

FOR SALE OR LEASE

FREESTANDING OFFICE BUILDING

9117 CHURCH ST MANASSAS, VA 20110



OFFERING SUMMARY

Sale Price:	\$1,100,000
Available SF:	122 - 2,464 SF
Lease Rate:	See Pg. 2
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 is offered for sale or lease, presenting an excellent opportunity for an owner-user, investor, or tenant. The property may be occupied in its entirety or leased as individual office suites, offering exceptional flexibility to meet a variety of business needs. Zoned B-3, the building features a welcoming lobby, common restrooms, and on-site rear parking with two access points, creating a professional and functional 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. This property is located within a Qualified Opportunity Zone!

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

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LEASE SPACES

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Office 1	217 SF	Full Service	\$1,000 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
Full Building	2,464 SF	Full Service	\$5,955 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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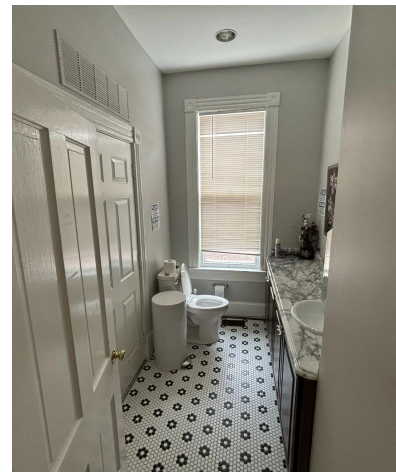
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ADDITIONAL PHOTOS



