



PROPERTY STATUS



Flex/Office for Lease

Exceptional 5,117 SF double-wide end-unit flex condo

OFFERING MEMORANDUM | 8462 VIRGINIA MEADOWS DR | MANASSAS, VA

Exclusively Listed by

Ed Martin, CCIM - Principal Broker | (703) 867-3350 | ed@martincommercialpartners.com | 0225075345, Virginia

Each Office is Independently Owned and Operated
www.kwcommercial.com

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109

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Table of Contents



Executive Summary	3
Property Photos	4
Aerial Map	9
Location Maps	10
Business Map	11
Regional Map	12
Demographics	13
Professional Bio	14

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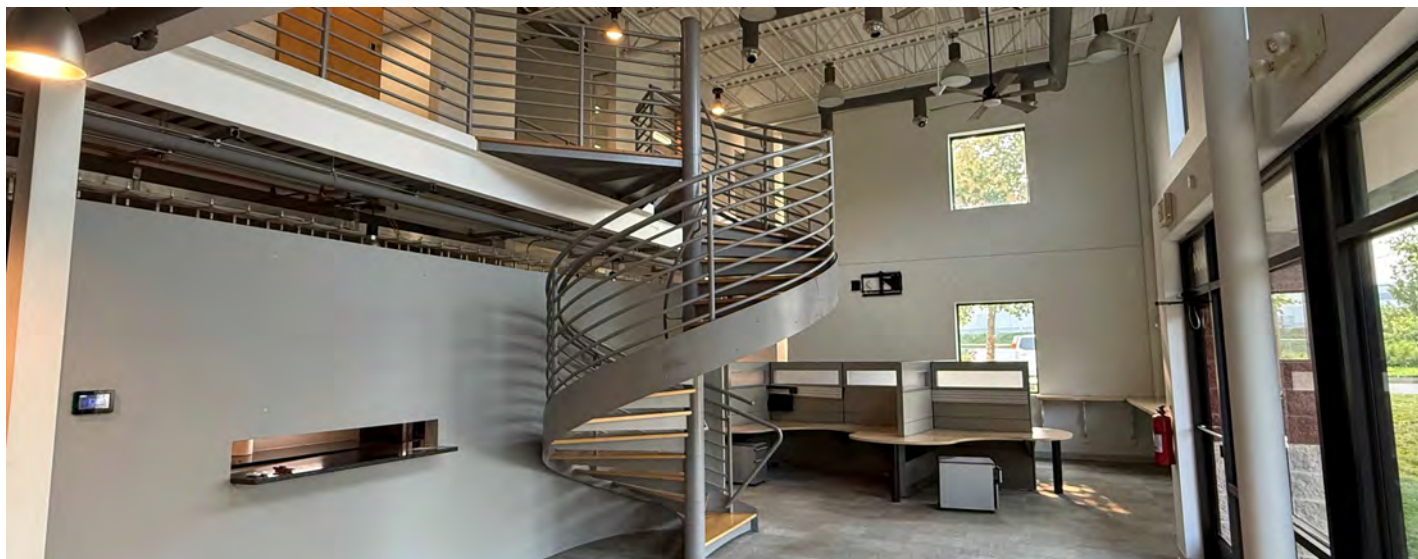
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Executive Summary



Property Overview

Rarely does a flex opportunity combine executive-level office finishes with true shop functionality the way this 5,117 SF double-wide end unit does. Positioned as the very first unit you see as you drive down Virginia Meadows Drive, the space offers exceptional visibility, a professional first impression, and the added benefit of end-unit overflow parking for staff and guests.

Step inside and you're greeted by an aesthetically pleasing spiral staircase — the centerpiece of an interior buildout designed by a French architect. Across two levels of office and reception space you'll find five private offices, a professional conference room, two large workgroup/bullpen areas, and two kitchenettes, all supported by two restrooms and three dedicated HVAC units for consistent, zoned comfort. Exposed high ceilings and a loft in the front office area lend the space

Property Highlights

- 5,117 SF double-wide end unit — office-intensive flex with true shop functionality
- Two levels of upscale office/reception with exposed high ceilings and two lofts
- Custom interior by a French architect, anchored by a dramatic spiral staircase
- Five private offices, professional conference room, and two large bullpen/workgroup areas
- Two kitchenettes, two restrooms, and three dedicated HVAC units
- ±1,031 SF rear warehouse/shop with 18'–20' clear height
- Two drive-in bays (12'W × 14'H) plus heavy-duty racking in place
- Secure cage in the warehouse loft for high-value inventory
- \$17.50/SF/Year NNN — condo fee \$562.50/mo includes water & trash
- 12 parking spaces (4 assigned) with ample end-unit

