



Summary

Available Suite:	201
Available SF:	2,326 SF
Lease Rate:	\$22/SF plus cleaning (Aprox. \$4,265/month)

Property Highlights

- Well-appointed second-floor office suite in Manassas
- Easy access to Sudley Road and I-66
- Five private offices
- Spacious open work area
- Reception area Kitchenette/break area
- Available with 30 days' notice
- An excellent option for tenants seeking quality office space with near-term occupancy

Demographics

2 Mile

5 Mile

10 Mile

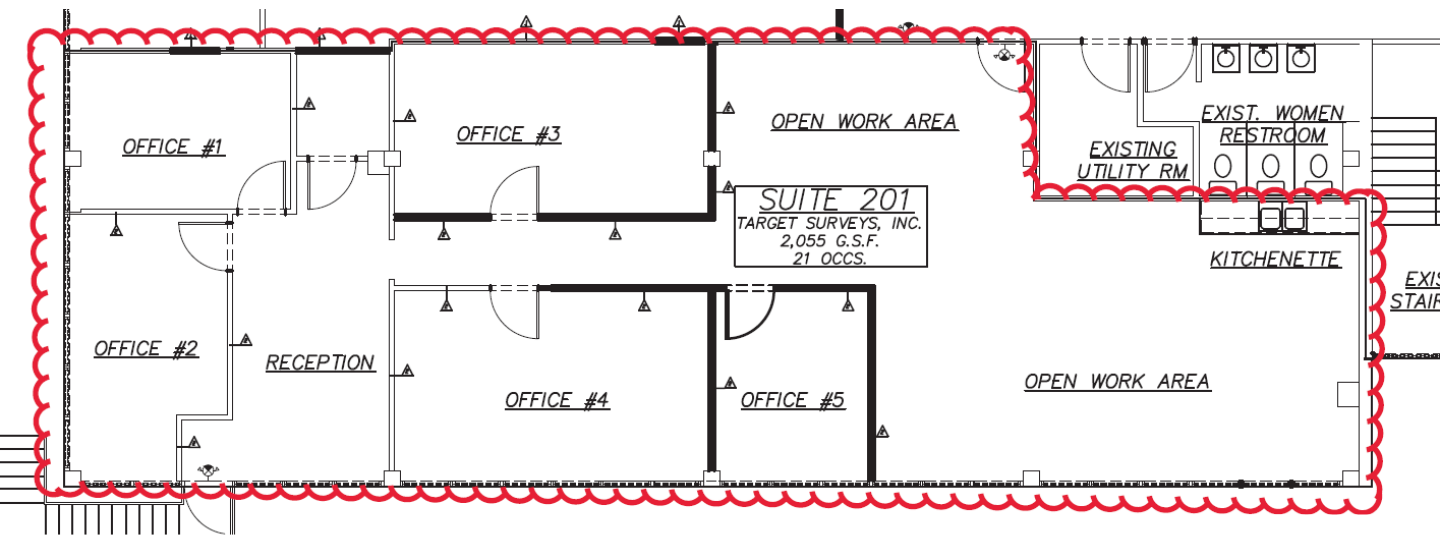
Total Households:	20,108	56,957	165,877
Total Population:	66,332	180,172	499,276
Average HH Income:	\$115,752	\$134,176	\$157,020

