

FOR SUBLEASE

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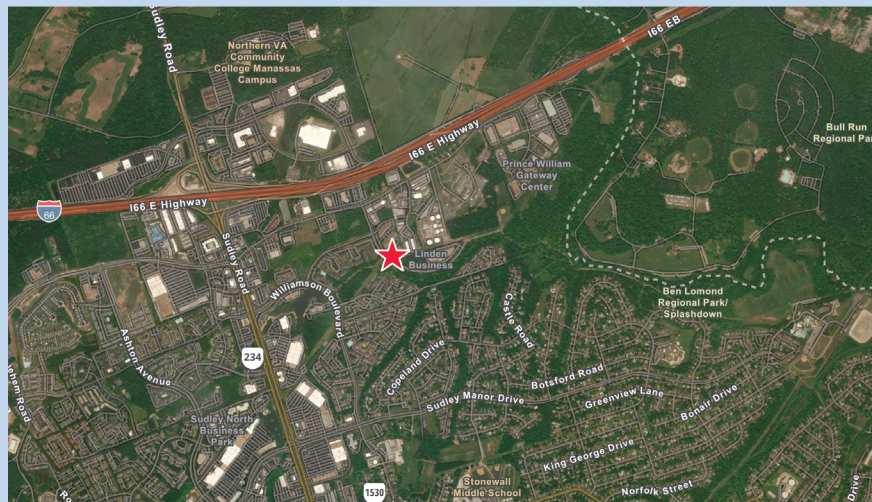
COPPERMINE DRIVE
MANASSAS, VA 20109

- > Suite 7717: 14,487 SF
- > Rent: \$15.00 psf, NNN
- > Term: Through 05/31/27
- > Available: 90 Days
- > Flex Office Sublease w/ Warehouse



7717 Coppermine Dr

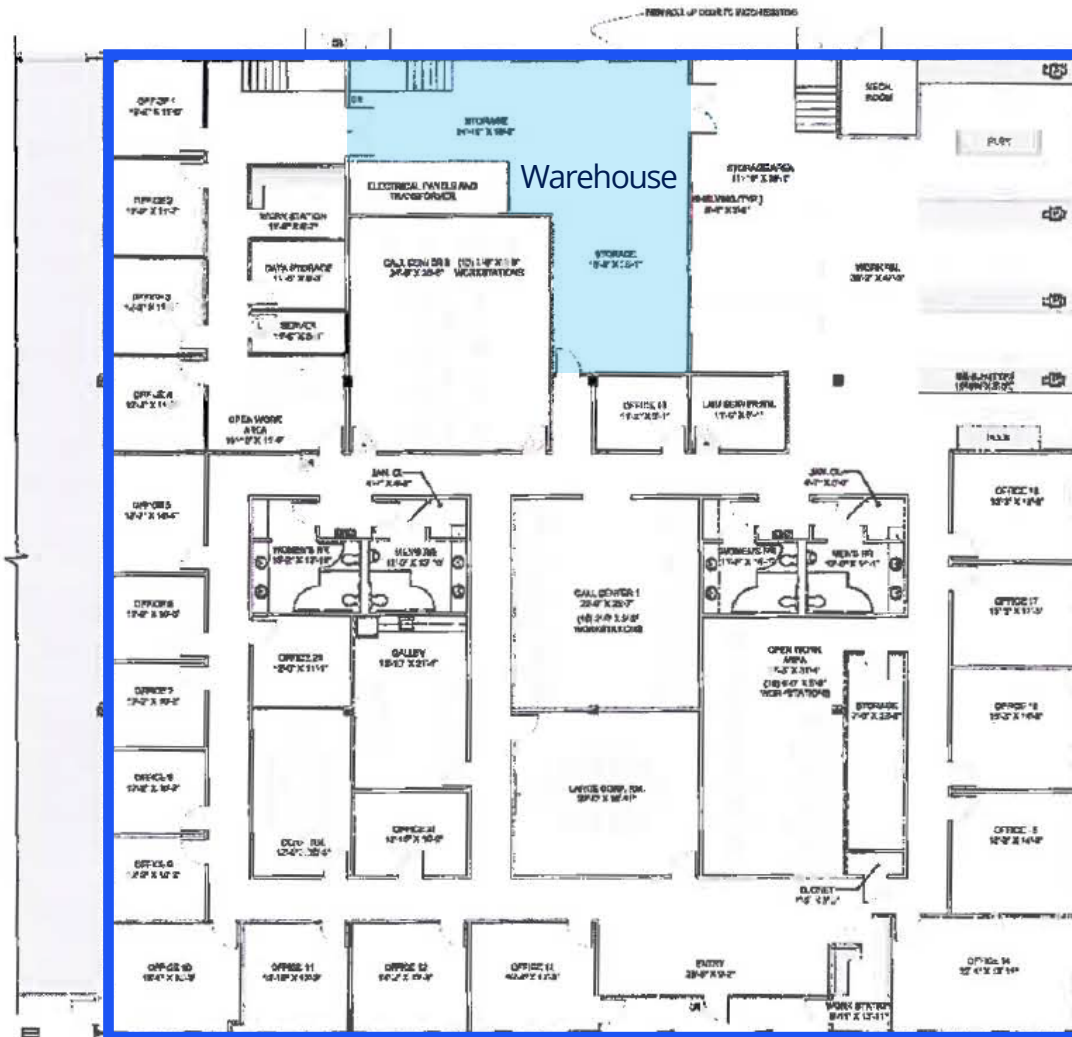
FLEX OFFICE SPACE FOR SUBLEASE



Colliers International
1753 Pinnacle Drive | 12th Floor
McLean, VA 22102
P: +1 703 394-4800

Adam Schindler
Vice Chair
Dir +1 202 534 3604
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14,487 SF



Suite Highlights

- Eighteen (18) perimeter private offices
- Internal restrooms
- Large conference and meeting space
- Open workstation area
- Training room
- Lab space
- Warehouse space with dock-height door
- Galley kitchen
- Reception/waiting area
- Storage rooms
- IT/Lan room

Linden Business Center Highlights

- Perfect for defense and data center contractors
- Zoned M-2
- Excellent access to I-66
- Endcap space



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