Price / SF:	17.50/Sf/Year NNN
Rentable SF:	5,117
Truck Door:	2
Warehouse SF:	1,031

Property Photos



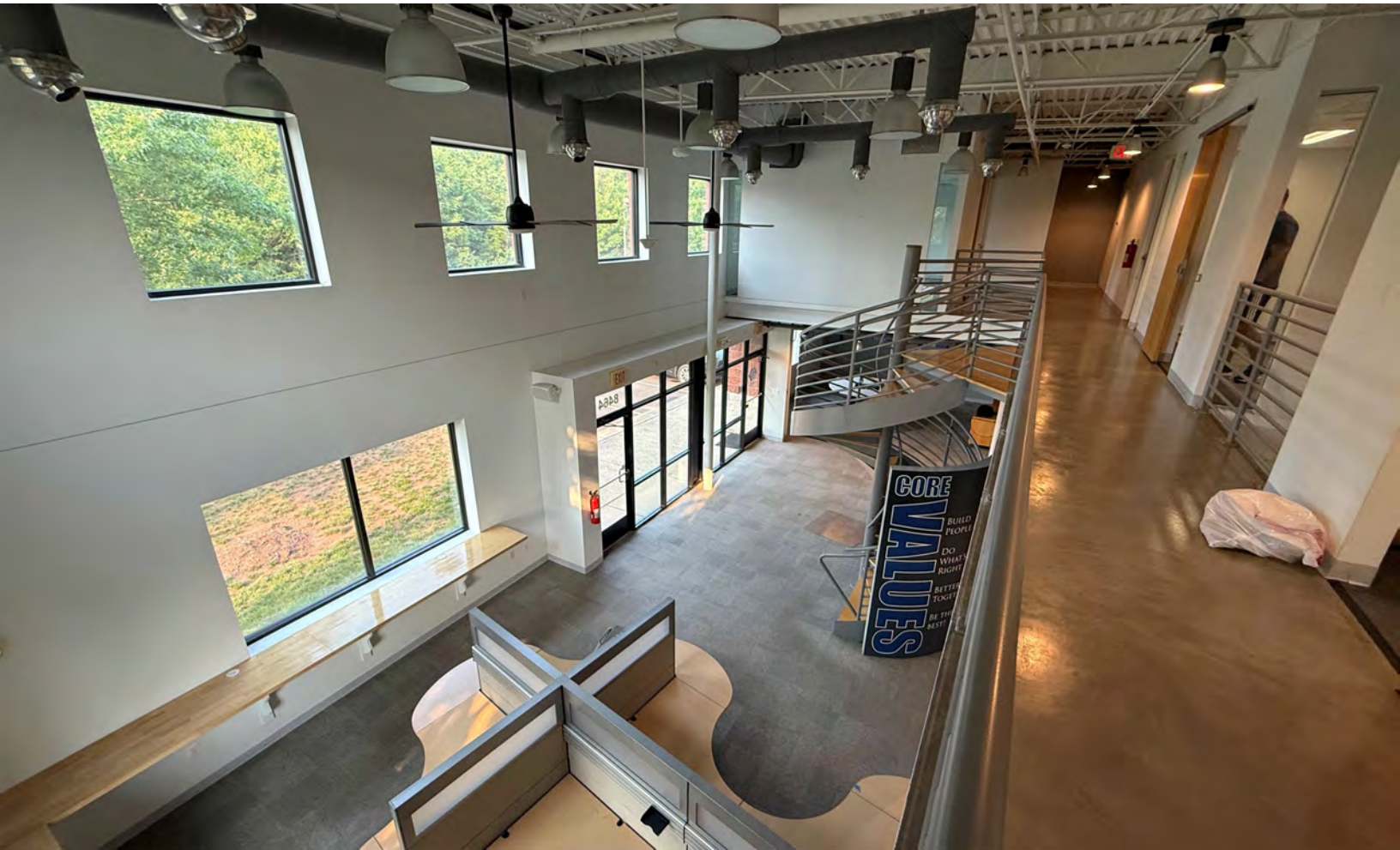
Property Photos



