

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.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

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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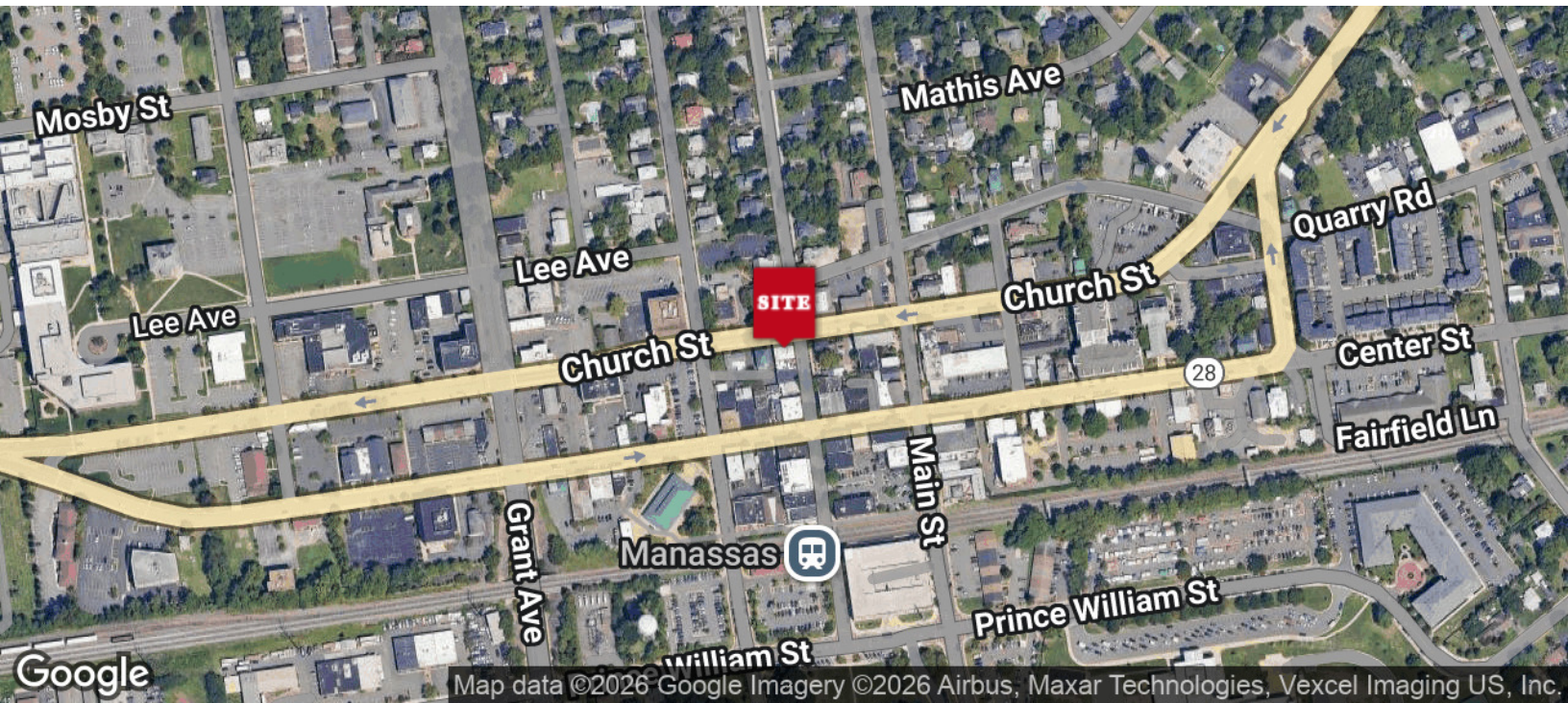
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LOCATION MAPS



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