

**FOR LEASE**

# PIEDMONT BUILDING

9324 WEST ST. MANASSAS, VA 20110



**LEASE RATE**     **\$25.00 SF/YR**

## OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	1,500 - 21,675 SF
Building Size:	21,675 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01-00-360

## PROPERTY OVERVIEW

Entire freestanding 4-story elevator building available for lease! Suites divisible to 1,500 SF. Up to 21,675 SF total available! Full service rental rate. Plentiful parking in rear of building.

## LOCATION OVERVIEW

Excellent location in the heart of Old Town Manassas. Walk to PWC Courthouse (0.2 mile), shops & restaurants! Building fronts on Grant Ave. Just 0.2 mile from the Manassas VRE/Amtrak station.

### PRESENTED BY:

<b>COLEMAN RECTOR</b> <i>PRINCIPAL BROKER</i> 703.366.3189 coleman@weber-rector.com	<b>CHUCK RECTOR</b> <i>PRINCIPAL</i> 703.330.1224 chuck@weber-rector.com	<b>BRIAN SNOOK</b> <i>COMMERCIAL AGENT</i> 703.330.1224 brian@weber-rector.com
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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

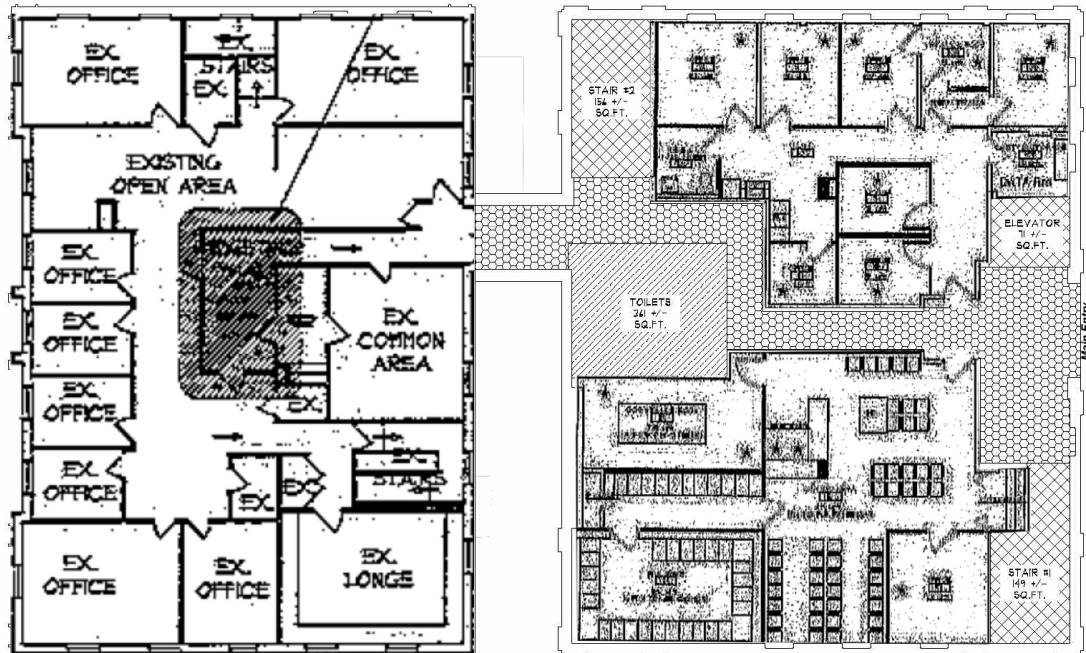
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## FLOOR PLANS - 1ST & 2ND FLOOR



