

FOR LEASE

VF&N BUILDING

9200 CHURCH ST. MANASSAS, VA 20110



LEASE RATE \$29.00 SF/YR

OFFERING SUMMARY

Lease Type: Full Service

Available SF: 1,200 SF

Building Size: 30,702 SF

Zoning: B-3

Market: Washington DC

Submarket: Manassas

Parcel ID: 101-01-00-361

PROPERTY OVERVIEW

Second floor office space available in Class A elevator building. Suite 204 consists of 1,200 SF which is built out with a reception area, 2 private offices, and a conference room. Ideal for medical, legal or other quality professional use.

LOCATION OVERVIEW

Ideal location in the center of Old Town Manassas at the corner of Church St. & West St. Only 0.3 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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.

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RECTOR
COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com

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ADDITIONAL PHOTOS



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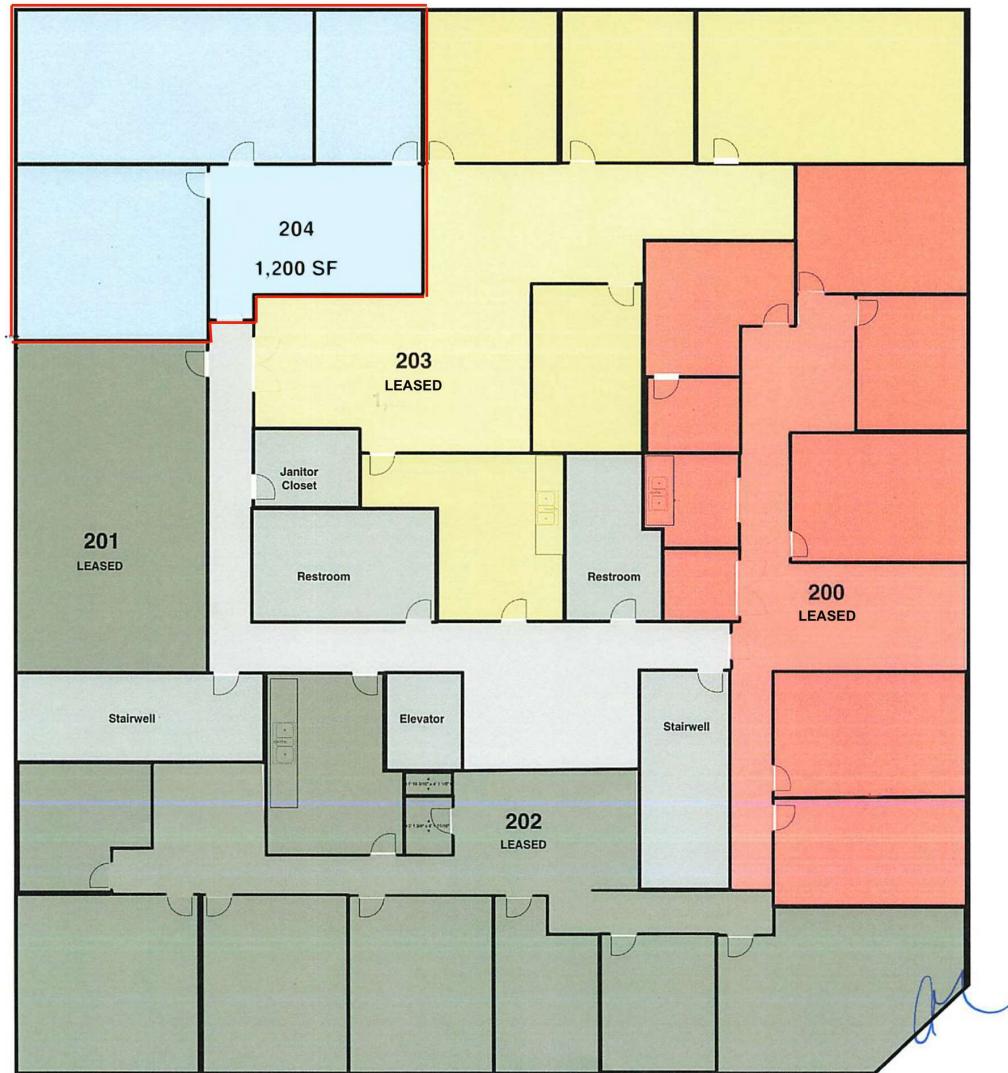
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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 204	1,200 SF	Full Service	\$29.00 SF/yr

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ADDITIONAL PHOTOS - SUITE 204



