

**FOR LEASE**

# OFFICE SPACE

8213 SUDLEY RD. SUITE 202, MANASSAS, VA 20109



**LEASE RATE \$12.00 SF/YR**

## OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	Approx. \$7.00/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 rear office suite available for lease. Space consists of reception/entry area, five private offices (two of which could be used as conference rooms, open work area, and a breakroom/kitchenette.

## LOCATION OVERVIEW

Excellent location fronts Rt. 234/Sudley Rd. 43,000 Vehicles Per Day! Across from newly renovated Manassas Mall.

**This property is located in a qualified HUBZone!**

### 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](http://www.Weber-Rector.com)

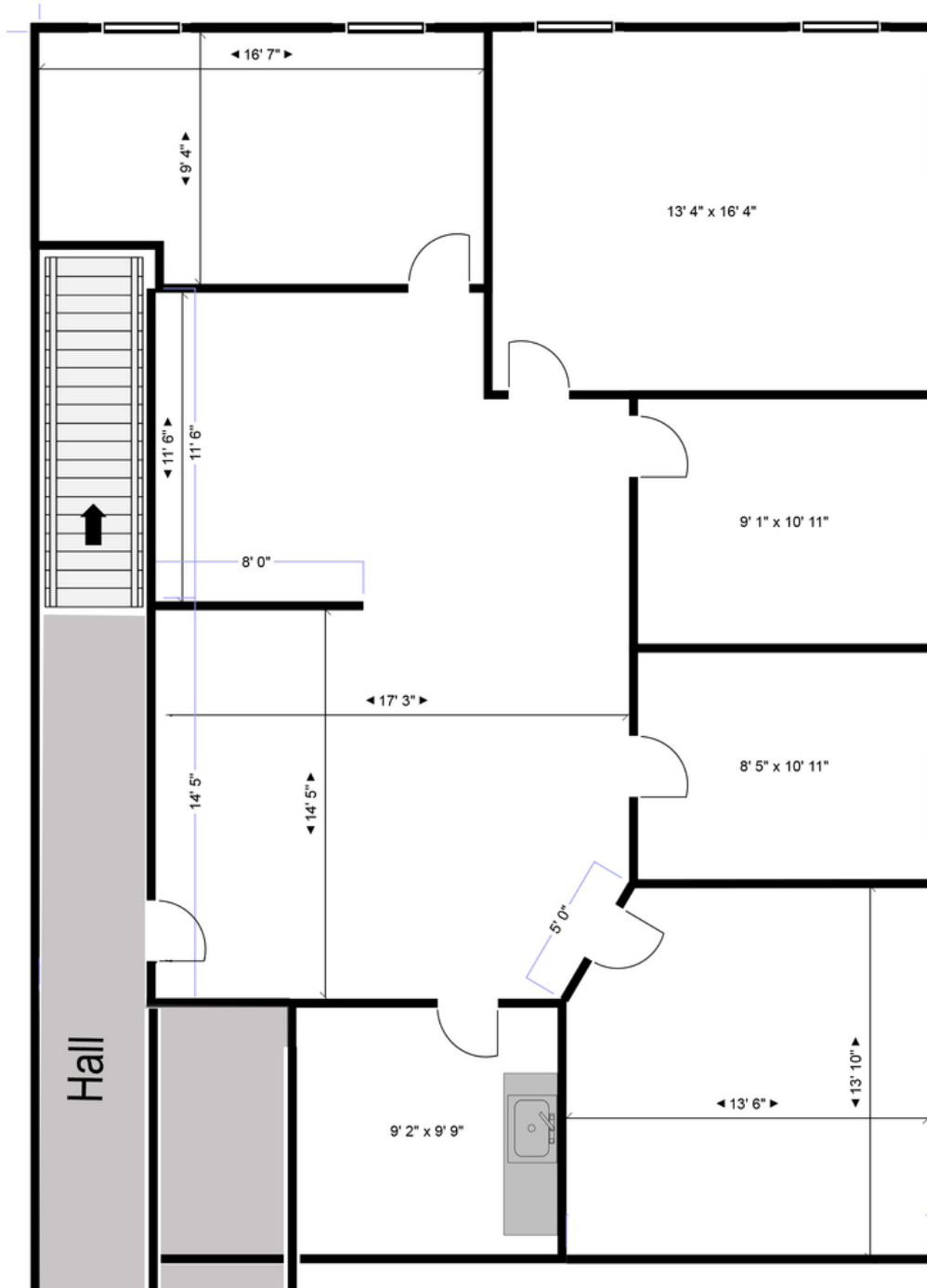
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## SUITE 202 FLOOR PLAN

\*Drawing not to scale. Measurements approx.



