

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
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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

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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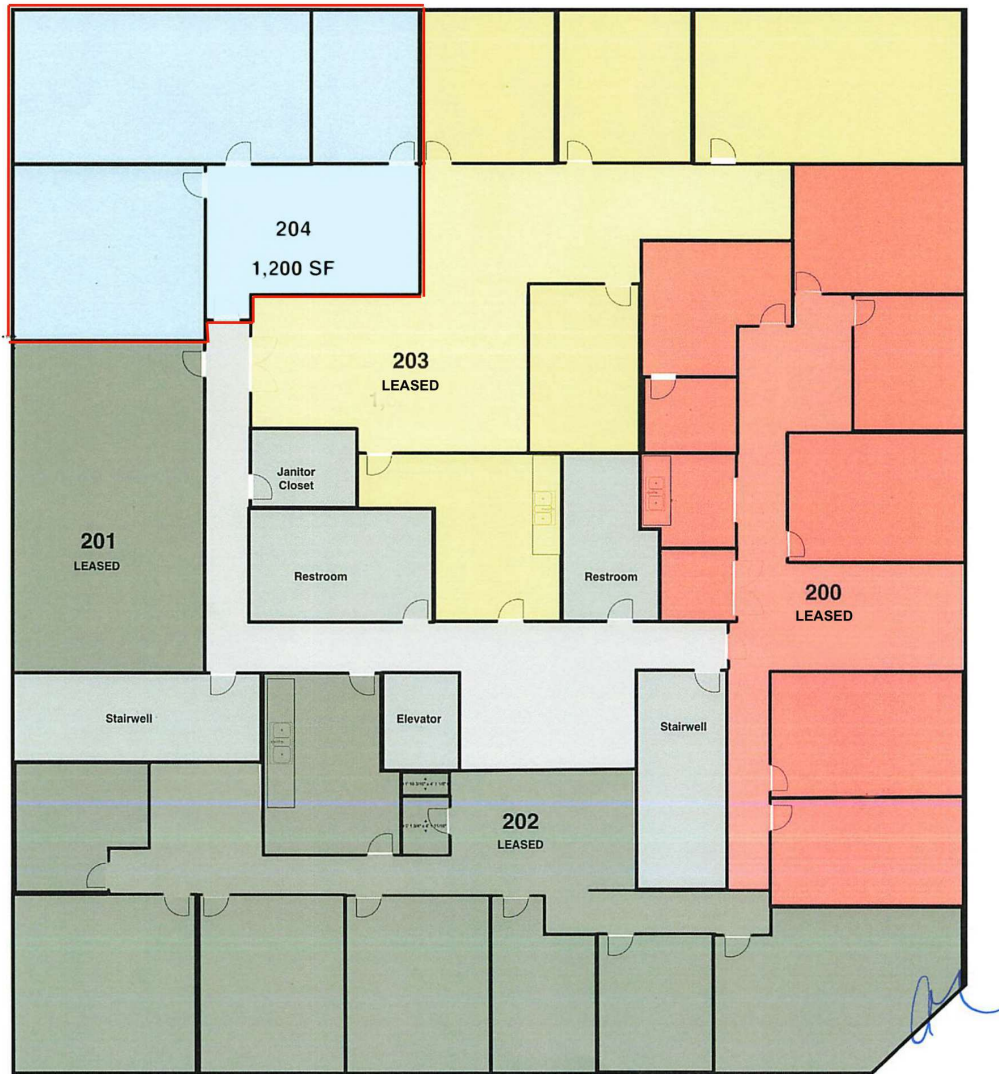
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LEASE SPACES



