

FOR SALE OR LEASE

FREESTANDING OFFICE BUILDING

9117 CHURCH ST MANASSAS, VA 20110



OFFERING SUMMARY

Sale Price:	Subject to Offer
Available SF:	122 - 465 SF
Lease Rate:	\$525 - 1,950 per month (Full Service)
Year Built:	1900
Building Size:	2,464 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01-00-390

PROPERTY OVERVIEW

This 2,464 SF, two-story office building offers individual private office suites available immediately. Zoned B-3, the property is well suited for professional, legal, nonprofit, and other office users. The building features a welcoming shared lobby, common restrooms, and on-site rear parking with two access points, creating a professional, turnkey office environment.

LOCATION OVERVIEW

Situated on Church Street in the heart of Old Town Manassas, the property benefits from a walkable, amenity-rich environment surrounded by local shops, restaurants, government offices, and professional services. Within walking distance of the Prince William County/Manassas Courthouse and the Manassas VRE Station, the location supports a strong daytime population and continued demand from professional office users. The historic district setting provides an attractive business address with convenient access to Church Street/Rt. 28, Center Street/Rt. 28 North, Sudley Road/Rt. 234 Business, and I-66.

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@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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LEASE SPACES

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Office 1	217 SF	Full Service	\$925 per month
Office 2 (A+B+C)	465 SF	Full Service	\$1,950 per month
Office 3	122 SF	Full Service	\$525 per month
Office 4	217 SF	Full Service	\$925 per month
Office 5	229 SF	Full Service	\$950 per month
Office 6	179 SF	Full Service	\$750 per month

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FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ADDITIONAL PHOTOS



