

**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

## 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:

**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.

**WR** **WEBER**  
**RECTOR**  
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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## FLOOR PLAN

### 9113 Church Street 2,205 SF

(Not to Scale)



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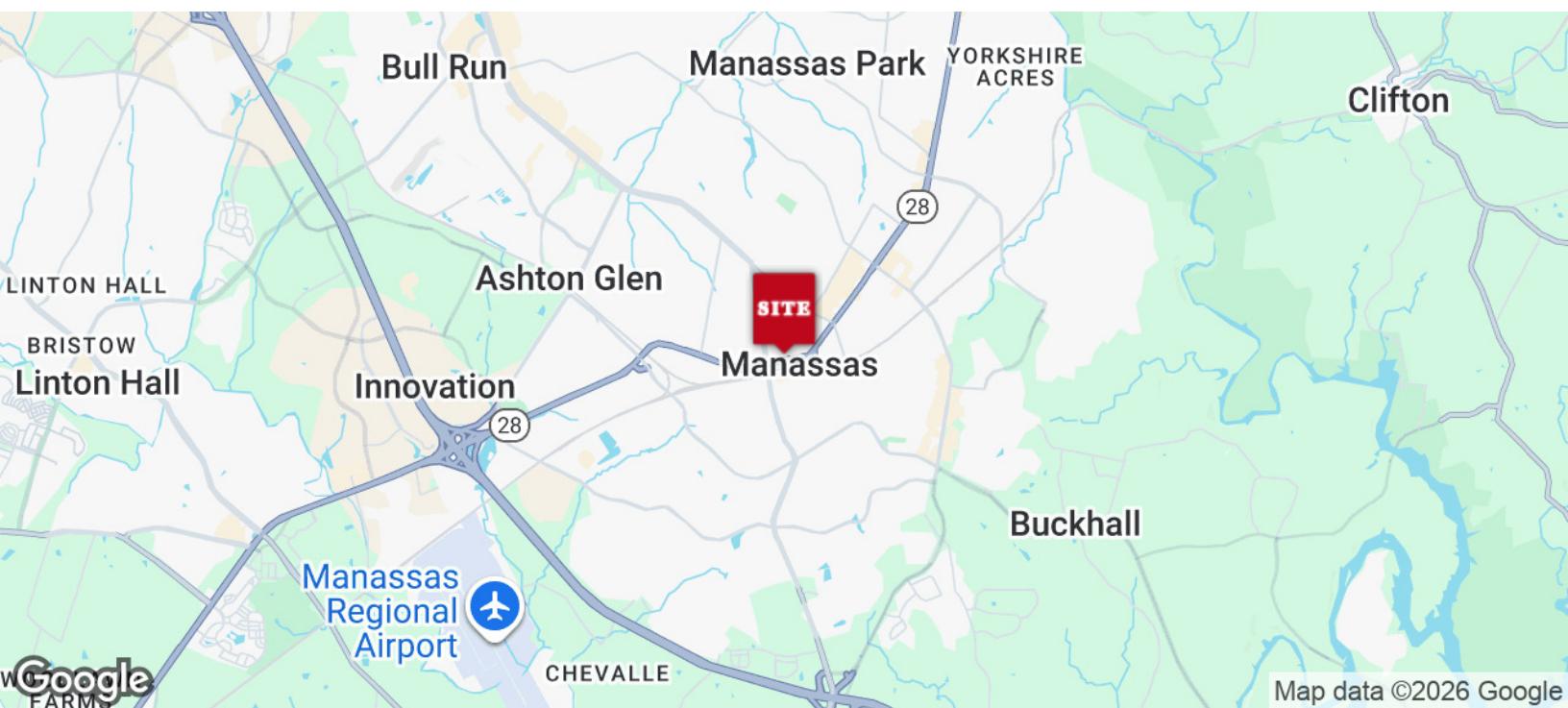
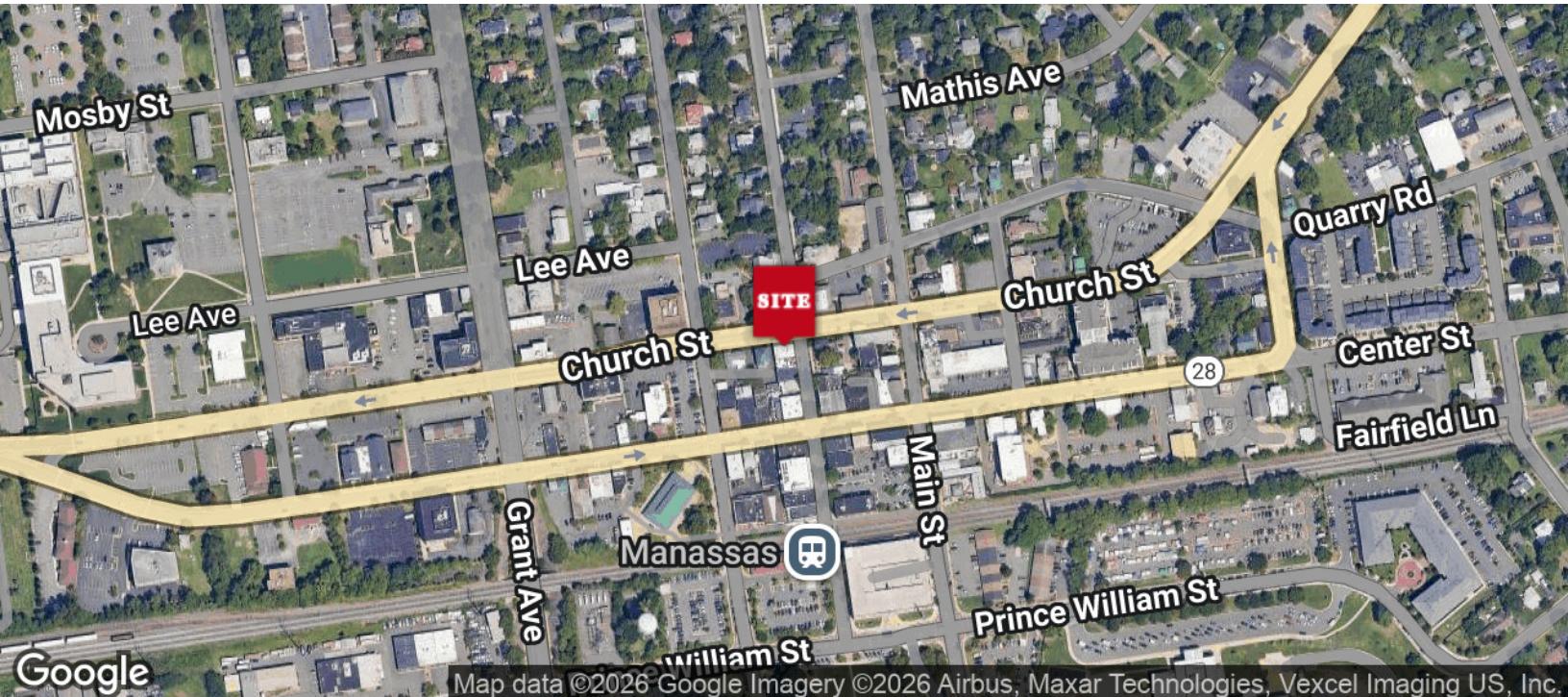
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## LOCATION MAPS



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