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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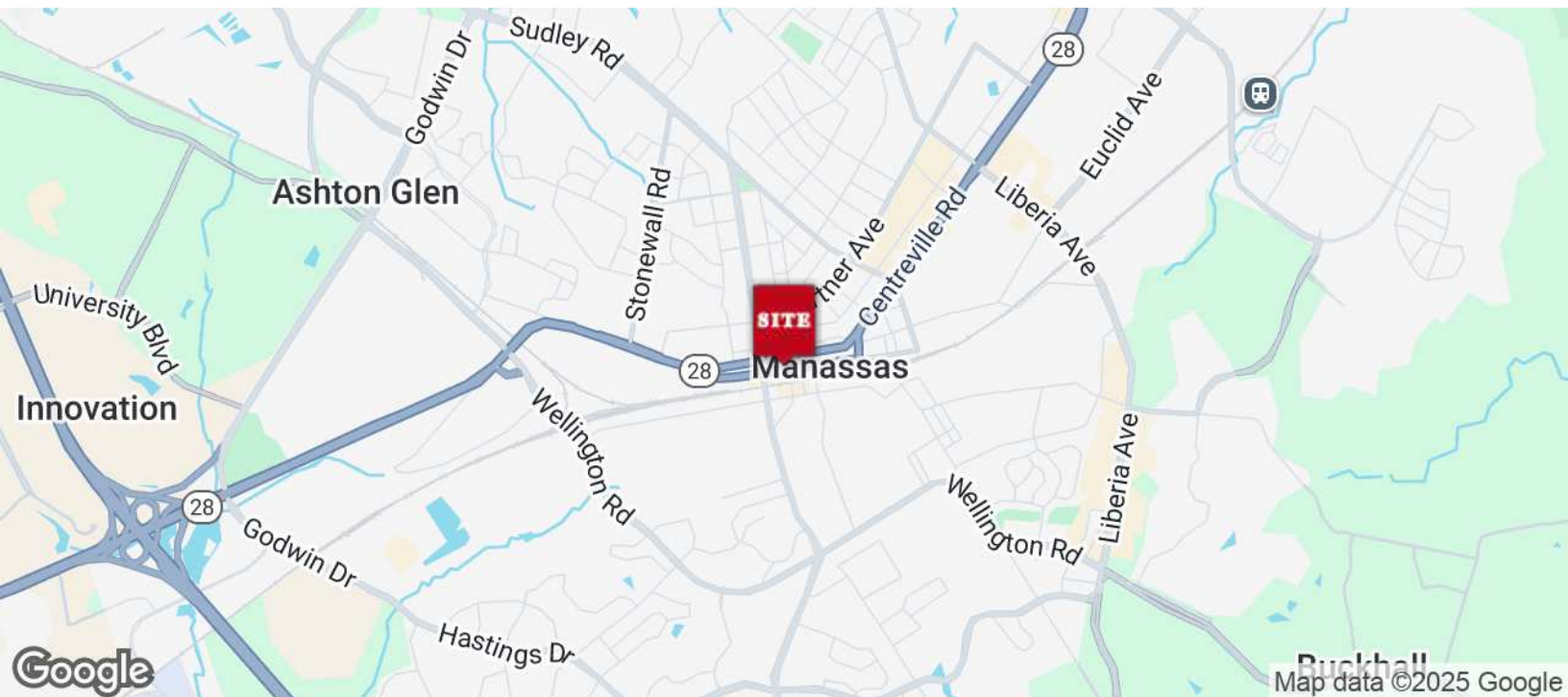
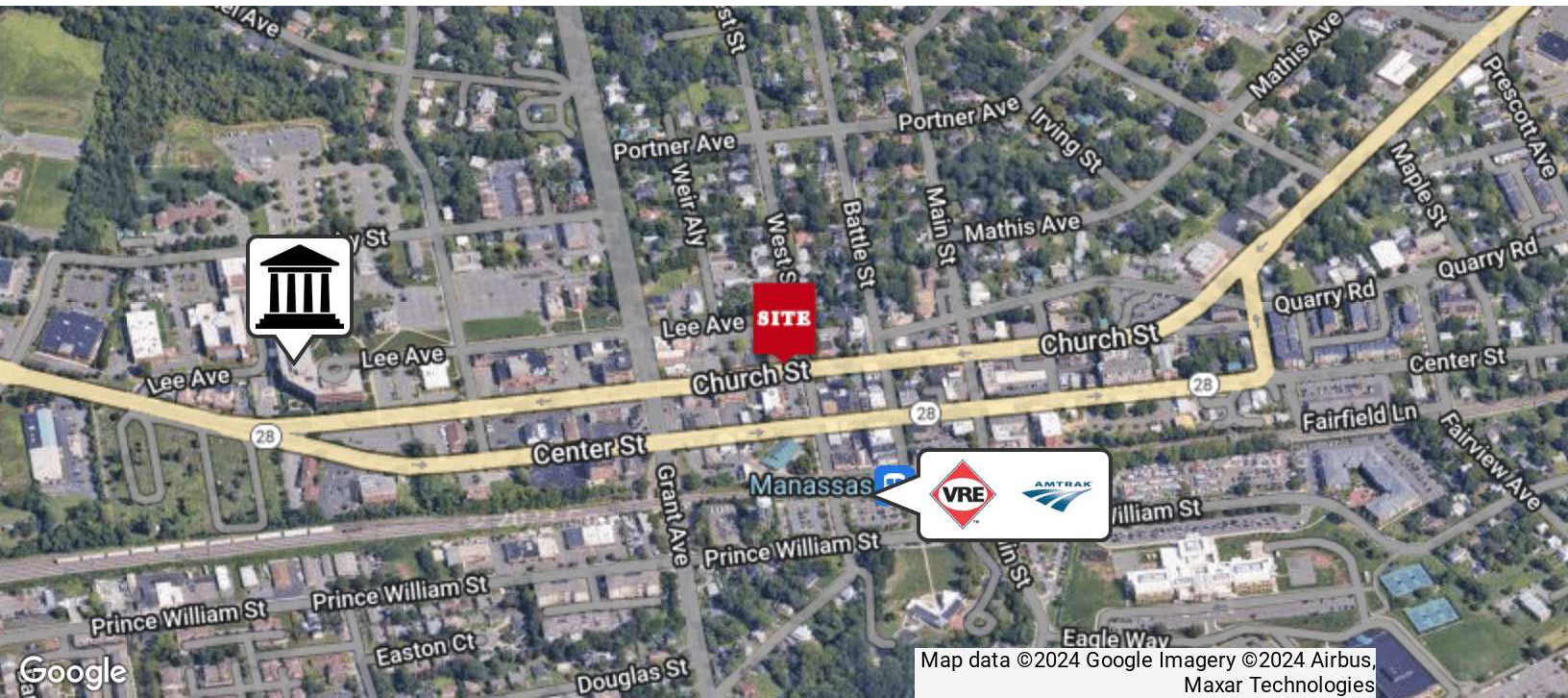
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LOCATION MAP



