

Village Square Office Park

Office Space for Lease



Property Address

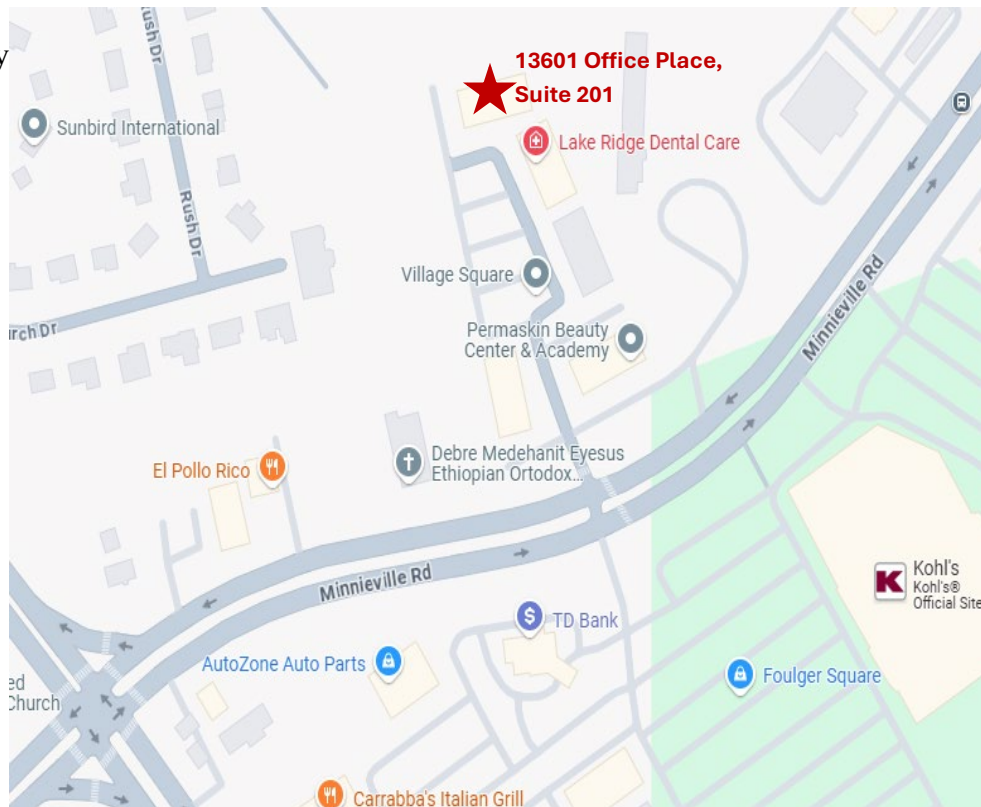
• 13601 Office Place, Suite 201
Woodbridge, VA 22192 – Prince William County
Available July 1st, 2025

2,750 SF on Second Floor

\$16.00 NNN (\$3.70 PSF)

Building Features & Amenities:

- Window Lined Offices & Beautifully Landscaped Office Park
- Ample Parking & Abundant Free Surface Parking
- Great Proximity to Major Highways & Minor Roadways, including the Prince William Parkway and I-95
- Close to Hotels, Retailers and Excellent Local Restaurants (Carrabba's Italian Grill, McDonalds, IHOP, Five Guys, El Paso Mexican Restaurant, and much more)
- On-Site Property Management Office
- Turnkey Spaces Ready for Immediate Use
- Building Signage Available