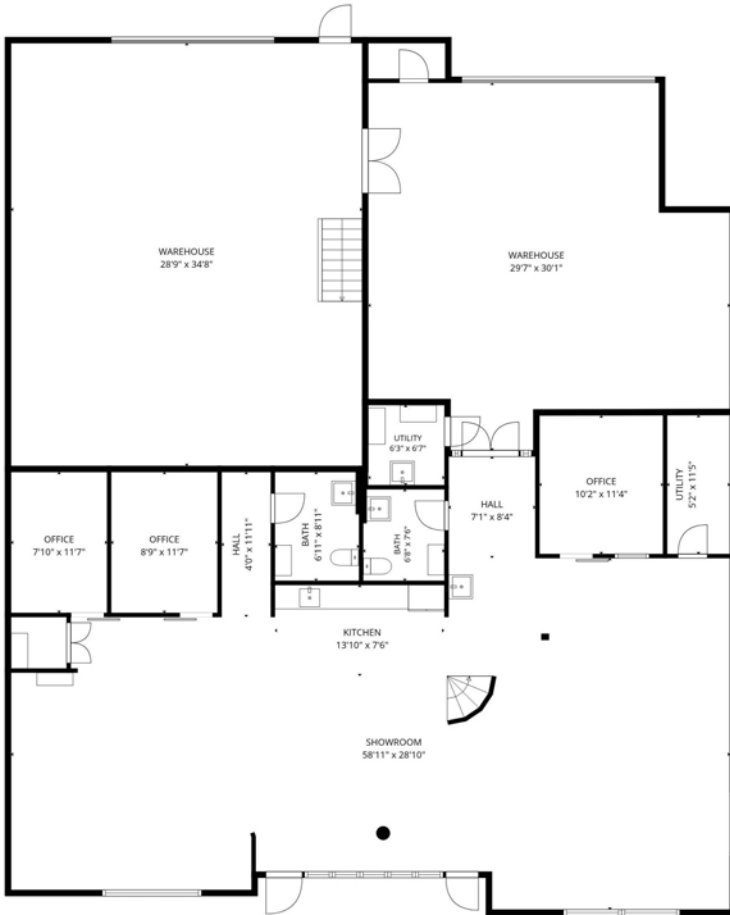
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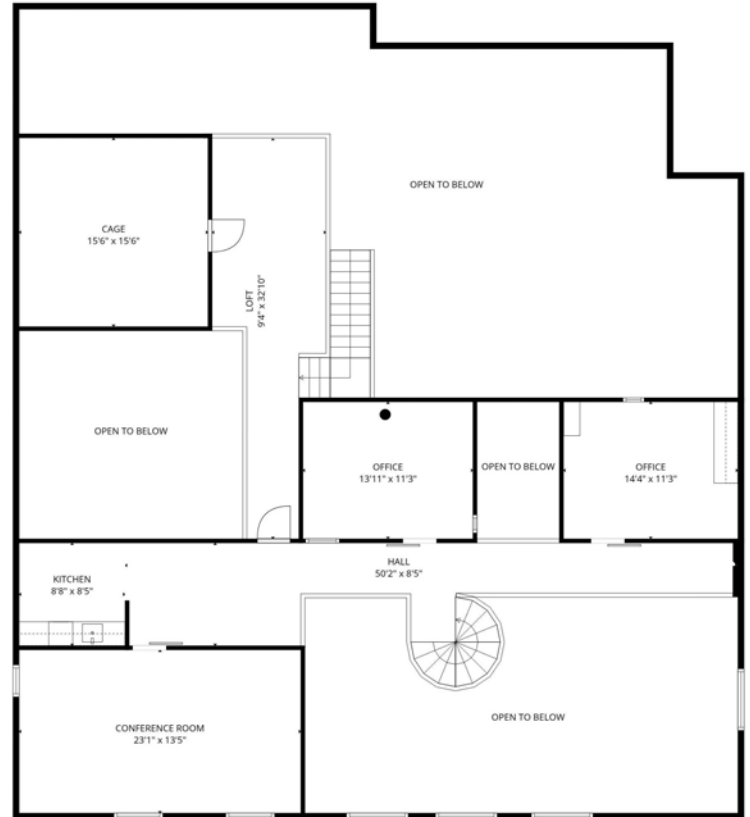
Property Photos