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Jennifer Burke

703.435.4007 x 118

jburke@veritycommercial.com



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

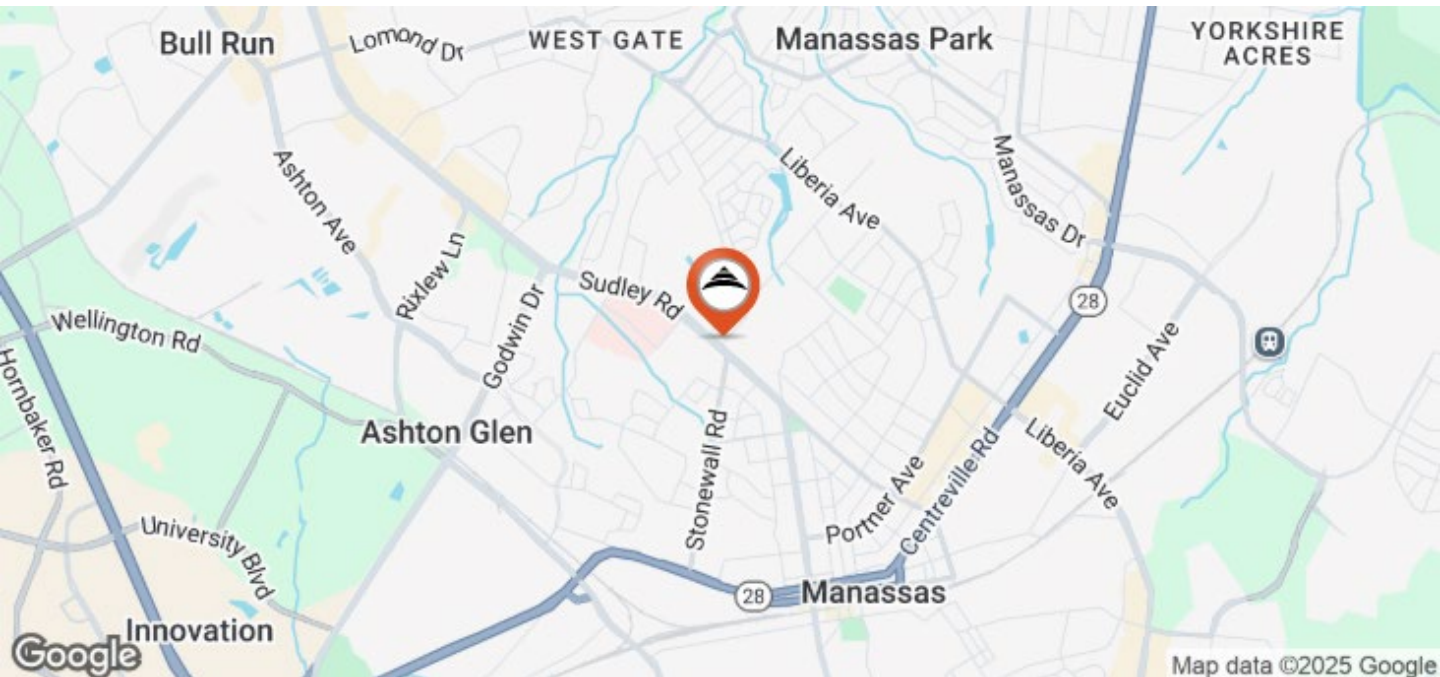
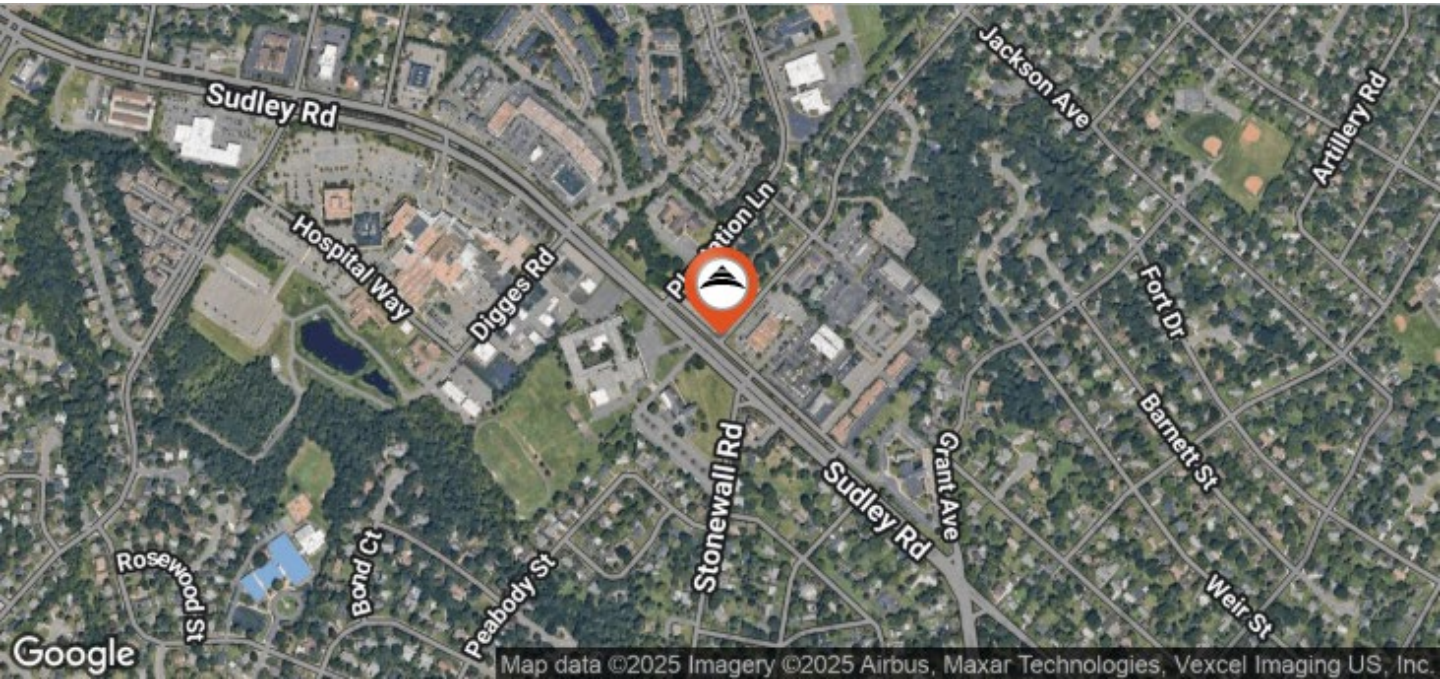
Jennifer Burke
 703.435.4007 x 118
 jburke@veritycommercial.com



and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Jennifer Burke
 703.435.4007 x 118
 jburke@veritycommercial.com

Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Jennifer Burke
 703.435.4007 x 118
jburke@veritycommercial.com