rlt

R. L. Travers & Associates, Inc.

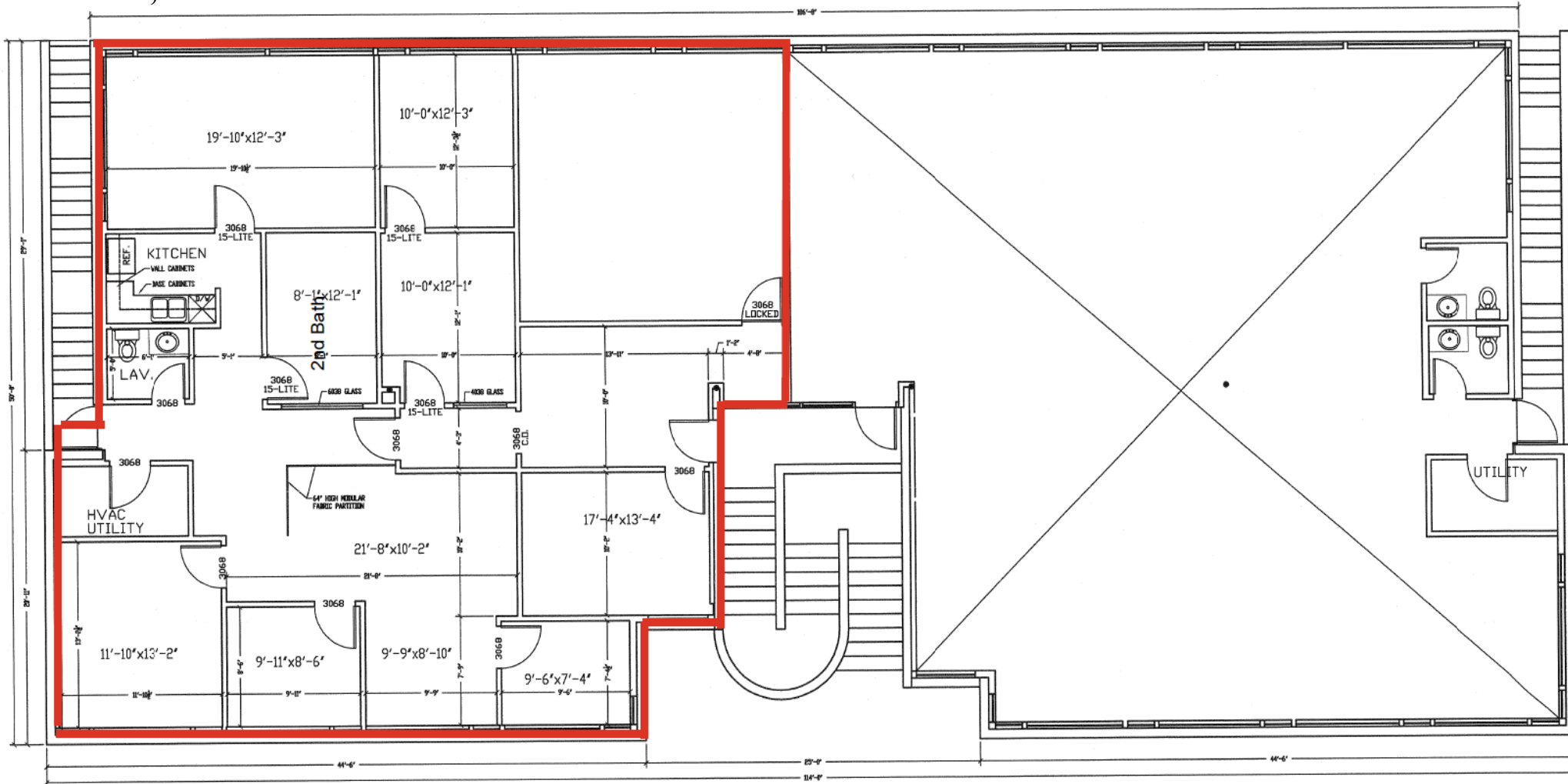
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For more information, please
contact:

Guy Travers, Principal Broker
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Floor Plan: 2,750 SF



SUITE 201 A&B

SUITE 202 A&B



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Village Square Office Park

Office Space for Lease



Property Address

• 13663 Office Place, Suite 201
Woodbridge, VA 22192 – Prince William County
Available Now

2,462 SF on Second Floor

\$16.00 NNN (\$3.70 PSF)

Building Features & Amenities:

- Window Lined Offices & Beautifully Landscaped Office Park
- Turnkey Spaces Ready for Immediate Use
- Ample Parking & Abundant Free Surface Parking
- Great Proximity to Major Highways & Minor Roadways, including the Prince William Parkway and I-95
- Close to Hotels, Retailers and Excellent Local Restaurants (Carrabba's Italian Grill, McDonalds, IHOP, Five Guys, El Paso Mexican Restaurant, and much more)
- On-Site Property Management Office
- Building Signage Available



