-Rector.com)

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## ADDITIONAL PHOTOS



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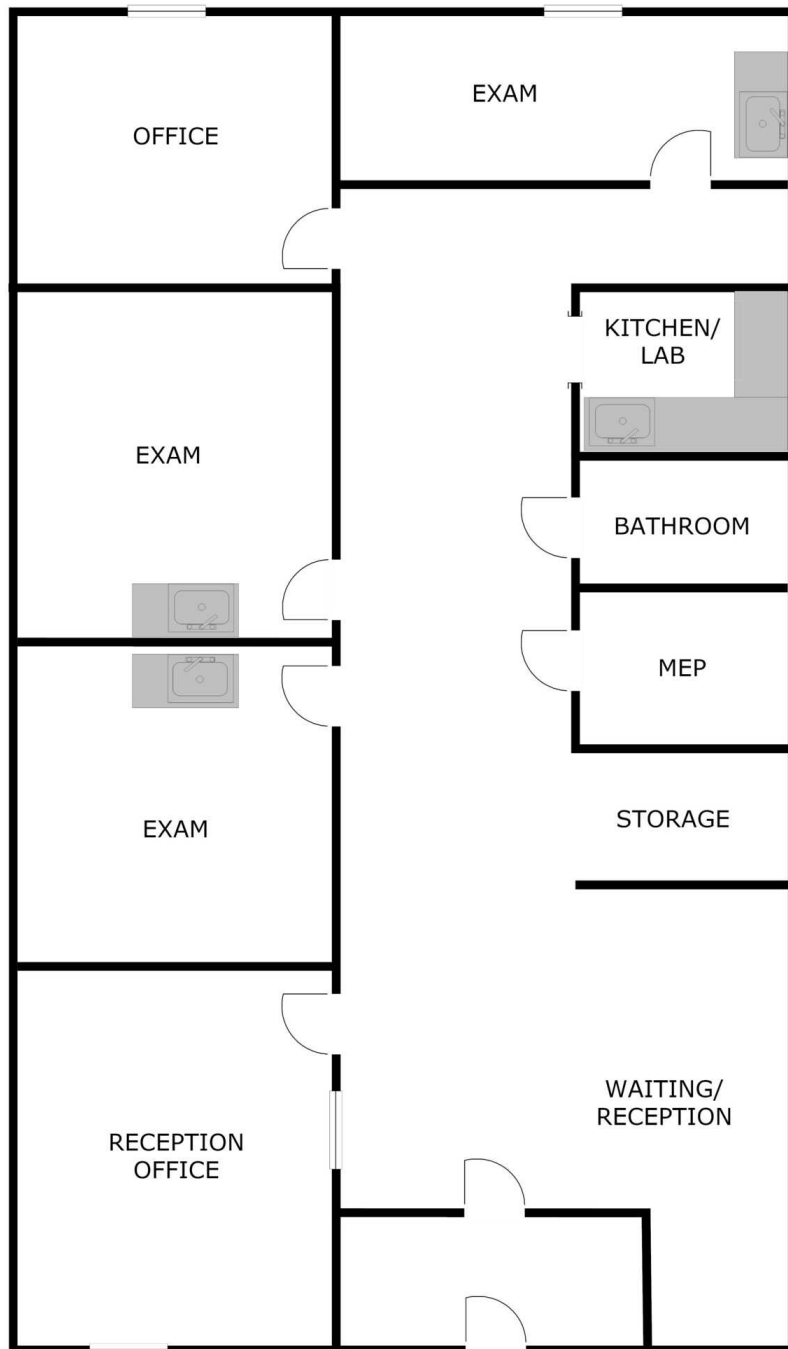
OFFICE BUILDING FOR LEASE

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## FLOOR PLANS

\*Illustrative plan. Not to scale.



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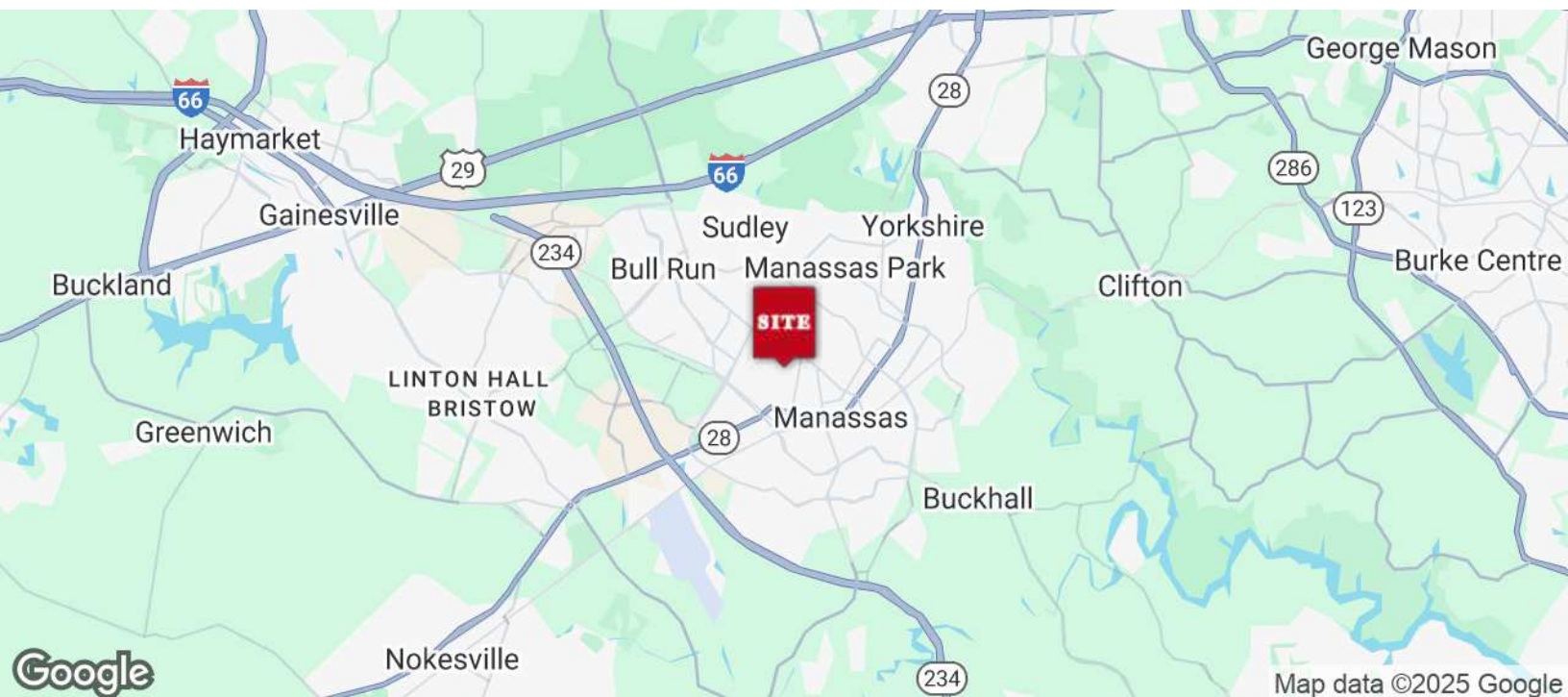
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## LOCATION MAP



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