

**FOR SALE**

# MEDICAL OFFICE CONDOS

8140 ASHTON AVE. #200 & #203 MANASSAS, VA 20109



**SALE PRICE      \$370.00 / SF**

## OFFERING SUMMARY

Total Unit Size: 9,480 SF  
Zoning: B-1  
Market: Washington DC  
Submarket: Route 29/I-66 Corridor  
Parcel ID: 7696-39-1004.02,  
7696-39-0909.02,  
7696-39-0611.02 &  
7696-39-0408.02

## PROPERTY OVERVIEW

Four adjoining office condos available for sale, comprising a larger combined suite totaling 5,701 SF (Suites 200 & 201) and a second combined suite totaling 3,779 SF (Suites 203 & 204). Both spaces feature efficient, corridor-style layouts with a strong mix of private offices, support rooms, and dedicated reception areas. The larger suite includes an expansive reception and numerous private offices suitable for medical, professional services, or administrative users, while the smaller suite offers a functional reception area and well-proportioned offices ideal for a growing professional practice. The suites may be utilized independently or in tandem to accommodate owner-users, multi-tenant occupancy, or investment strategies.

## LOCATION OVERVIEW

Located within the Sudley South Business Center, an established office condo park in Manassas, the property benefits from a professional business setting with direct proximity to Rt. 234 Bus (Sudley Road) and convenient access to Prince William Pkwy and I-66. This strategic positioning provides efficient connectivity throughout PWC and the broader NOVA region. The surrounding area offers a strong mix of office, retail, and service amenities, supporting ease of access for employees and clients alike.

## PRESENTED BY:

**CHUCK RECTOR**

**PRINCIPAL**

703.330.1224

chuck@weber-rector.com

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

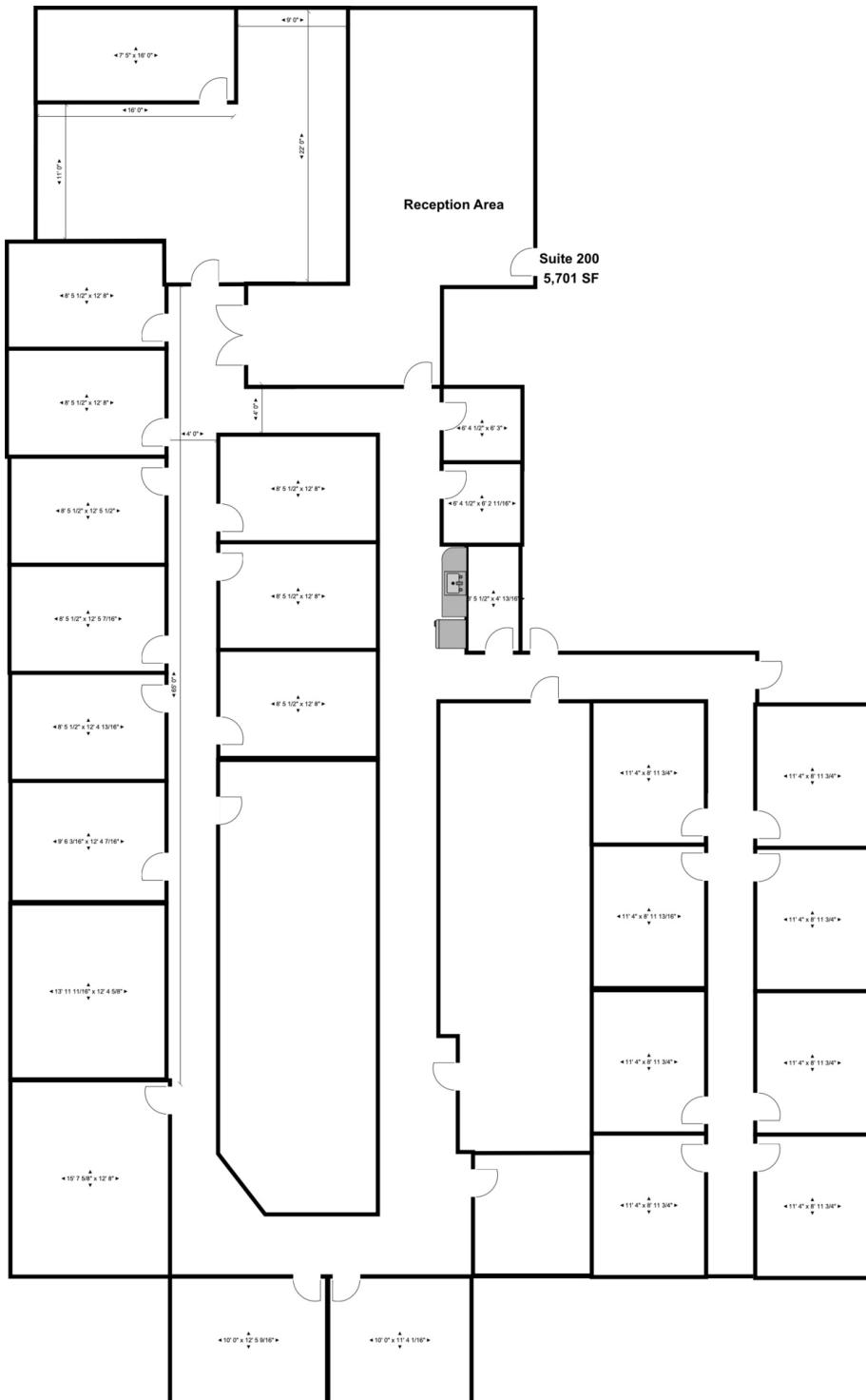
**WR** **WEBER**  
**RECTOR**  
COMMERCIAL REAL ESTATE SERVICES  
9401 Battle Street Manassas, VA 20110  
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## FLOOR PLAN - SUITE 200 (CONDOS 200 & 201)



