

FOR LEASE

INDIVIDUAL OFFICE

9426 BATTLE ST. #203 MANASSAS, VA 20110



LEASE RATE **\$860.00 PER MONTH**

OFFERING SUMMARY

Lease Type: Plus In-Unit Electric Only

Available SF: 264 SF

Building Size: 4,195 SF

Zoning: B-3

Market: Washington DC

Submarket: Manassas

PROPERTY OVERVIEW

Individual second floor office for lease. Approx. 264 SF (11' x 24'). The office features high ceilings, fresh paint, engineered wood flooring. Great space for business and consulting offices. Start up business welcome! Available immediately! Rent includes all utilities (including heating & air conditioning) except electric for lights and outlets within unit (which are separately metered).

LOCATION OVERVIEW

Located in the heart of Old Town Manassas. Next to public parking garage, public parking lot, and Amtrak/VRE station. Walk to restaurants, shops, and the PWC/Manassas Courthouse. Easy access to Rt. 28. This property is located in a qualified HUBZone!

PRESENTED BY:

GEORGE CHARLTON
ASSOCIATE BROKER
703.330.1224
george@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

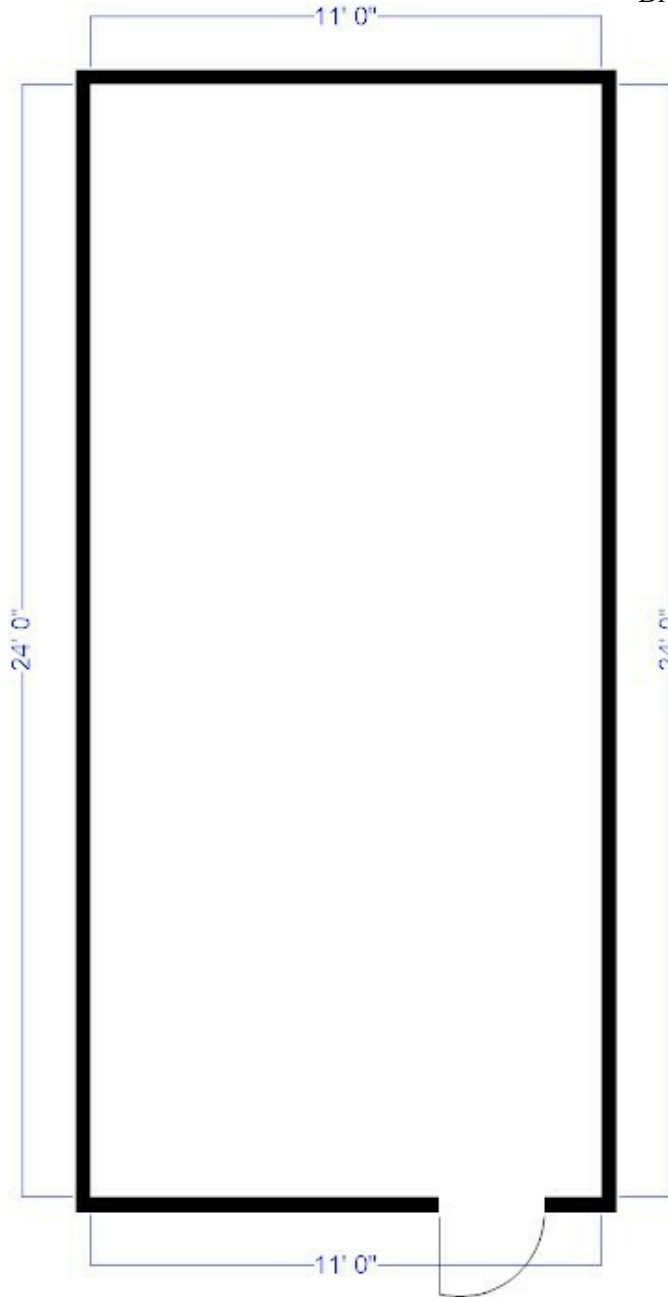
FOR LEASE

INDIVIDUAL OFFICE

9426 BATTLE ST. #203 MANASSAS, VA 20110

FLOOR PLAN

*Drawing not to scale. Measurements approx.



PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@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