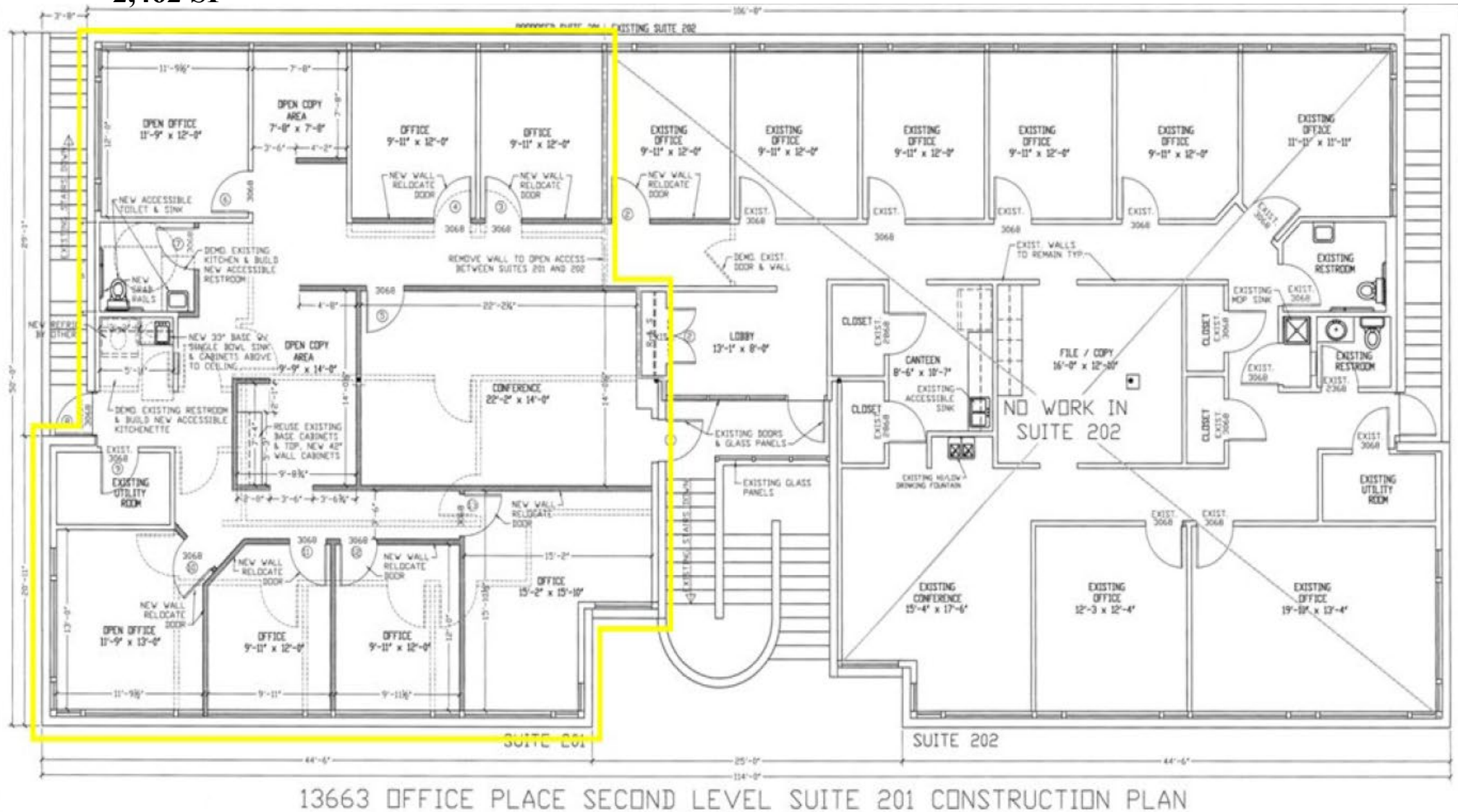
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Floor Plan: 2,462 SF



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Prince William County, VA

Demographics:

Age

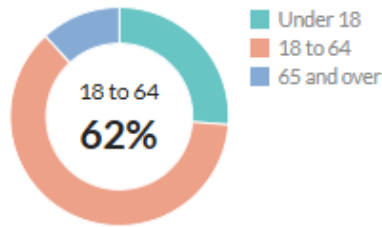
36.7

Median age

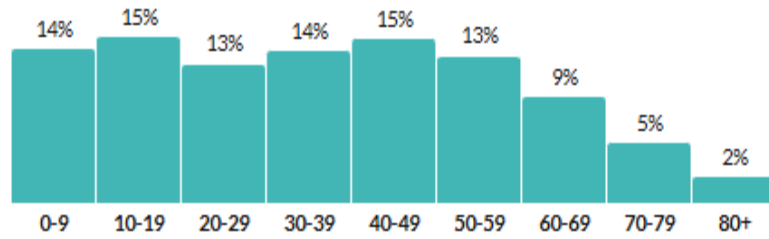
about 90 percent of the figure in Virginia: 39.3

