



PROPERTY STATUS

Turnkey Large Office Space Ready for Occupancy

OFFERING MEMORANDUM | 10238 BATTLEVIEW PARKWAY | 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
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KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109

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Executive Summary



Property Overview

Approximately 5,200 usable square feet of turnkey professional office space is available for immediate lease at 10238 Battleview Parkway in Manassas, Virginia. Occupying a single floor, the suite offers a thoughtfully configured layout ready for a business to move in and operate from day one.

The space delivers an exceptional mix of private and collaborative work areas: 13 private offices in a range of sizes, two generous conference rooms, and a welcoming reception and foyer entry. Supporting amenities are already in place, including a full kitchen/break room, a dedicated print/copy room, a server/IT room, and two restrooms — an efficient, professional environment that suits everything from a growing practice to an established firm relocating or expanding.

Property Highlights

Available Space: ~5,200 usable square feet (USF) — single floor

Property Type: Professional office

Asking Rent: \$7,500 / month + utilities

Lease Terms: Negotiable

Availability: Immediate

- 13 private offices (ranging from ~9' x 10' to ~20' x 18')
- 2 conference rooms (approx. 17'8" x 23'8" and 24'1" x 17'2")
- Reception area / welcoming foyer entry
- Full kitchen / break room (approx. 22' x 9')
- Dedicated print/copy room
- Server / IT room
- 2 restrooms
- Turnkey and configured for immediate professional use

Parking:

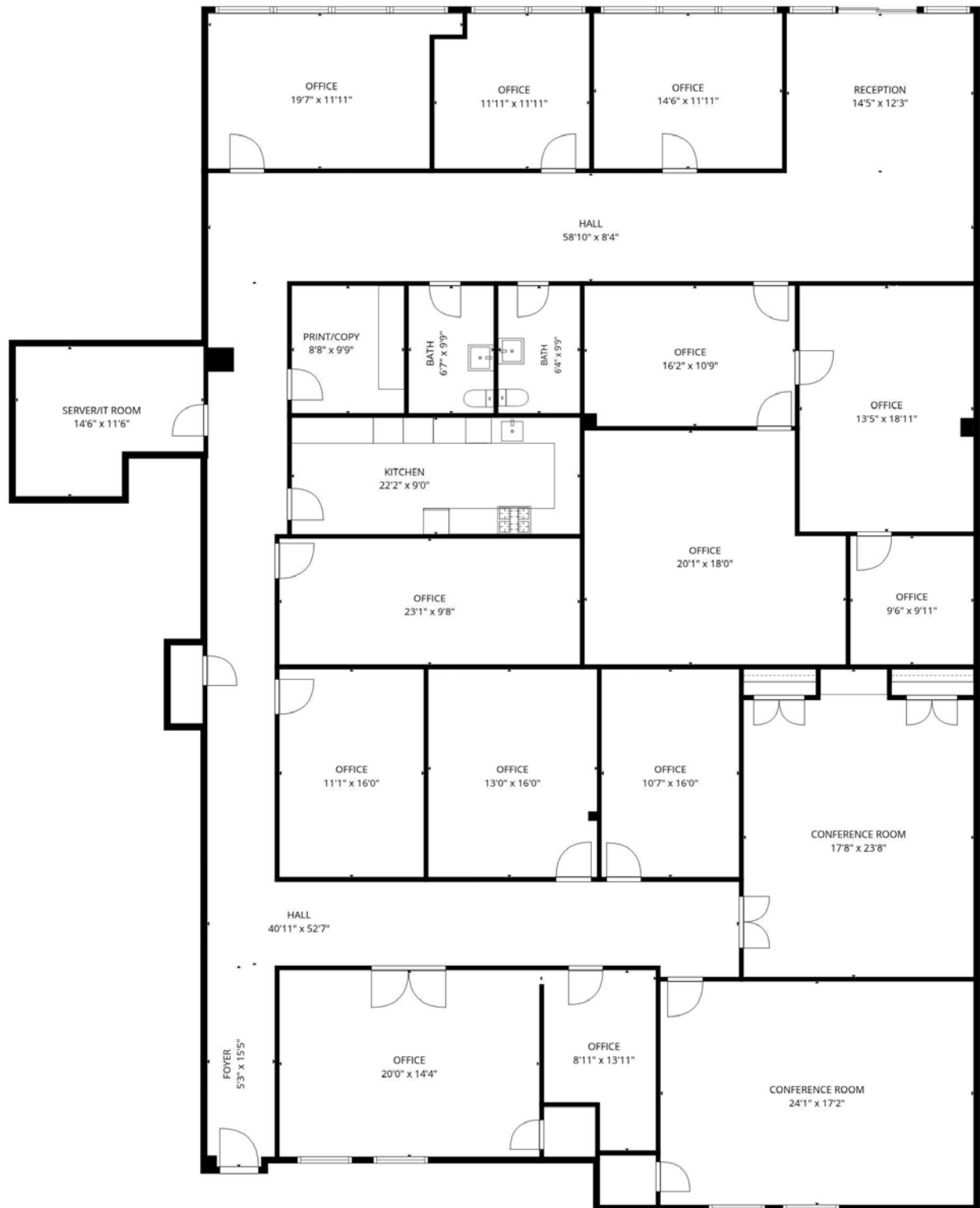
- 14 dedicated surface spaces
- Additional first-come, first-served parking on site

