

## 1,375 SF OFFICE SUITE IN OLD TOWN MANASSAS

9415 West Steet  
Manassas, VA 20110



Wonderful opportunity to move your office to the best location in Old Town Manassas. This highly desirable, 1,375 sq. ft. second-floor commercial office suite overlooks the vibrant Harris Pavilion. Walk out your front door straight to local dining, coffee shops, commuter options, and courthouse facilities. Space includes 3 private offices, conference room, kitchen, and one large open areas for 5-6 cubicles. Ideal for legal teams, CPA firms, or expanding small businesses.

Lease Rate: \$20.00 PSF or \$2,291.67 per month, NNN  
2024s Triple Nets were \$615 per month or \$5.36 PSF



Edward B. Wright, III

9009 Sudley Road  
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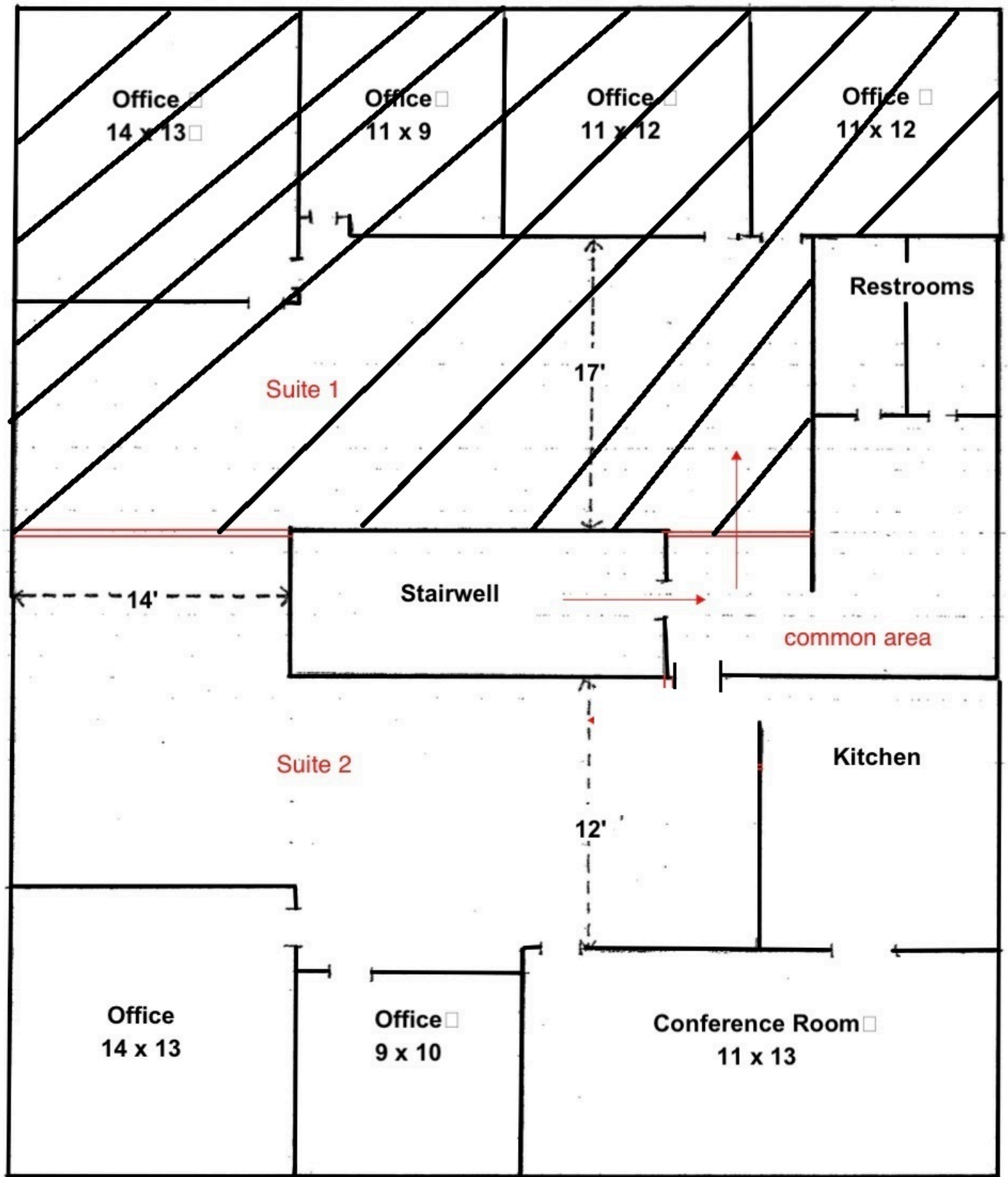
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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*



Harris Pavilion

West Street



Dimensions are approximate. Not to Scale.