Floorplans



1st floor



2nd floor

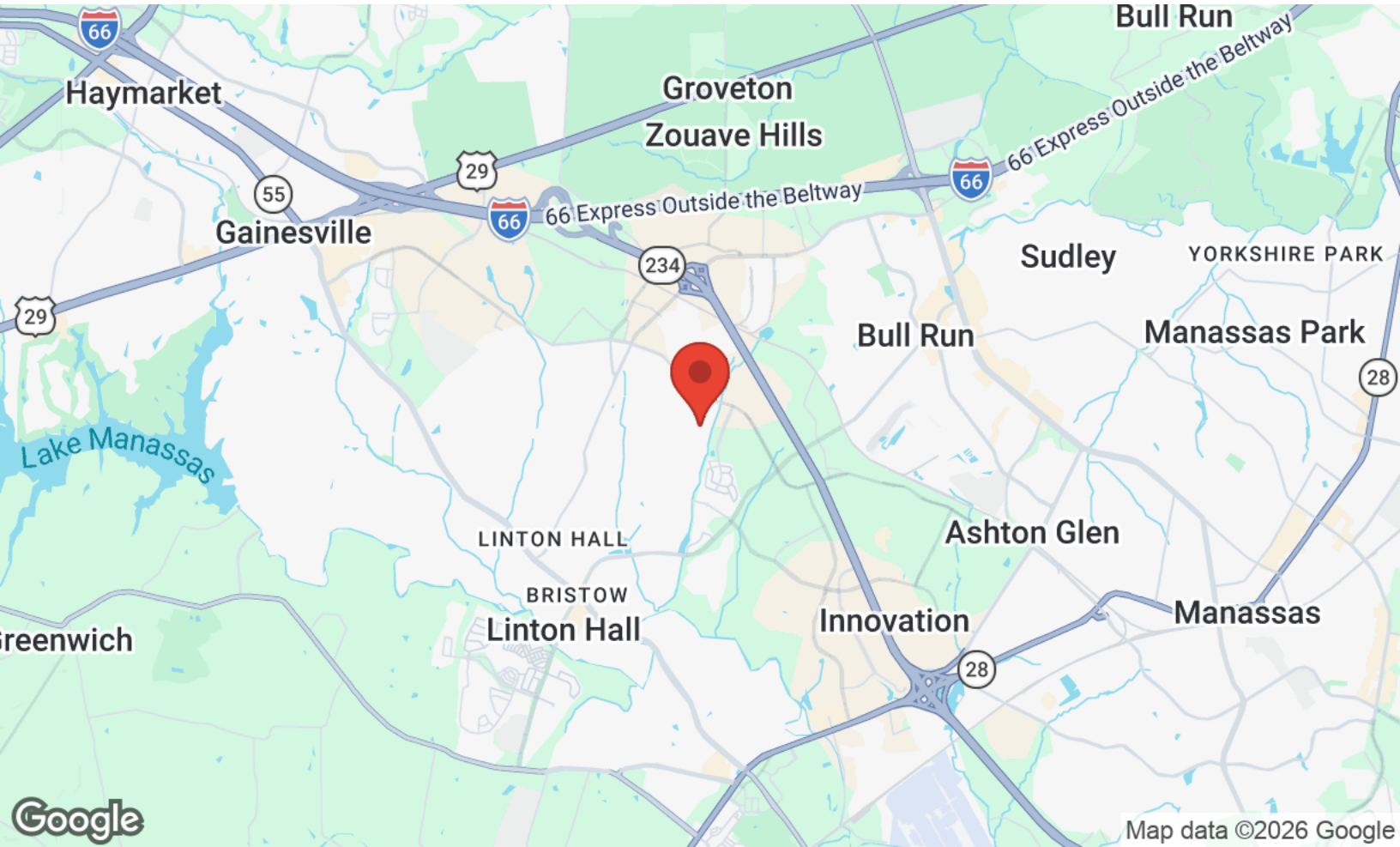
TOTAL: 4590 sq. ft
 1st floor: 2921 sq. ft, 2nd floor: 1669 sq. ft
 EXCLUDED AREAS: UTILITY: 109 sq. ft, WAREHOUSE: 1031 sq. ft, UNDEFINED: 23 sq. ft,
 OPEN TO BELOW: 2177 sq. ft