Price:	\$7500/Month
Building SF:	5200
Available SF:	0
Lot Size:	0 SF
Year Built:	1989
Building Class:	C
Parking:	Surface
Parking Ratio:	2.69/1000

Property Photos



Property Photos

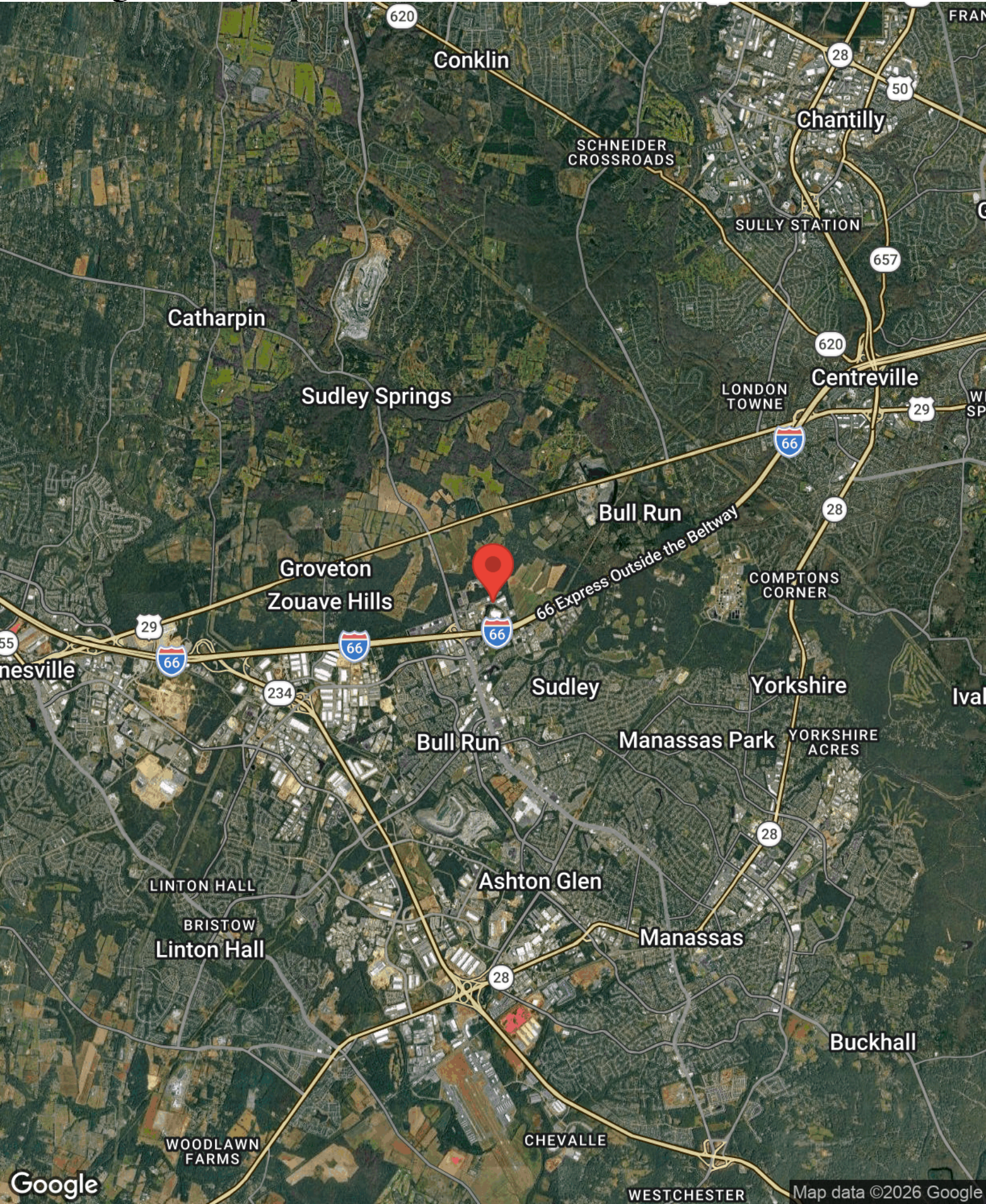


TOTAL: 5454 sq. ft
1st floor: 5454 sq. ft