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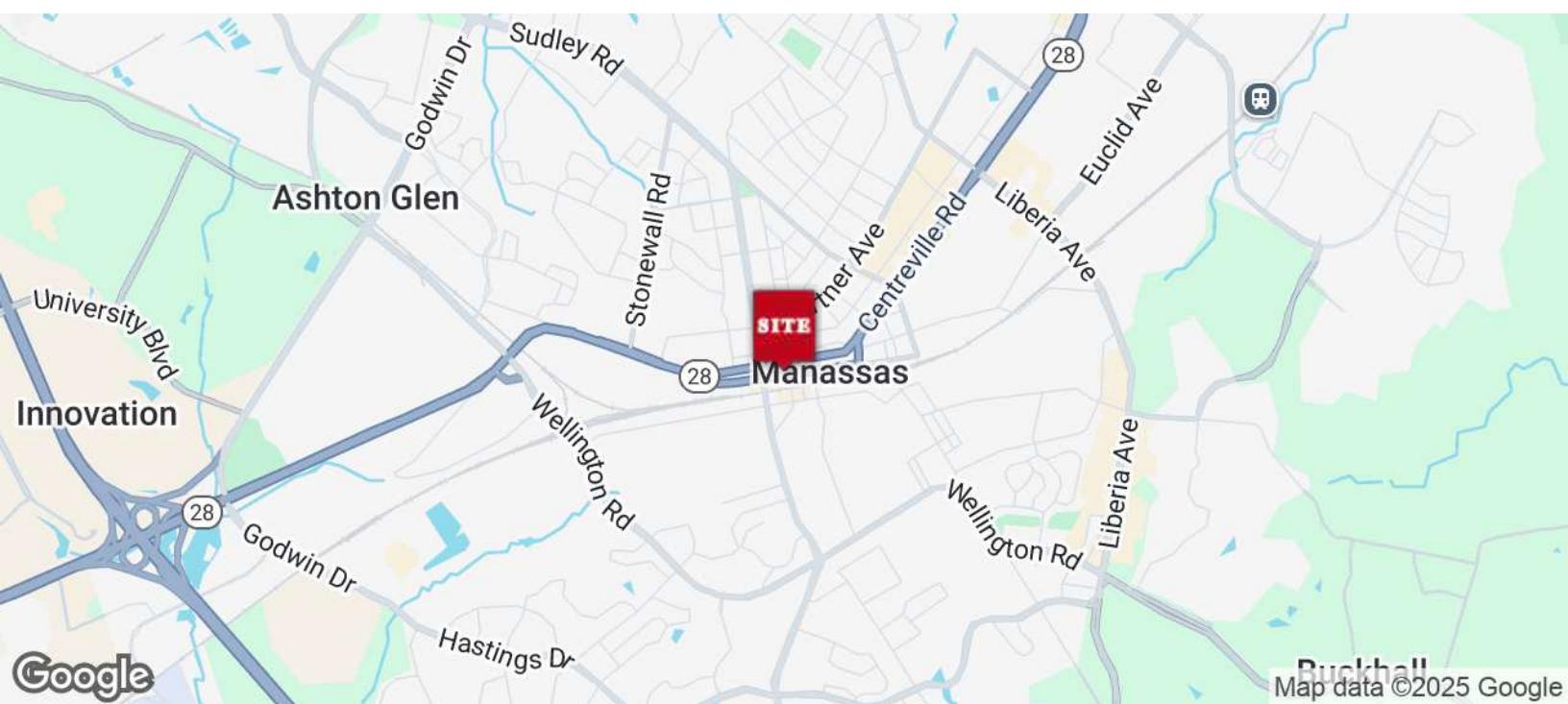
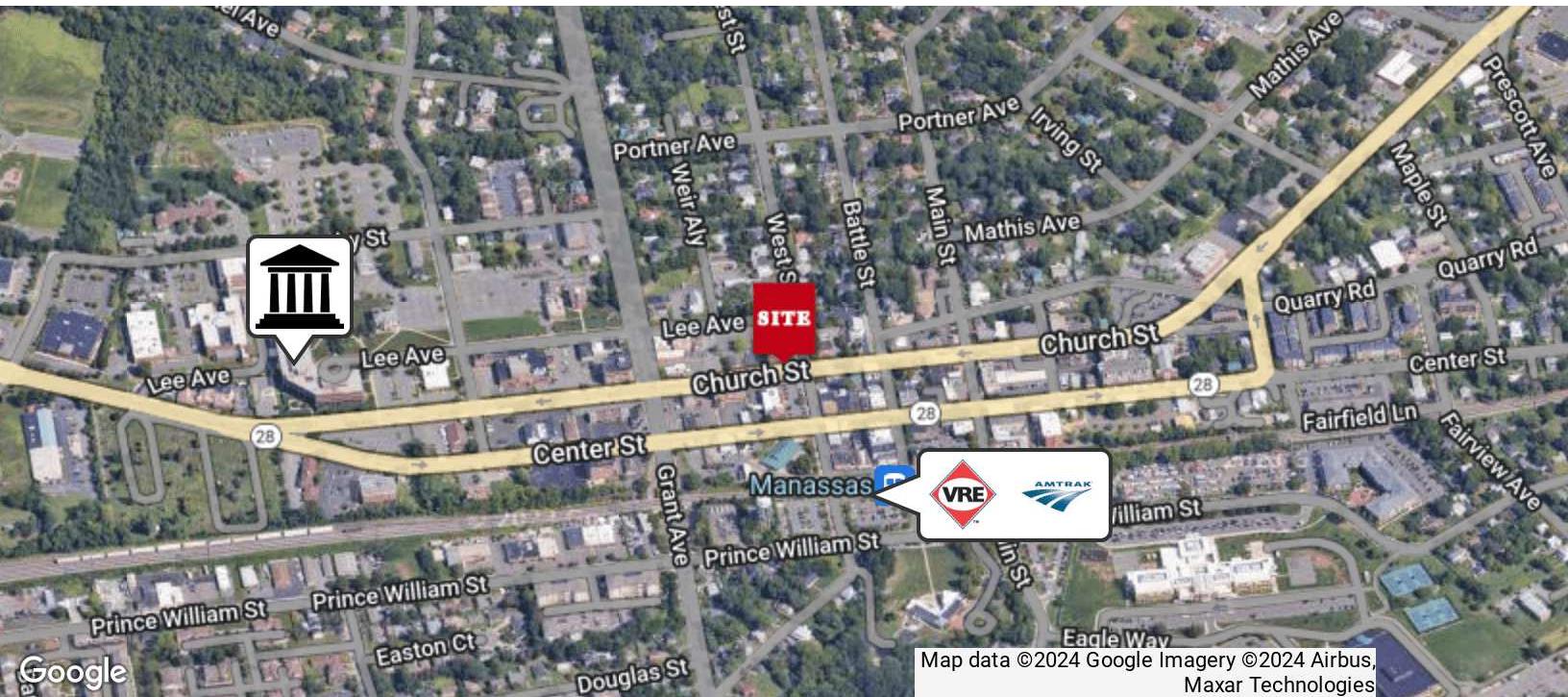
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LOCATION MAP