7,018 Rentable SF

FIRST FLOOR PLAN



6,678 Rentable SF

SECOND FLOOR PLAN

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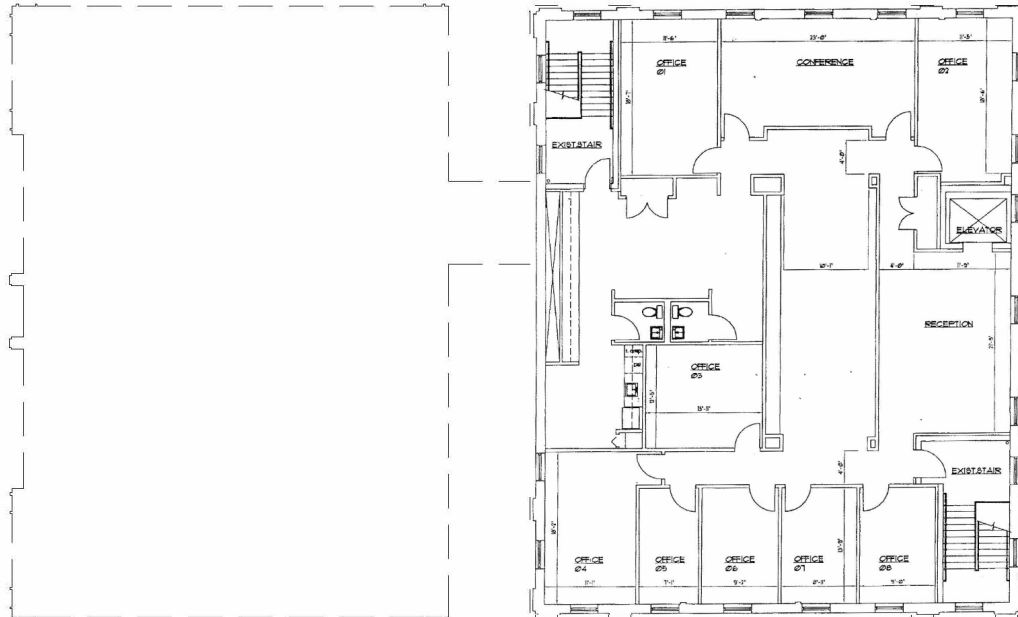
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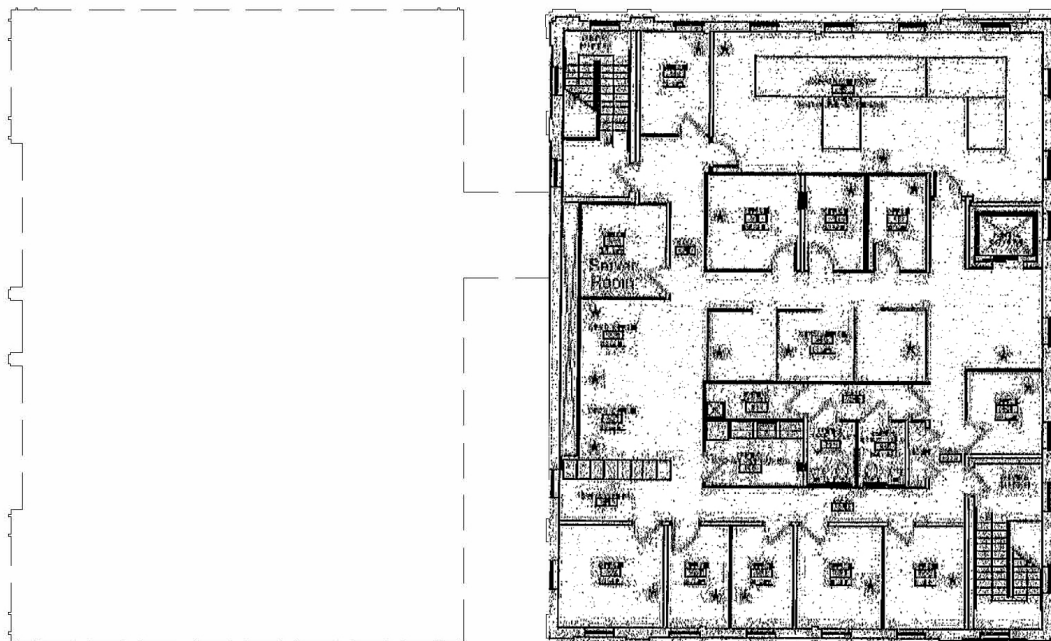
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## FLOOR PLANS - 3RD & 4TH FLOOR