a little less than the figure in United States: 39.2

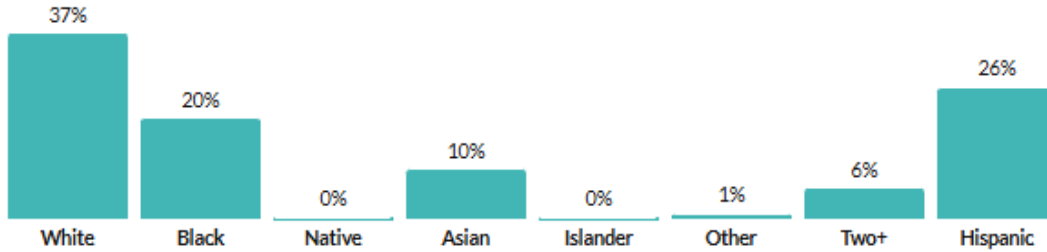
Population by age category



Population by age range

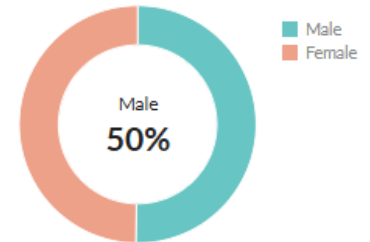


Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Gender



Economics:

Income

\$49,586

Per capita income

about the same as the amount in Virginia: \$48,689

about 10 percent higher than the amount in United States: \$43,313

Poverty

6.7%

Persons below poverty line

about two-thirds of the rate in Virginia: 10.2%

about half the rate in United States: 12.5%

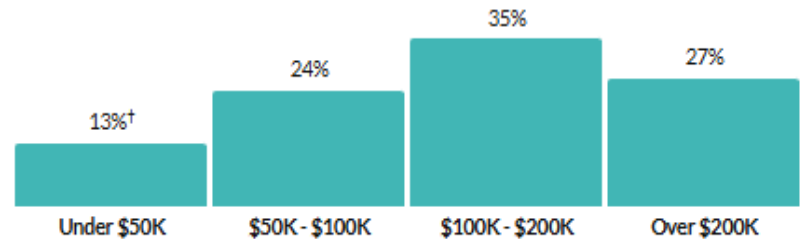
Household income

\$131,047

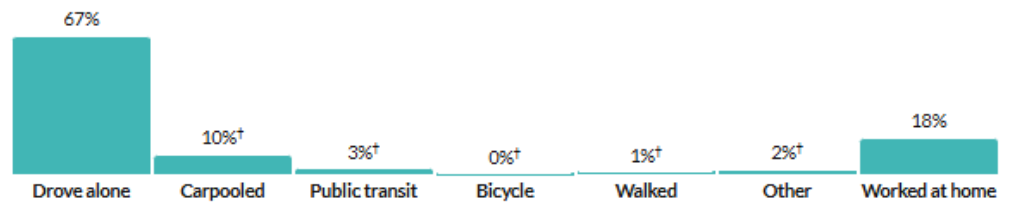
Median household income

about 1.5 times the amount in Virginia: \$89,931

more than 1.5 times the amount in United States: \$77,719



Means of transportation to work



* Universe: Workers 16 years and over

*Citation: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Prince William County, VA

<<http://censusreporter.org/profiles/05000US51153-prince-william-county-va/>>

*Citation: U.S. Census Bureau (2023). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Prince William County, VA

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Prince William County, VA

Housing & Families:

Units & Occupancy

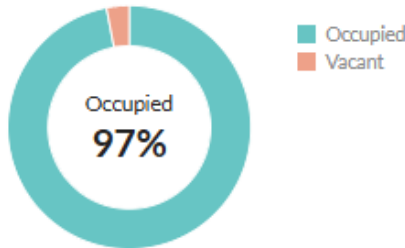
163,543

Number of housing units

Virginia: 3,717,625

United States: 145,333,460

Occupied vs. Vacant



3.1

Persons per household

about 25 percent higher than the figure in Virginia: 2.5

about 25 percent higher than the figure in United States: 2.5

Social:

