

**FOR SALE OR LEASE**

## OFFICE CONDO

9161 LIBERIA AVE. #203 MANASSAS, VA 20110



### OFFERING SUMMARY

Sale Price:	<b>\$460,000</b>
Lease Rate:	<b>\$27.00 SF/yr (Full Service)</b>
Unit Size:	1,417 SF
Condo Fees:	\$823.78/month
Zoning:	B-1
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	100-29-00-169K1A-203

### PROPERTY OVERVIEW

Second floor office condo available for sale or lease in a Class A elevator building. The 1,417 SF suite features a welcoming reception area, four private offices, and a spacious open work area. Restrooms are conveniently located in the common corridor just outside the suite. Condo fees include all utilities, offering a simple, cost-effective occupancy. The building provides ample parking options, including both surface and garage spaces, for staff and visitors alike.

### LOCATION OVERVIEW

Ideally situated along the high-traffic Liberia Avenue corridor (31,000 VPD), this property offers excellent visibility and accessibility within Manassas' primary retail and office hub. The site is less than 1 mile from both Rt. 28/Centreville Road and Prince William Parkway, and approximately three miles from Rt. 234 Bypass, providing direct connections to I-66 and the broader Northern Virginia market.

#### PRESENTED BY:

**CARMELA PATRICK**

**COMMERCIAL AGENT**

703.330.1224

carmela@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](http://www.Weber-Rector.com)



FOR SALE OR LEASE

# OFFICE CONDO

9161 LIBERIA AVE. #203 MANASSAS, VA 20110

## ADDITIONAL PHOTOS



PRESENTED BY:

**CARMELA PATRICK**

**COMMERCIAL AGENT**

703.330.1224

carmela@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](http://www.Weber-Rector.com)

FOR SALE OR LEASE

# OFFICE CONDO

9161 LIBERIA AVE. #203 MANASSAS, VA 20110

## FLOOR PLAN

\*Not to scale, measurements approx.



PRESENTED BY:

CARMELA PATRICK

COMMERCIAL AGENT

703.330.1224

carmela@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](http://www.Weber-Rector.com)



FOR SALE OR LEASE

# OFFICE CONDO

9161 LIBERIA AVE. #203 MANASSAS, VA 20110

## LOCATION MAP



### PRESENTED BY:

**CARMELA PATRICK**

**COMMERCIAL AGENT**

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



**WEBER  
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)