EXCLUDED AREAS: WALLS: 173 sq. ft

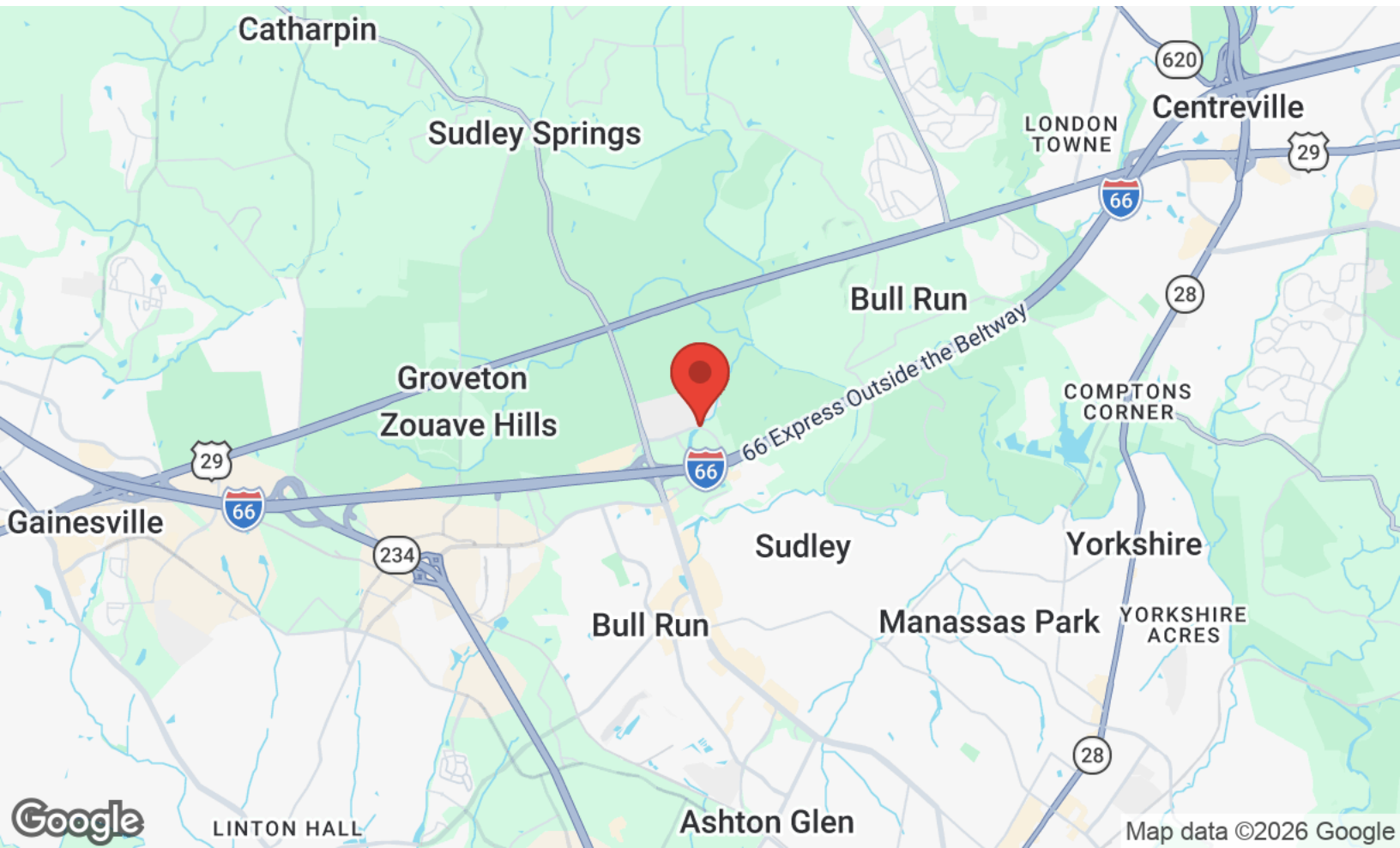
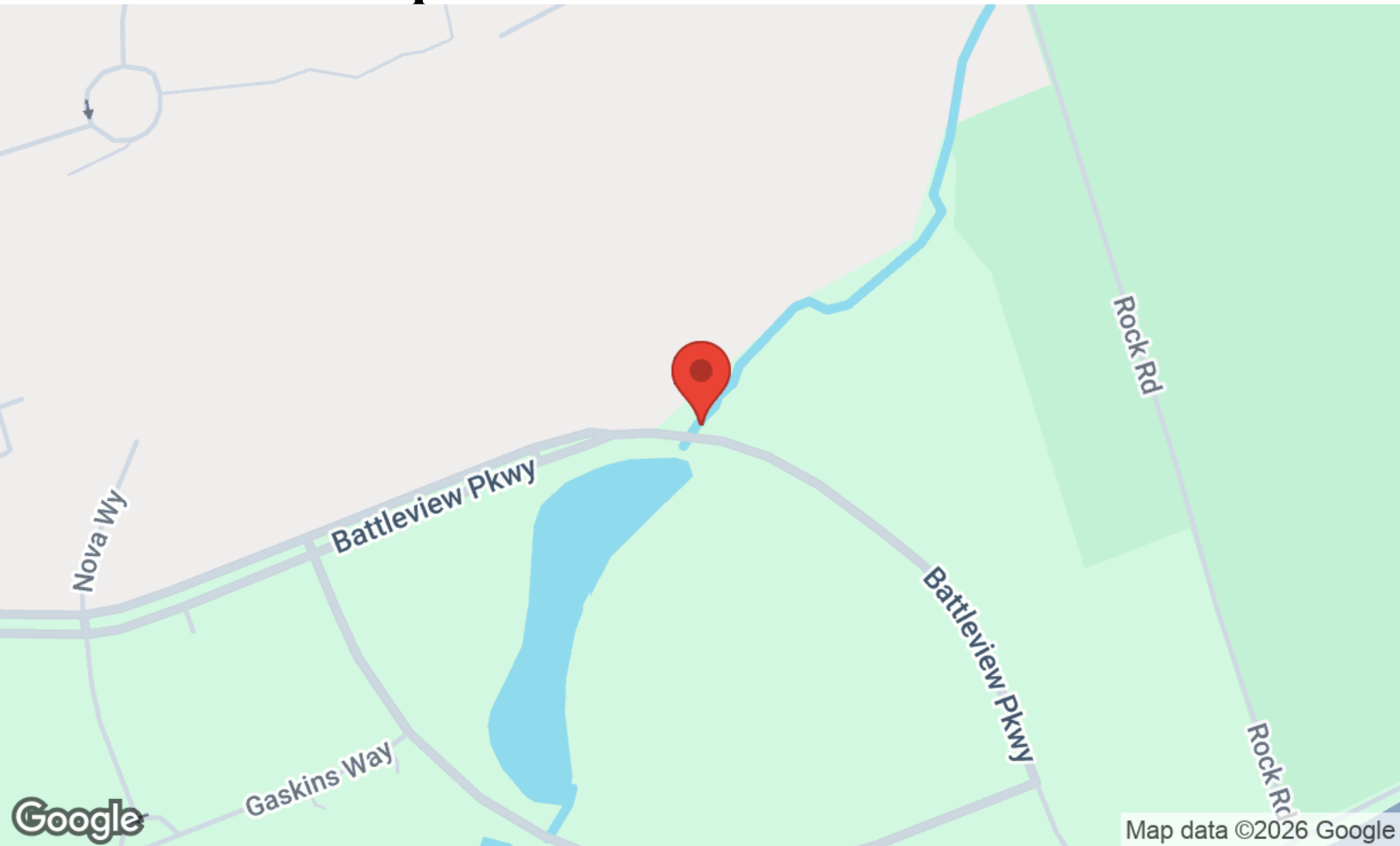
Property Photos