Educational attainment

89.6%

High school grad or higher

about the same as the rate in Virginia: 91.5%

about the same as the rate in United States: 89.8%

Language

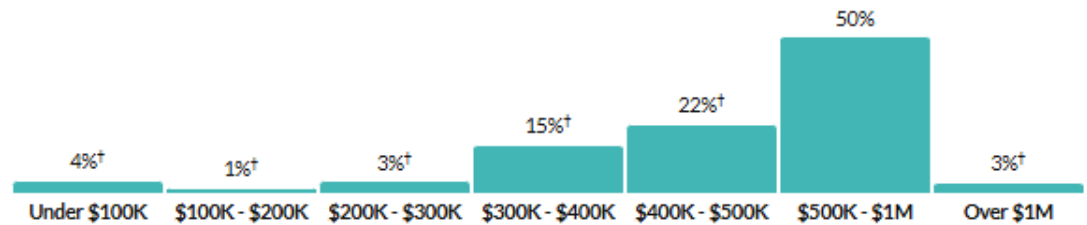
38%

Persons with language other than English spoken at home

more than double the rate in Virginia: 17.8%

more than 1.5 times the rate in United States: 22.5%

Value of owner-occupied housing units



Value

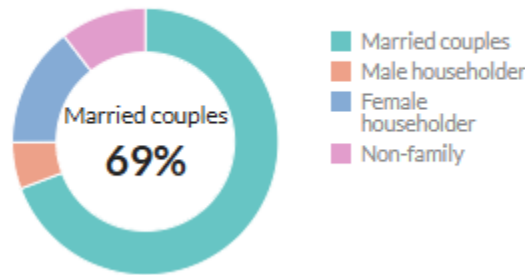
\$532,600

Median value of owner-occupied housing units

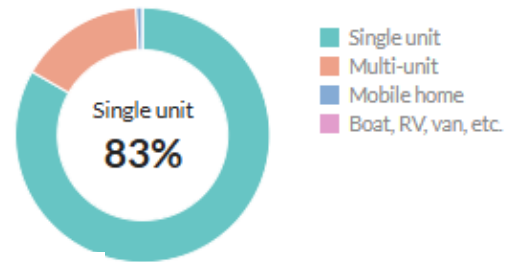
about 1.4 times the amount in Virginia: \$382,900