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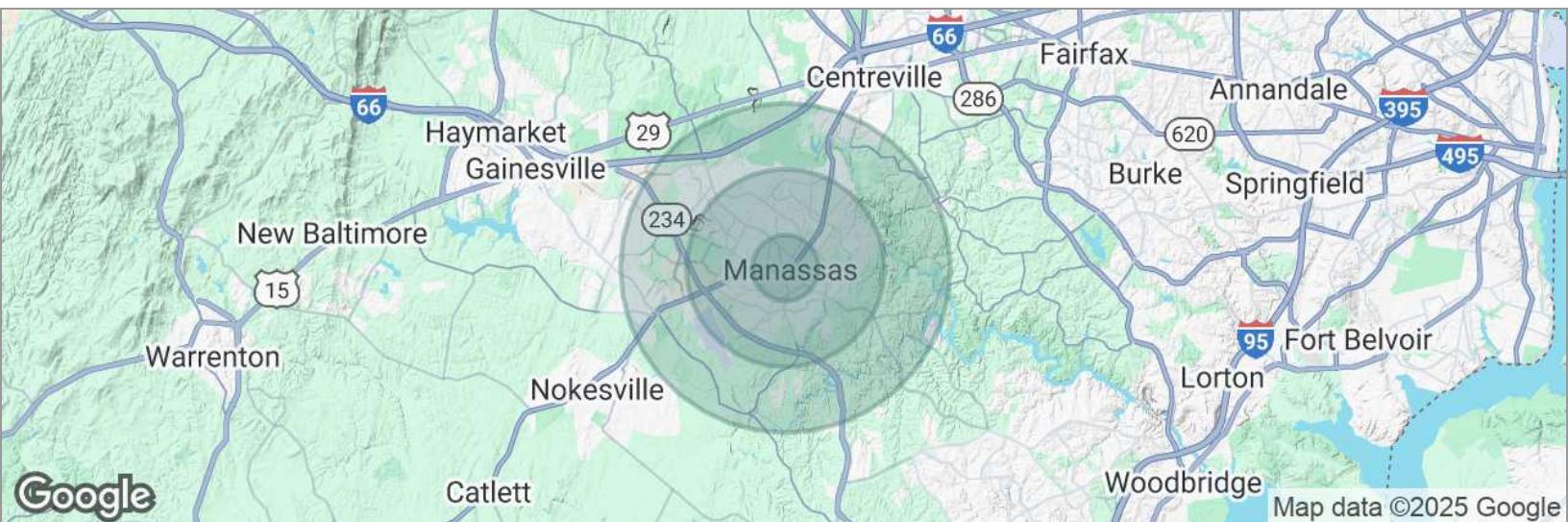
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,878	86,000	141,100
Median age	32.0	32.5	33.0
Median age (male)	31.2	31.9	32.5
Median age (Female)	33.4	33.3	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,993	27,690	46,474
# of persons per HH	3.2	3.1	3.0
Average HH income	\$82,817	\$86,726	\$92,969
Average house value	\$465,529	\$393,368	\$421,446

* Demographic data derived from 2020 ACS - US Census

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