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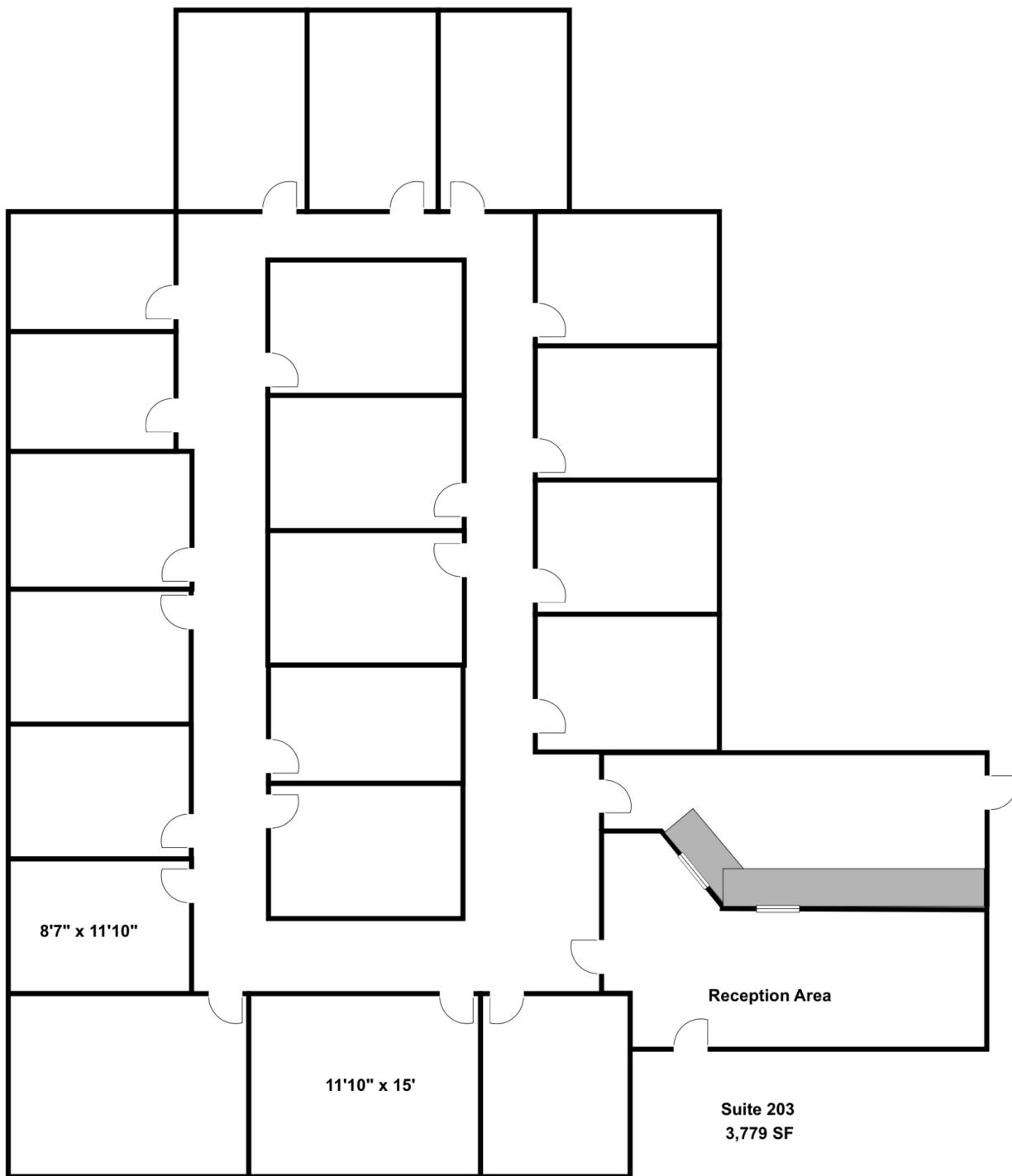
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## FLOOR PLAN - SUITE 203 (CONDOS 203 & 204)