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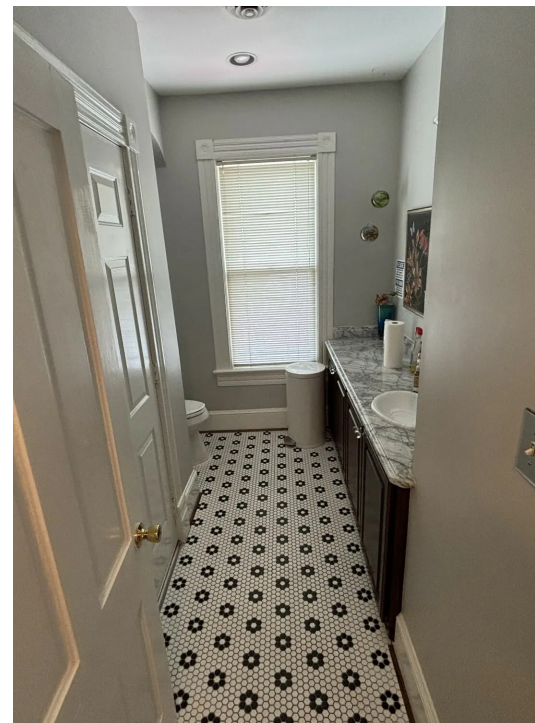
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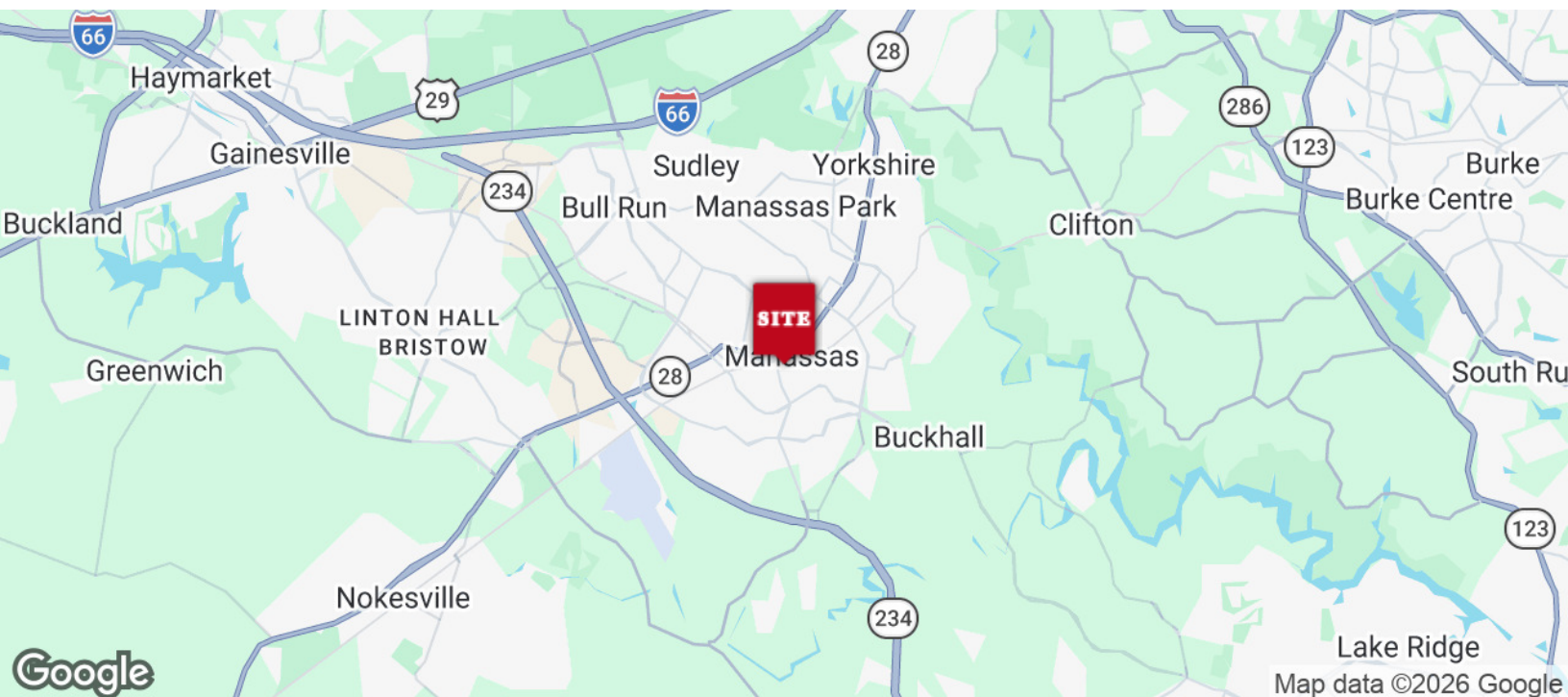
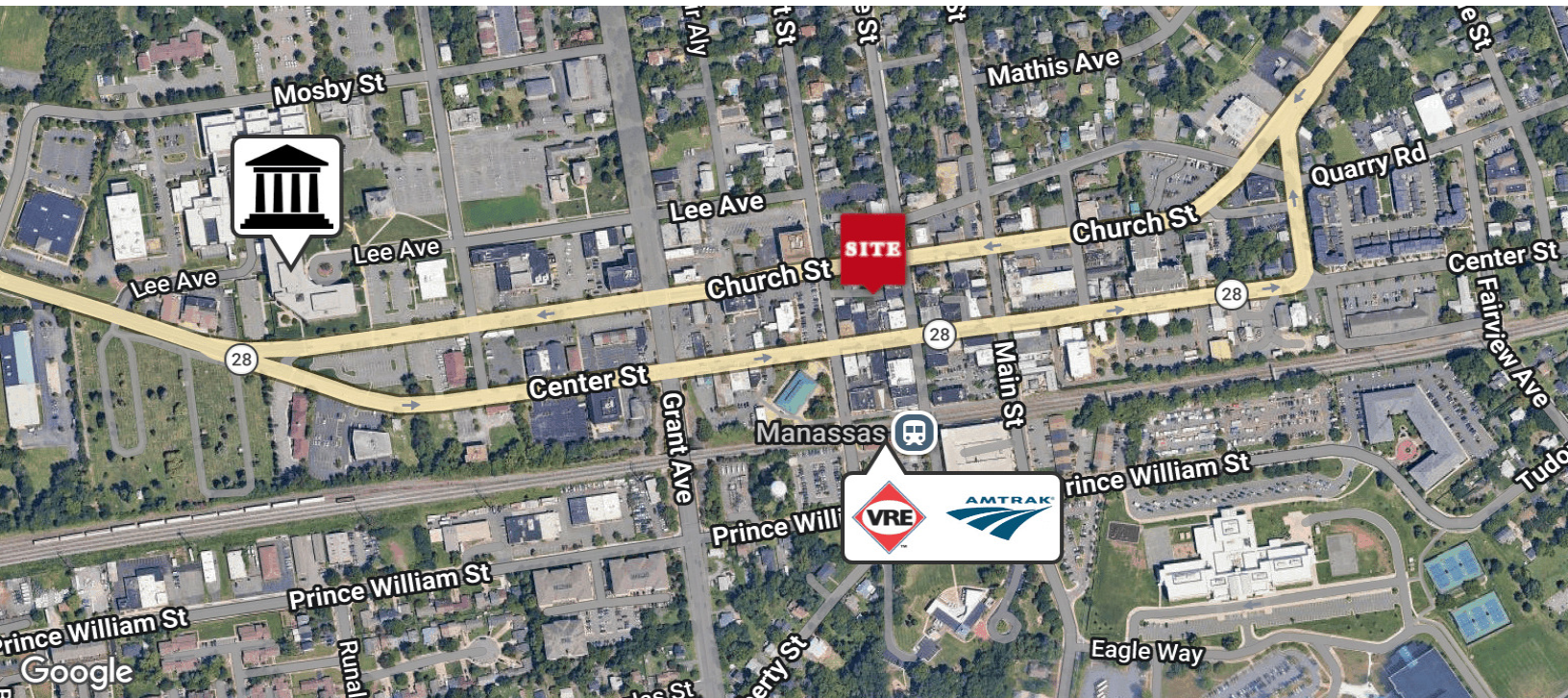
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LOCATION MAP