about 1.5 times the amount in United States: \$340,200

Population by household type



Types of structure



Households

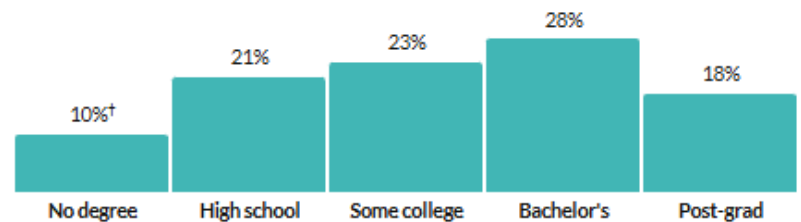
158,620

Number of households

Virginia: 3,402,670

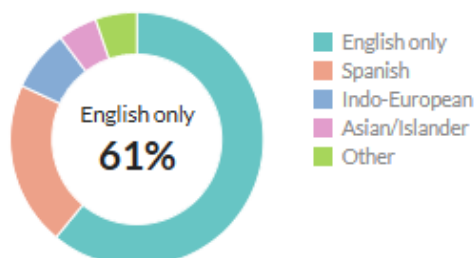
United States: 131,332,360

Population by highest level of education



* Universe: Population 25 years and over

Language at home, adults 18+



*Citation: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Prince William County, VA
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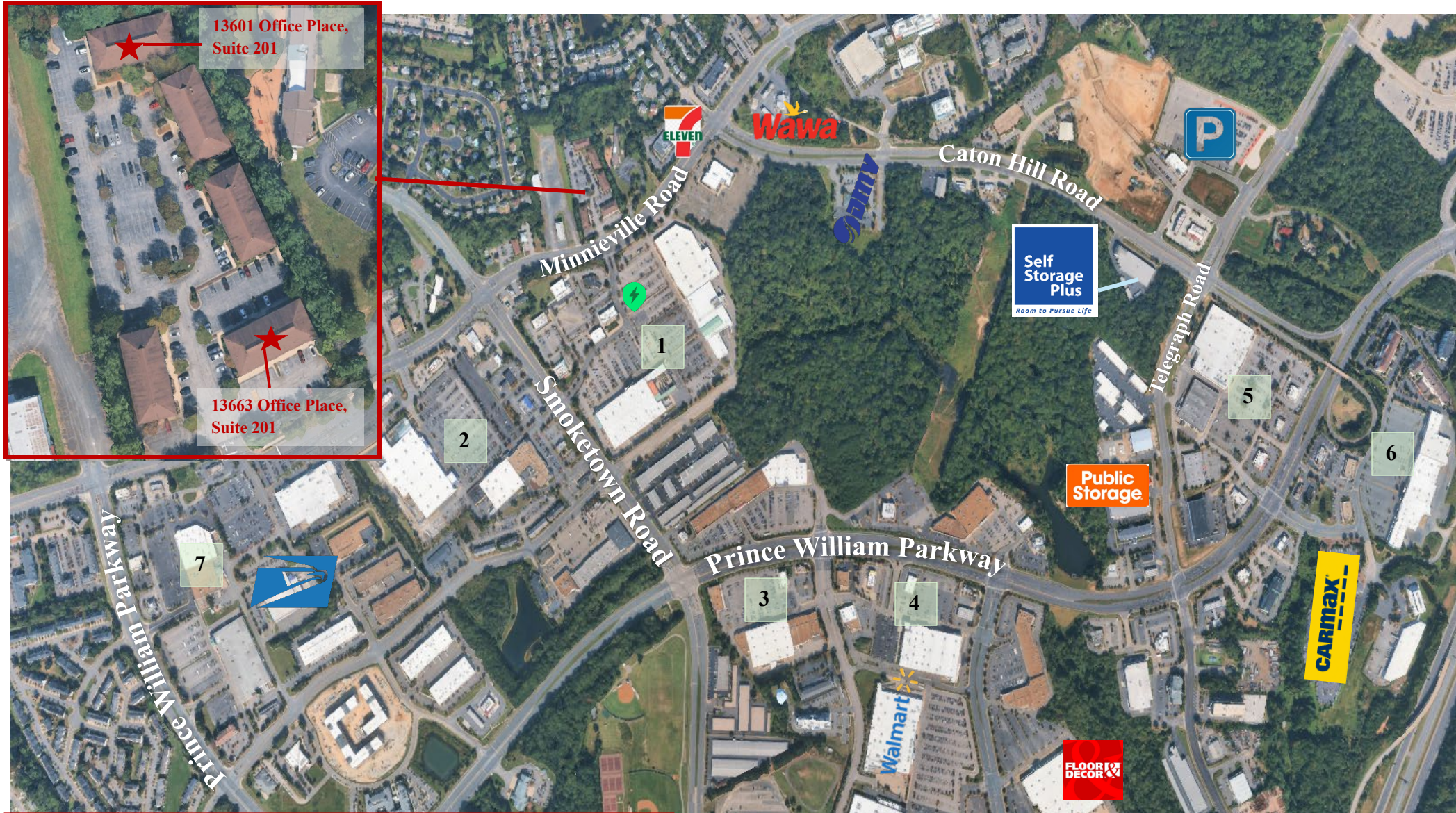
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1: Centre at Rollingwood – Shopping Center (Kohls, Global Food, Home Depot, AutoZone, Hallmark Shop, TD Bank, Carrabba's Italian Grill, Charcoal Chicken, New York Pizza)

2: Smoketown Plaza (IHOP, Wingstop, Subway, Aldi, Wells Fargo Bank, Lowes, & more)

3: Smoketown Station (Hobby Lobby, Advance Auto Parts, Mission BBQ, Taco Bell, Noodles and Company & more)

4: Smoketown Station Block 2 (LA Fitness, DICK'S Sporting Goods, Verizon, Starbucks, Exxon, & McDonalds)

5: Parkway Crossing West (Target, Panera Bread, Wendy's, & Famous Dave's)

6: Parkway Crossing East (Chick-Fil-A, Starbucks, & Pizza, ColdStone Creamery, & Mobil Gas Station)

7: Noblewood Plaza (Trusit Bank, BJ's Wholesale Club, BJ's Gas Station, Shell Gas Station, DMV Iron Gym, McDonalds, Applebee's, & Arepas Capitol)



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