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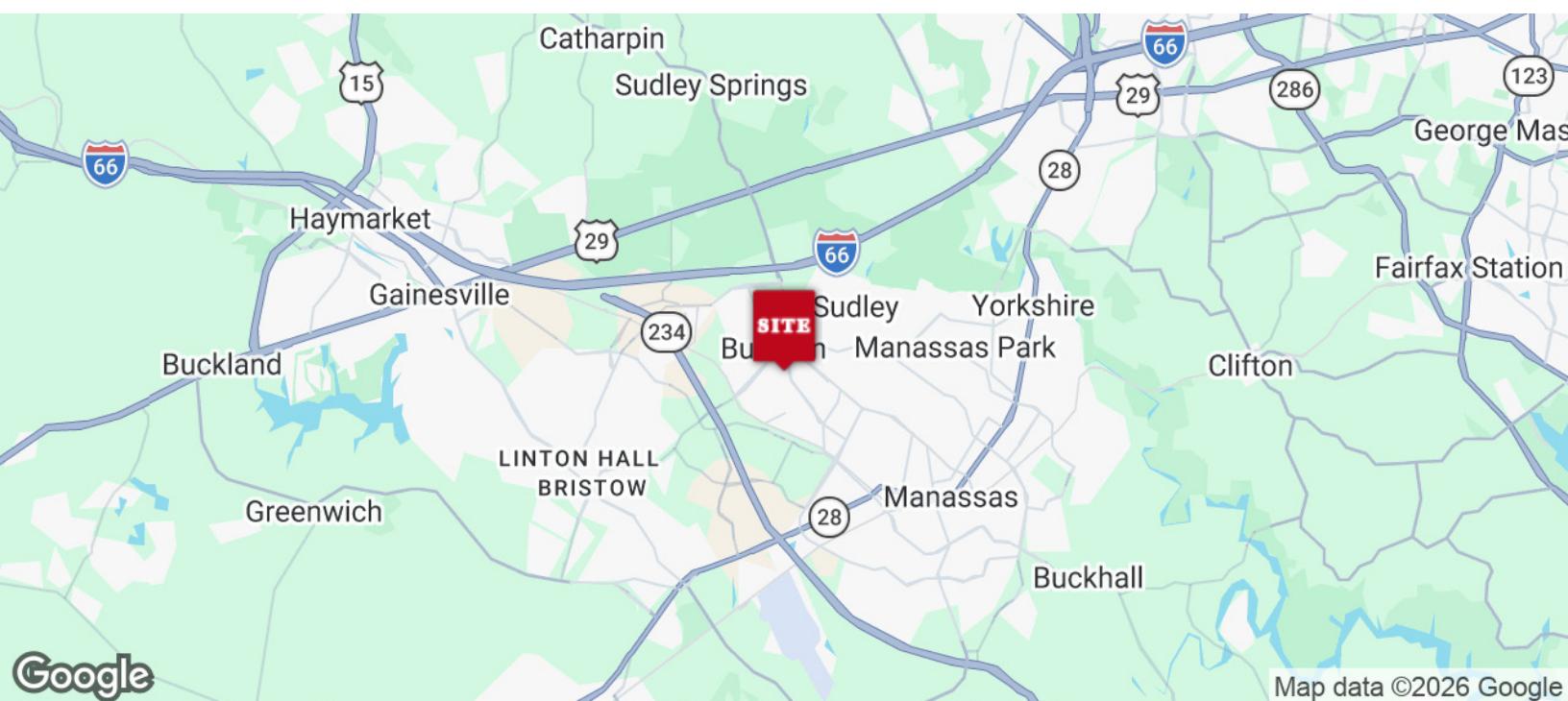
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## LOCATION MAP