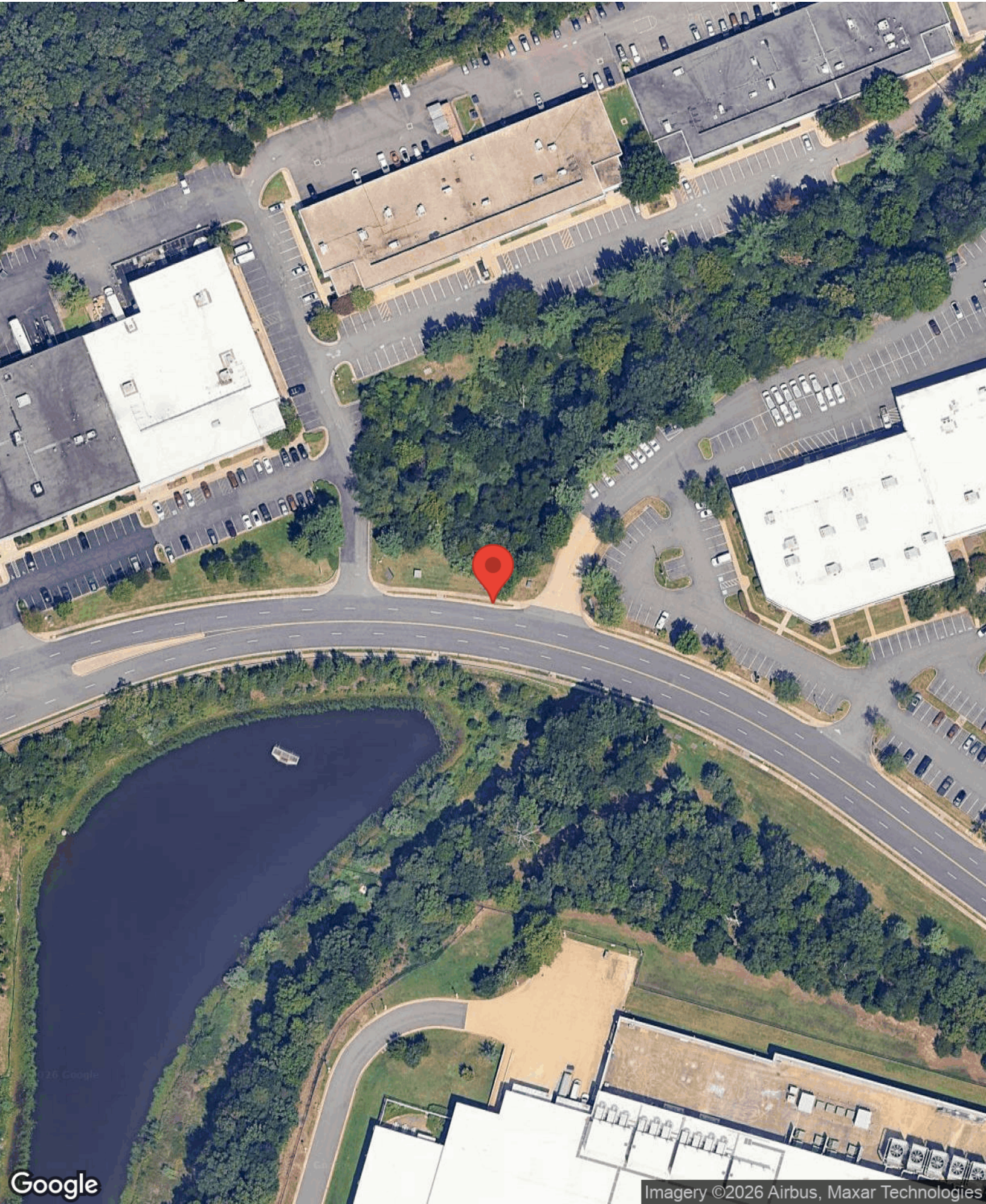
Regional Map



Location Maps



Aerial Map



Business Map



Manassas National Battlefield Park Noname Ponds

Bull Run

Hokums Branch

 Living Faith Church


 McLean Bible Church

 Holiday Inn Express & Suites Manassas by IHG

 Cracker Barrel Old Country Store

 Golden Corral Buffet & Grill

 Saren & Associates CPA

 Taste of Old Country

 Sunoco

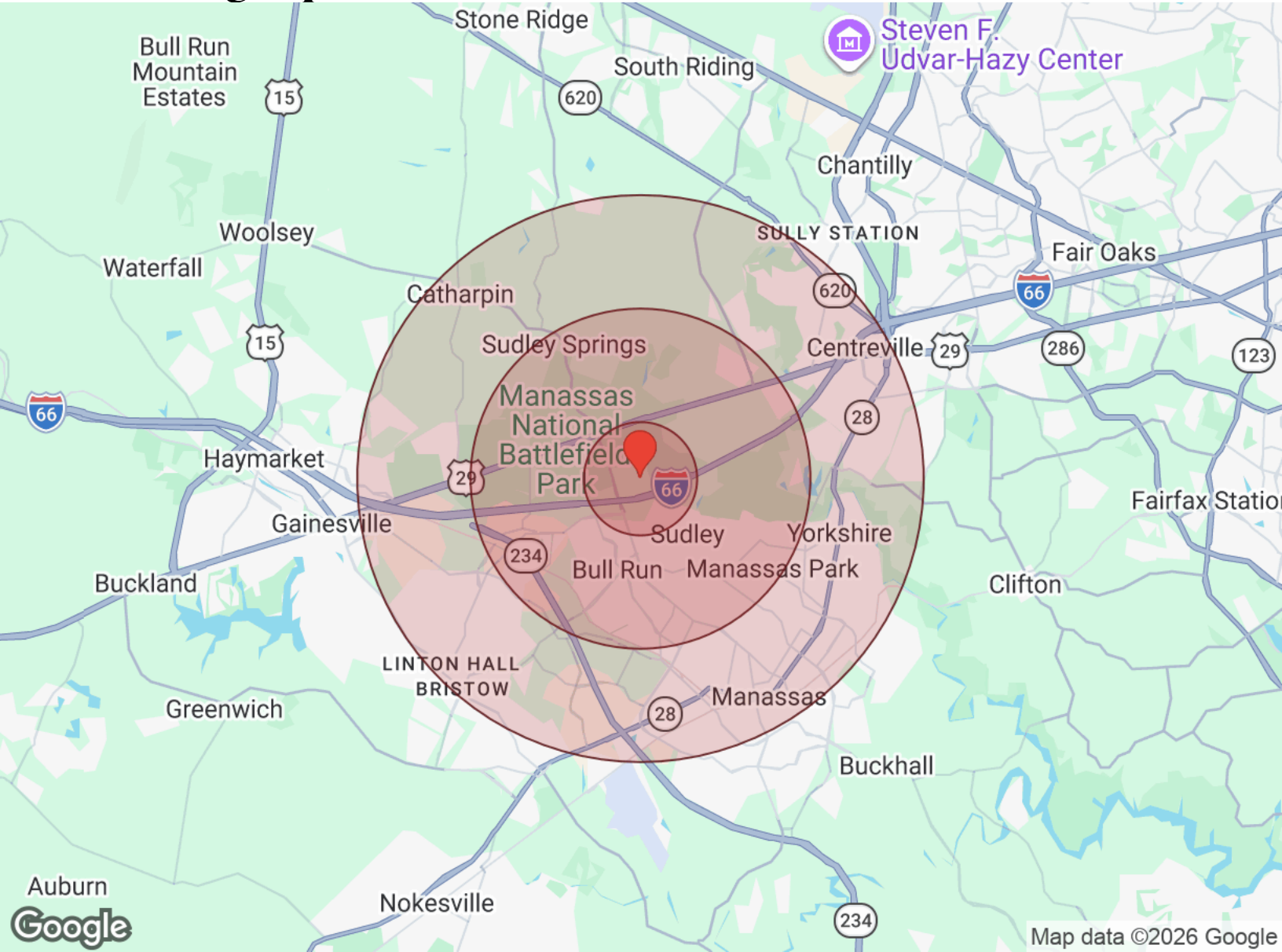
 McDonald's

 Shell

 7-Eleven

 Planet Fitness

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,152	28,200	89,606
Female	1,108	27,829	89,409