THIRD FLOOR PLAN

3,988 Rentable SF



FOURTH FLOOR PLAN

3,991 Rentable SF

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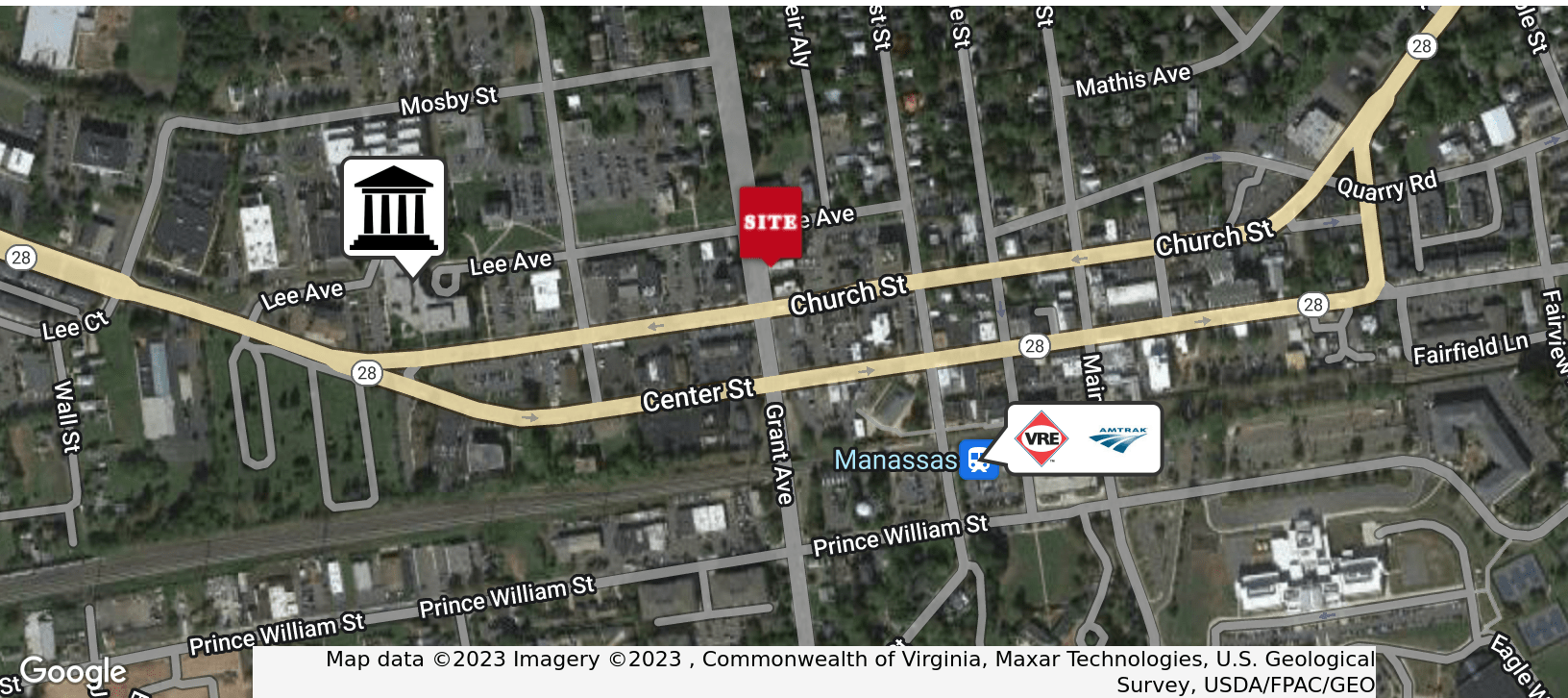
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## LOCATION MAP



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