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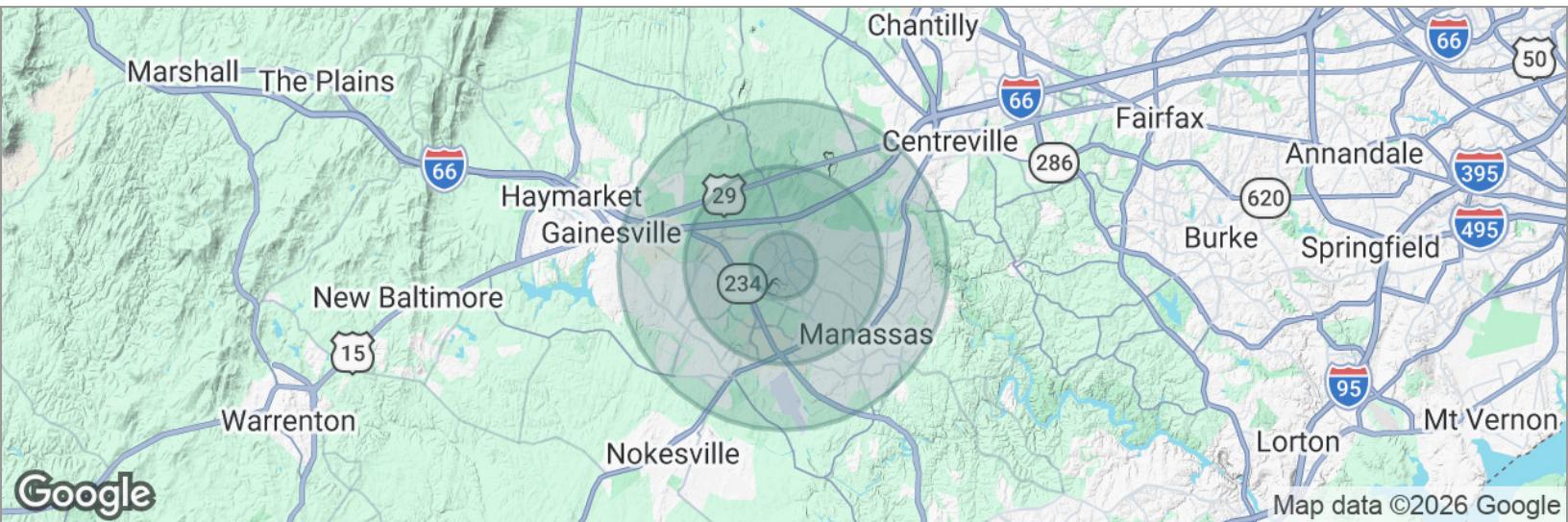
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,613	77,017	190,948
Median age	34	35	36
Median age (male)	33	35	36
Median age (Female)	35	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,124	24,104	60,170
# of persons per HH	2.9	3.2	3.2
Average HH income	\$100,575	\$138,396	\$154,811
Average house value	\$405,632	\$478,173	\$535,809

\* Demographic data derived from 2020 ACS - US Census

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