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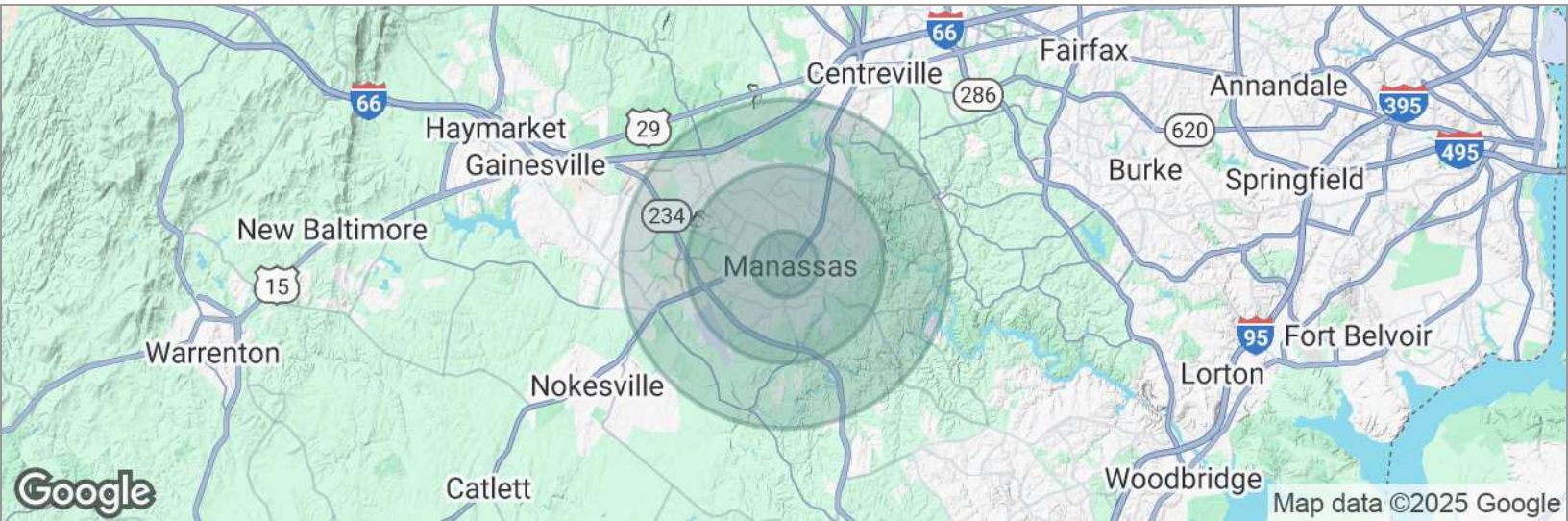
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DEMOGRAPHICS MAP



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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