Total Population	2,260	56,029	179,015

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	588	15,296	63,049
Black	455	7,923	22,323
Am In/AK Nat	2	50	161
Hawaiian	N/A	22	90
Hispanic	824	24,619	59,970
Asian	305	6,180	26,960
Multiracial	86	1,871	5,925
Other	N/A	67	519

Housing	1 Mile	3 Miles	5 Miles
Total Units	837	18,688	61,023
Occupied	810	18,277	59,632
Owner Occupied	287	9,343	37,048
Renter Occupied	523	8,934	22,584
Vacant	26	411	1,391

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	475	12,013	36,577
Ages 15 - 24	340	8,034	24,670
Ages 25 - 54	1,097	24,970	76,948
Ages 55 - 64	203	5,633	19,775
Ages 65+	143	5,379	21,045

Income	1 Mile	3 Miles	5 Miles
Median	\$89,921	\$104,608	\$123,402
Under \$15k	15	738	2,196
\$15k - \$25k	28	470	1,285
\$25k - \$35k	7	910	2,032
\$35k - \$50k	50	1,215	3,378
\$50k - \$75k	177	2,540	6,807
\$75k - \$100k	216	2,795	6,870
\$100k - \$150k	153	4,121	13,084
\$150k - \$200k	9	2,092	9,038
Over \$200k	155	3,396	14,943

Professional Bio



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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.

Please contact us to schedule a showing or

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