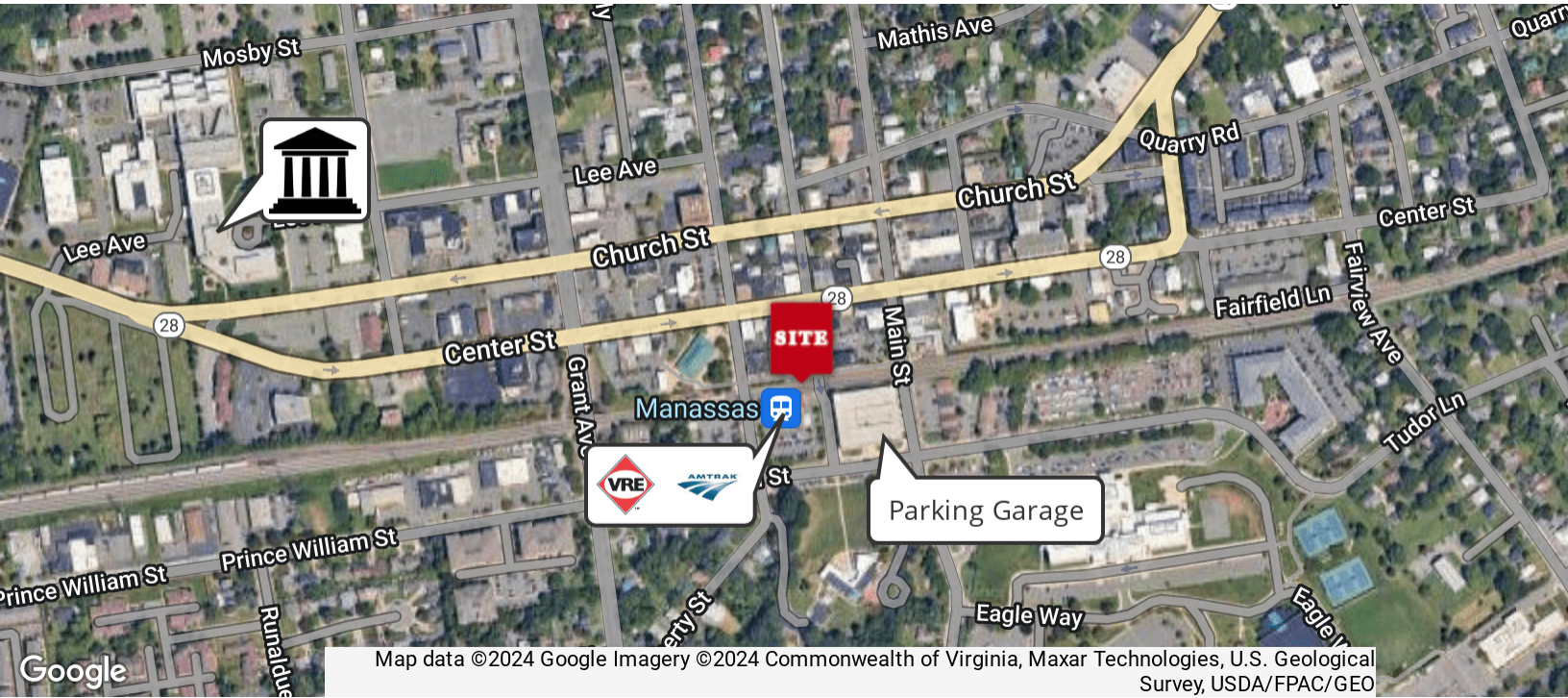
www.Weber-Rector.com

FOR LEASE

INDIVIDUAL OFFICE

9426 BATTLE ST. #203 MANASSAS, VA 20110

LOCATION MAP



PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

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



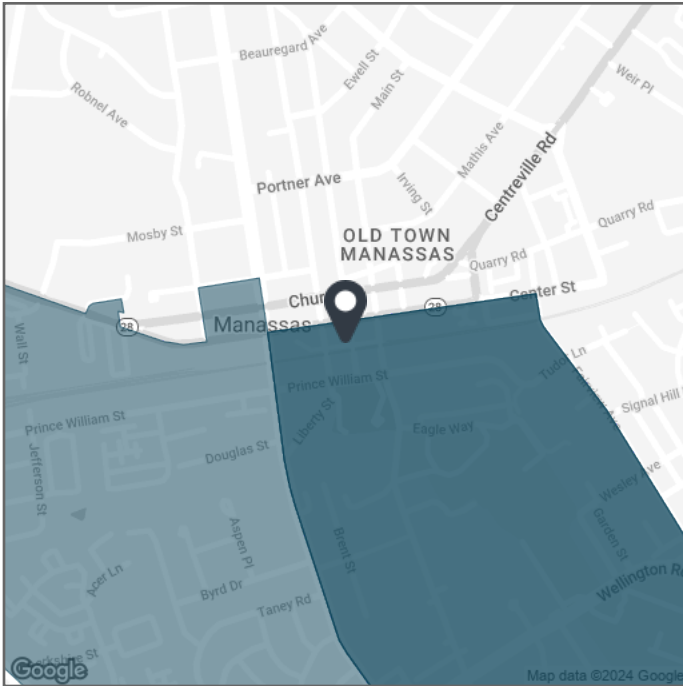
COMMERCIAL REAL ESTATE SERVICES


9401 Battle Street Manassas, VA 20110


www.Weber-Rector.com

SBA HUBZone Qualification Report

[View on HUBZone Map](#)



 9426 Battle St, Manassas, VA 20110, USA
38.750446°, -77.472595°

 **Qualified HUBZone**

Census Tract

Designation Details

Census Tract	
Tract ID:	51683910302
County:	Manassas city
State:	VA