

FOR LEASE

SECOND FLOOR OFFICE SPACE

8213 SUDLEY RD. SUITE 202, MANASSAS, VA 20109



LEASE RATE \$12 SF/YR

OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	Approx. \$6.50/SF
Available SF:	1,288 SF
Building Size:	7,000 SF
Zoning:	B-1
Market:	Washington, DC
Submarket:	Route 29/I-66 Corridor
Parcel ID:	Portion of 7696-67- 7953

PROPERTY OVERVIEW

Second floor office suite available for lease offering an efficient and flexible layout for a variety of professional users. The 1,288 SF suite features a reception/entry area, 5 private offices, an open work area, and a breakroom/kitchenette. Two of the offices are generously sized and can easily function as conference rooms, training rooms, or executive offices. The layout provides an ideal balance of private offices and collaborative workspace for professional services, consulting, insurance, financial, technology, and government contracting firms.

LOCATION OVERVIEW

Prominently located along Sudley Rd. (Rt. 234 Business), one of the area's primary commercial corridors, with traffic counts exceeding 43,000 vehicles per day. The property is situated across from Manassas Mall and offers convenient access to I-66, Rt. 28, and Rt. 29. Surrounded by a strong mix of retail, dining, and service businesses, this location offers convenience for both employees & clients. Located within a Qualified HUBZone, the property may provide additional advantages for eligible businesses.

PRESENTED BY:

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.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

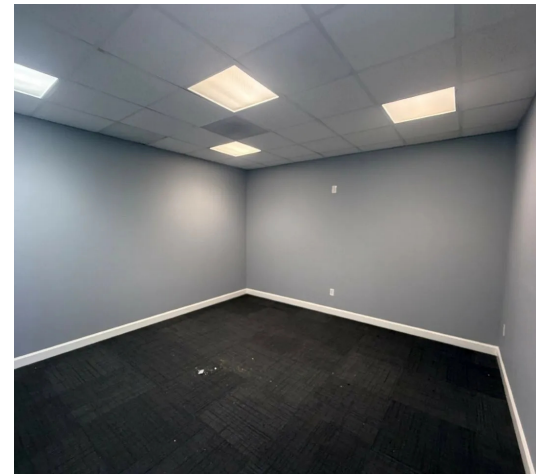
www.Weber-Rector.com

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8213 SUDLEY RD. #202 MANASSAS, VA 20109

ADDITIONAL PHOTOS



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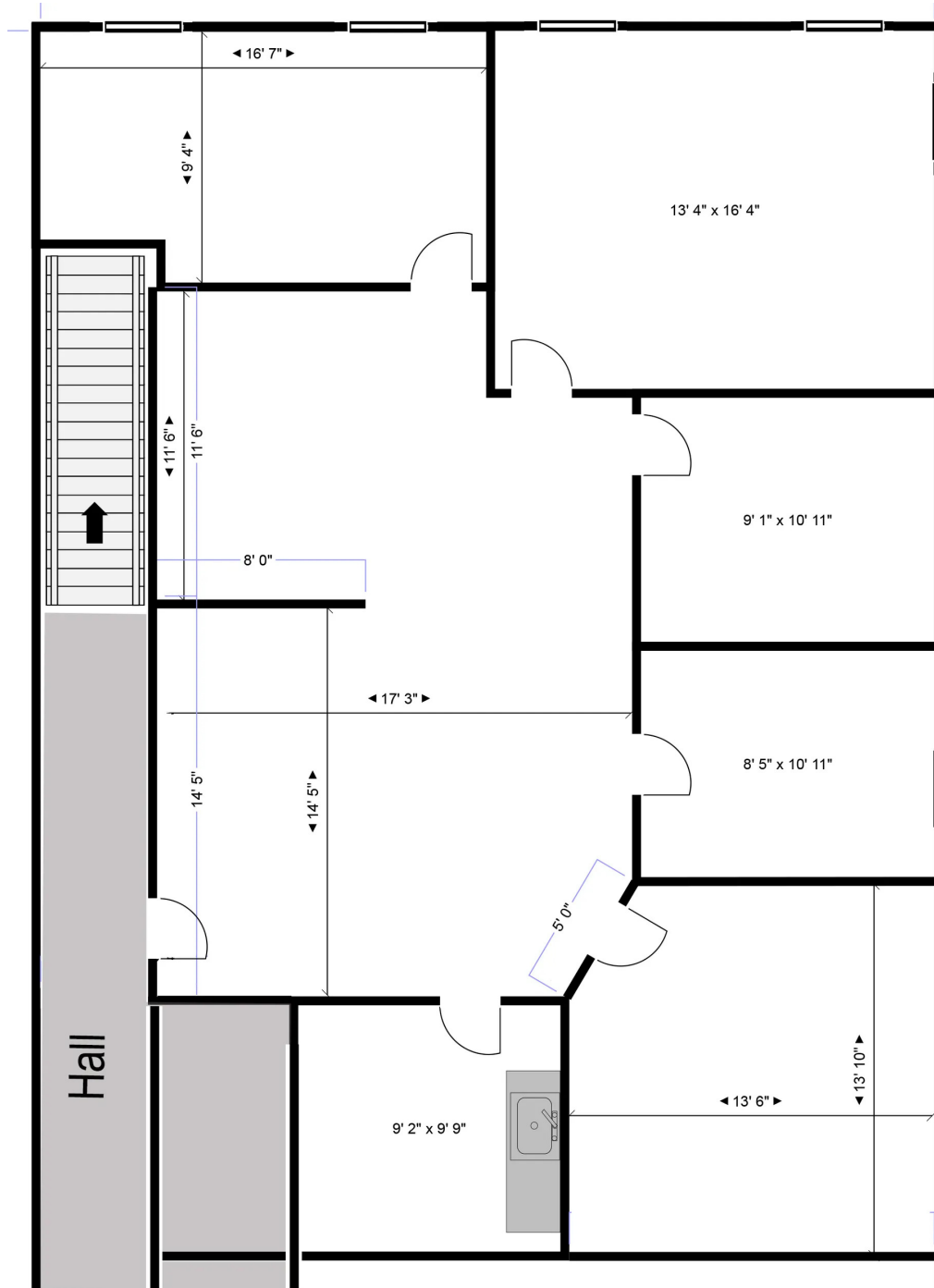
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SUITE 202 FLOOR PLAN