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**WEBER
RECTOR**

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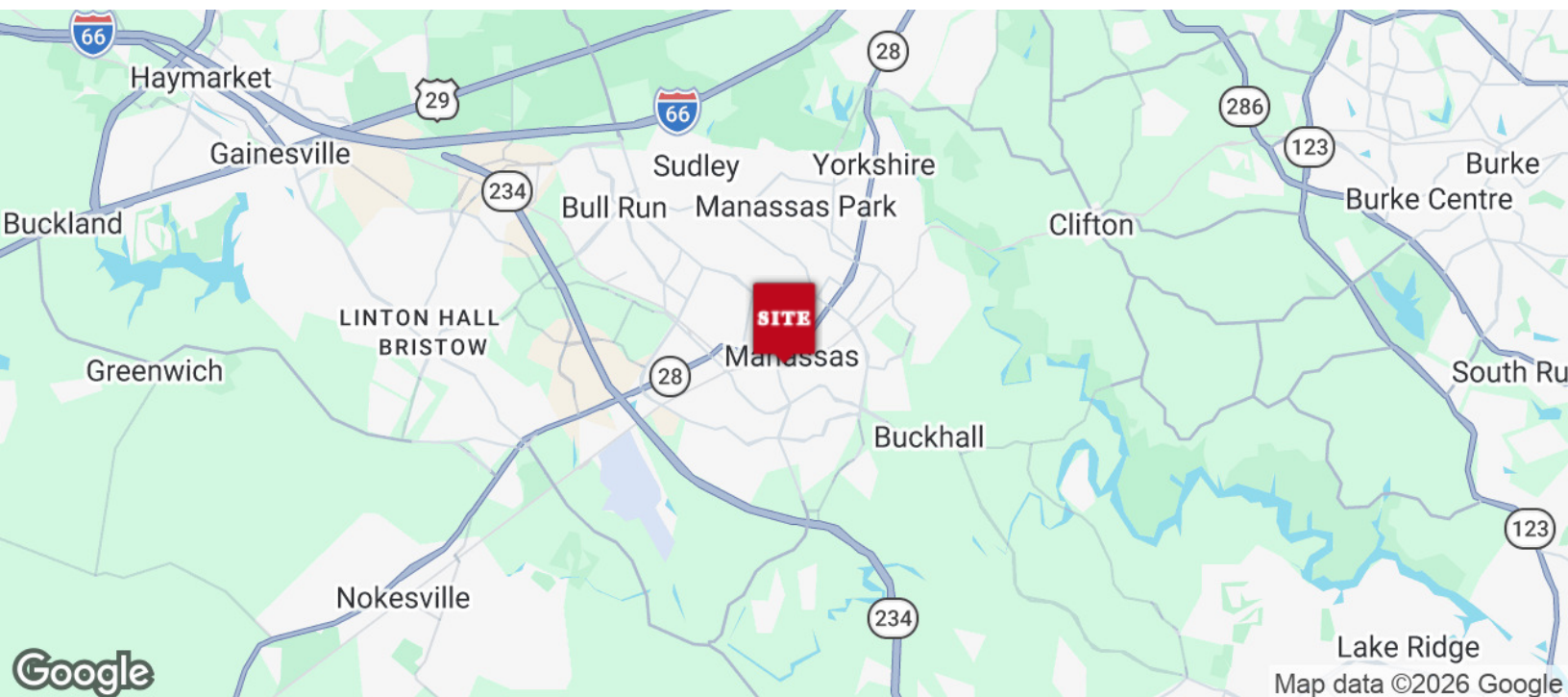
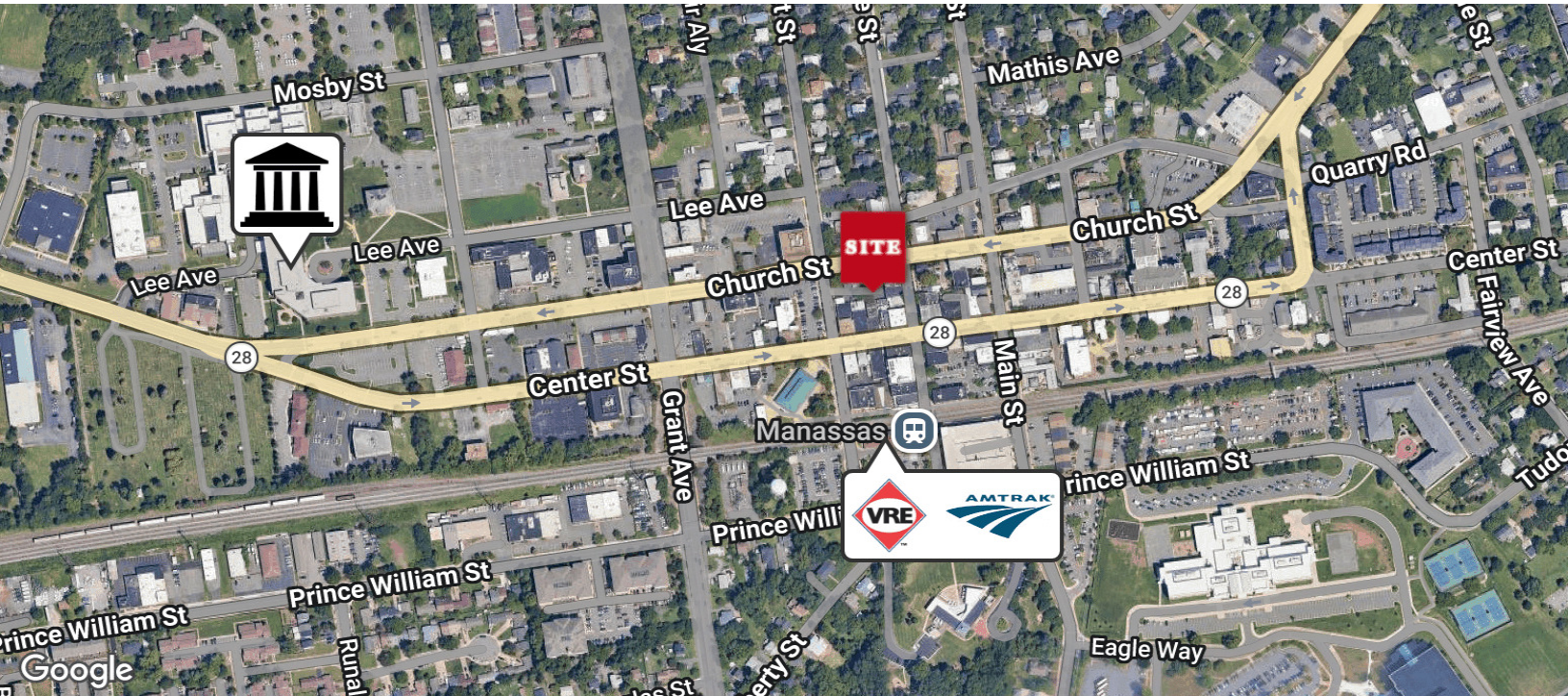
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LOCATION MAP



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