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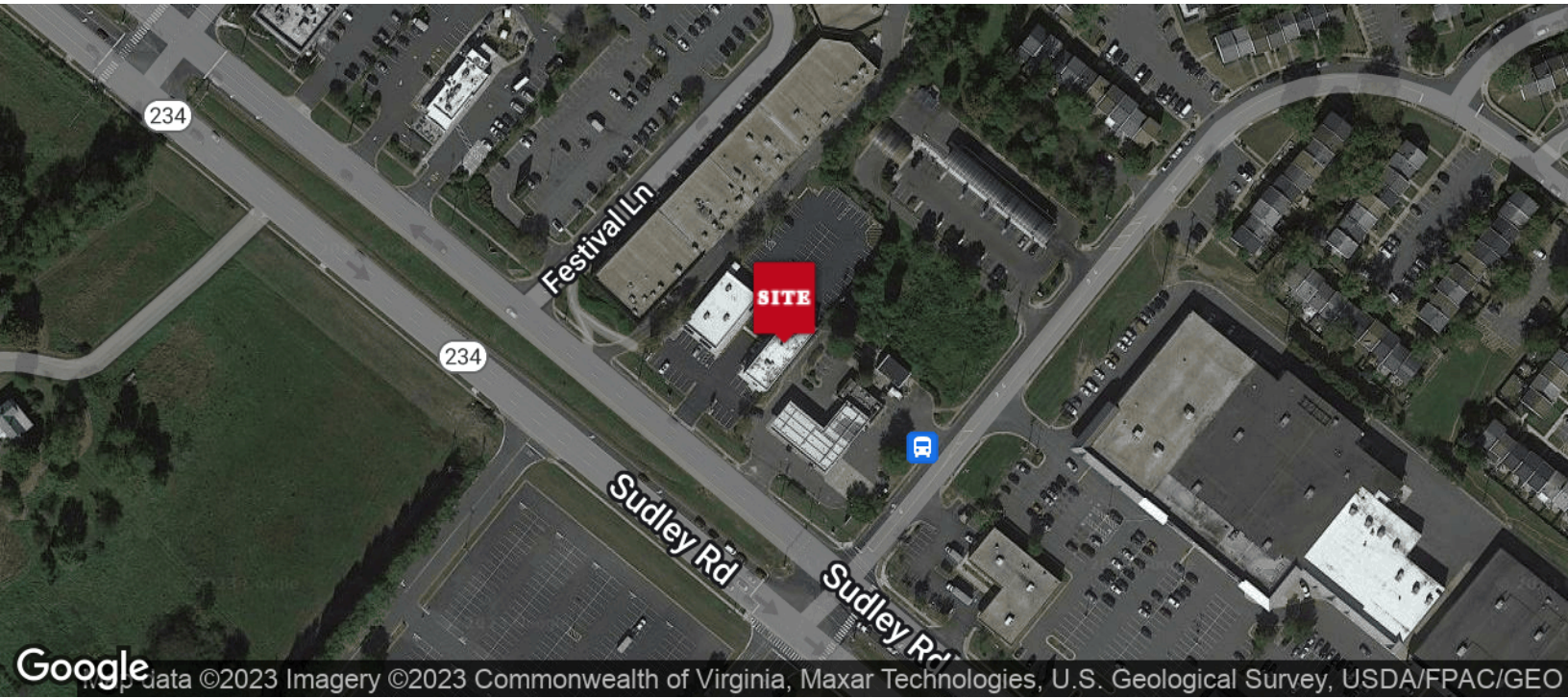
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## LOCATION MAPS