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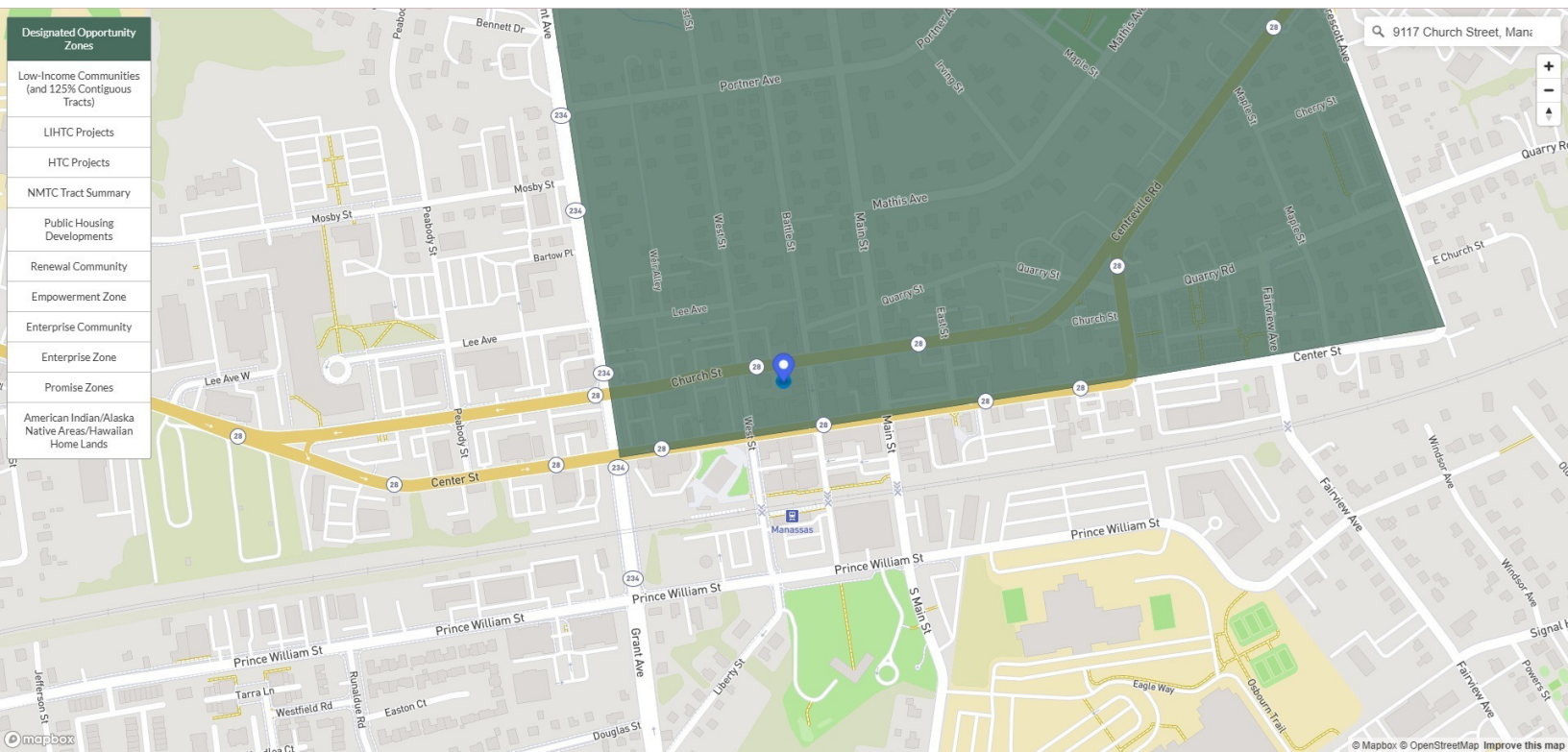
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OPPORTUNITY ZONE



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