*Drawing not to scale.
Measurements approx.



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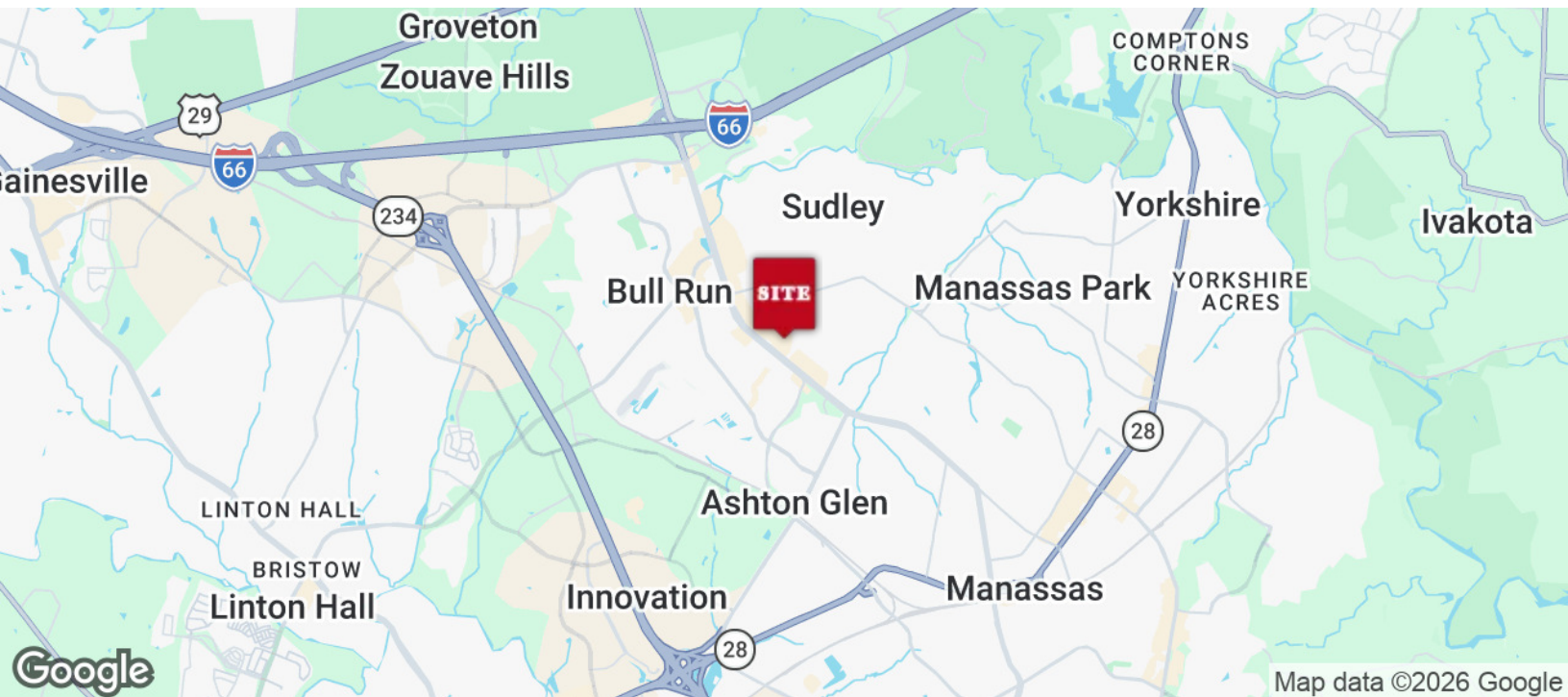
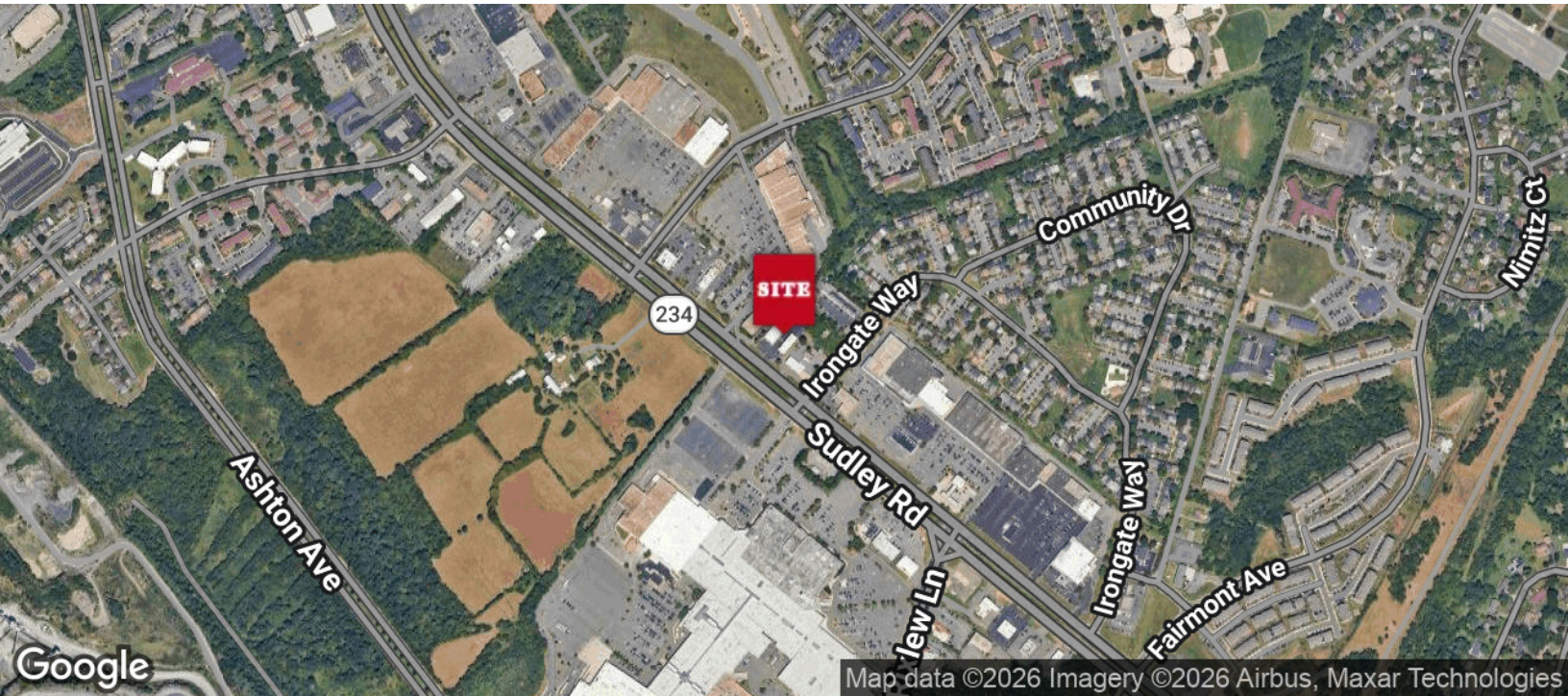
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LOCATION MAPS