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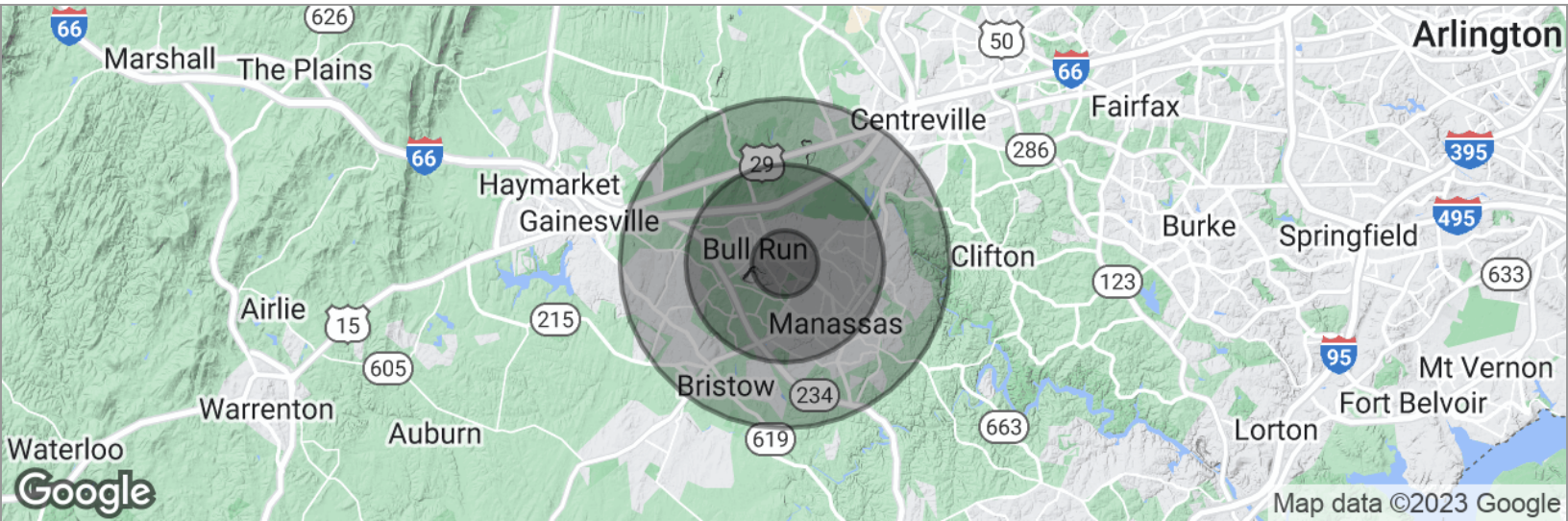
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,850	80,494	149,608
Median age	30.9	31.5	32.3
Median age (male)	29.3	30.8	31.9
Median age (Female)	32.4	32.5	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,567	27,039	49,350
# of persons per HH	2.8	3.0	3.0
Average HH income	\$74,114	\$82,747	\$93,268
Average house value	\$319,004	\$373,461	\$433,509

\* Demographic data derived from 2020 ACS - US Census

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# SBA HUBZone Qualification Report

[View on HUBZone Map](#)



 **Historic District, 8219 Sudley Rd, Manassas, VA 20109, USA**  
 38.776670°, -77.504345°

 **Qualified HUBZone**  
 until Jun 30, 2023

 **Redesignated Census Tract**  
**Expires Jun 30, 2023**

 **Census Tract Disaster Area**  
**Expires Jun 30, 2023**

## Designation Details

Redesignated Census Tract	
<b>Tract ID:</b>	51153901701
<b>County:</b>	Prince William County
<b>State:</b>	VA

Census Tract Disaster Area	
<b>Disaster Name:</b>	COVID-19 PANDEMIC
<b>Disaster Declaration:</b>	2020-04-02
<b>Disaster Designation:</b>	2020-04-02
<b>Disaster Publish:</b>	2020-04-02
<b>Tract ID:</b>	51153901701
<b>County:</b>	Prince William County
<b>State:</b>	VA