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

Aerial Map



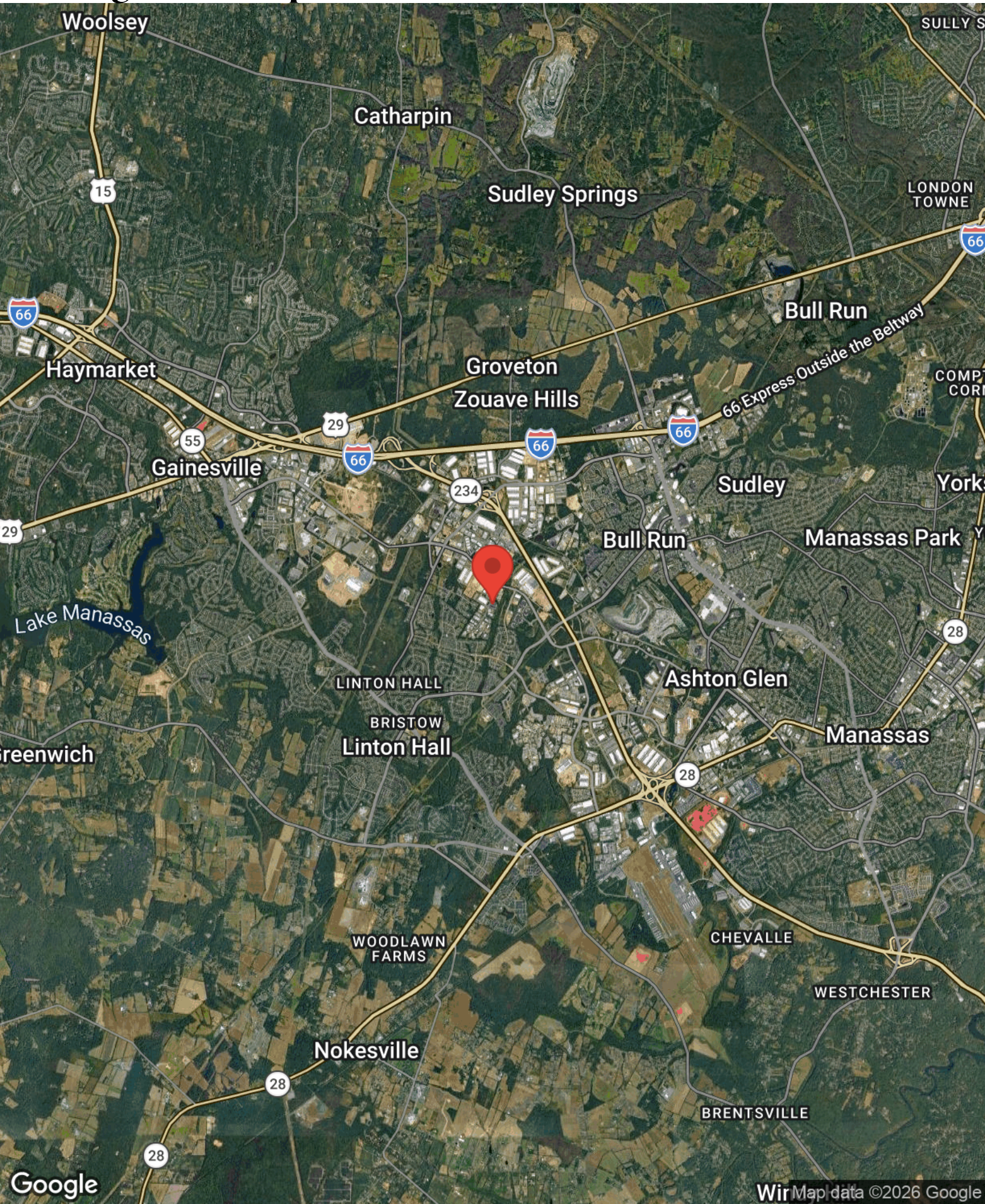
Location Maps



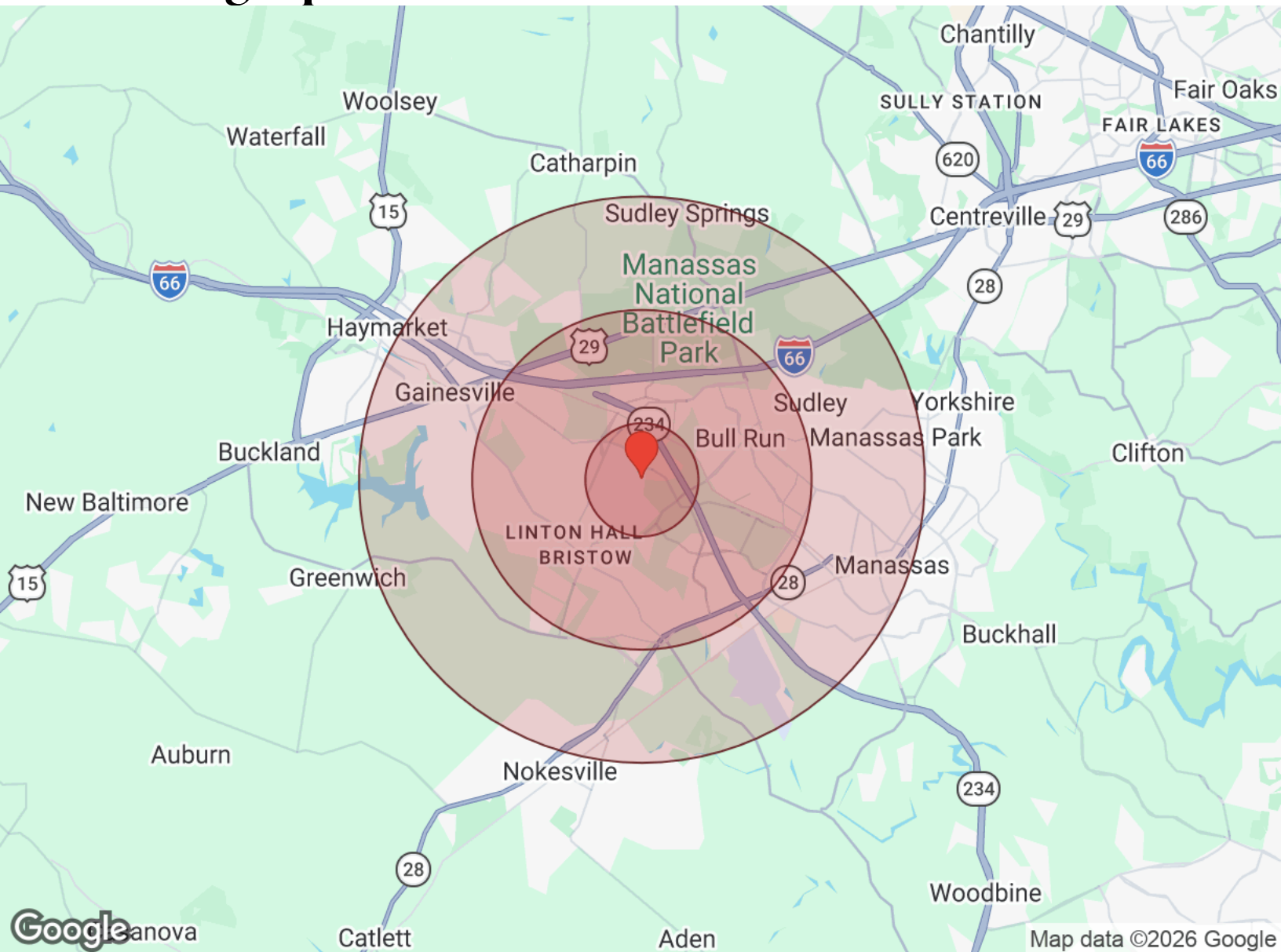
Business Map



Regional Map



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,089	34,384	79,878
Female	4,050	34,488	79,827
Total Population	8,139	68,872	159,705

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,713	26,977	62,588
Black	1,375	10,840	21,528
Am In/AK Nat	6	62	160
Hawaiian	4	48	80
Hispanic	1,362	18,761	50,451
Asian	1,290	9,119	18,590
Multiracial	347	2,817	5,717
Other	42	255	591

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,678	23,100	52,490
Occupied	2,611	22,574	51,267
Owner Occupied	1,775	13,407	34,799
Renter Occupied	836	9,167	16,468
Vacant	67	526	1,223

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,890	15,793	35,165
Ages 15 - 24	1,090	9,859	21,984
Ages 25 - 54	3,657	30,514	66,934
Ages 55 - 64	867	6,837	16,680
Ages 65+	636	5,869	18,940

Income	1 Mile	3 Miles	5 Miles
Median	\$170,686	\$129,942	\$133,785
Under \$15k	18	624	1,647
\$15k - \$25k	19	357	938
\$25k - \$35k	122	961	1,671
\$35k - \$50k	90	1,105	2,751
\$50k - \$75k	138	2,551	5,470
\$75k - \$100k	274	2,805	5,834
\$100k - \$150k	378	4,418	10,410
\$150k - \$200k	645	3,382	7,937
Over \$200k	928	6,373	14,609

Professional Bio



ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

ed@martincommercialpartners.com

0225075345, Virginia

Keller Williams Solutions

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

Offering upscale, two-story office space plus true rear
warehouse/shop utility

The first unit on Virginia Meadows

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8486
SPRINKLER
VALVE
ROOM

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