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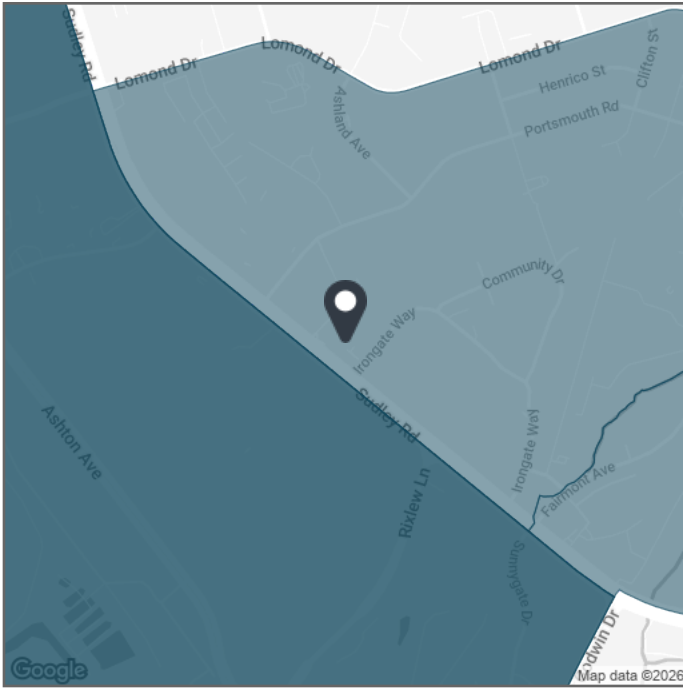
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SBA HUBZone Qualification Report

[View on HUBZone Map](#)



 8213 Sudley Rd, Manassas, VA 20109, USA
38.776791°, -77.504249°

 Qualified HUBZone

Census Tract

Designation Details

Census Tract	
Tract ID:	51153901704
County:	Prince William County
State:	VA